Staff Report to the Planning Commission

Application Number: **04-0039**

Applicant: Mid-Peninsula Housing Coalition
Owner: M P New Communities Associates II
APN: 041-271-28 (&portion of 041-271-69)

Date: January 12,2005
Agenda Item #: 12
Time: After 9:00 a.m.

Project Description: Proposal to convert an approved 98 space recreational vehicle park to a permanent occupancy, affordable residential development, that includes 19 buildings with 68 multi-family units (including 67 manufactured units and one manager's unit), a 3,850 square foot community building, two playgrounds, a multi-use play court, a 360 square foot maintenance building, a wastewater treatment facility to serve this development, a transfer of about 0.33 acre from parcel 041-271-28 to 041-271-69 and transfer of about 0.71 acre from parcel 041-271-69 to 041-271-28 resulting in a 5.87 acre parcel and a 2.26 acre parcel, a residential development permit to allow a maximum building height of 28 feet from finished grade and an 8 foot high wood perimeter fence, and approximately 10,200 cubic yards of rough grading (roughly 18,800 cubic yards estimated with final grading over-excavation and compaction).

Location: 6100 Freedom Boulevard, on the north side of Freedom Boulevard at about 800 feet east from McDonald Road, and 220 Apple Lane, Aptos Hills

Permits Required: Residential Development Permit, Design Review, Environmental Assessment, Lot Line Adjustment, and Preliminary Grading Approval

Staff Recommendation:

- Recommendation to the Board of Supervisors to approve Application 04-0039, based on the attached findings and conditions; and, to certify the Environmental Review Mitigated Negative Declaration prepared under the California Environmental Quality Act.

Exhibits

A. Golden Torch Discretionary Submittal Project Plans, dated 9/15/04, 27 sheets, including:
-Cover Sheet w/Project Information, dated 9/15/04
-Topographic Site Survey, Baseline Land Surveyors, dated 8/22/04 (SU-01)
-Proposed Lot Line Adjustment, Paul Hanagan Land Sun-eying, updated 8/2/04 (SU-02)
-Schematic Site Plan & Traffic Calming Concept, John McKelvey Archt., 9/15/04 (SD-02)
-Exterior Elevations and Floor Plans, John McKelvey Architect, 9/15/04 (SD-03-05)
-Site Sections, John McKelvey Architect, 9/15/04(SD-06)
-Grading Plans w/Spot Elevations, Profiles & Cross Sections by Fall Creek Engineering,

9/15/04 (C 1.0-C 1.3)
-Drainage Plan by Fall Creek Engineering, 9/15/04 (C 2.0)
-Wastewater Plan by Fall Creek Engineering, 9/15/04 (C 3.0)
-Erosion Control Plan and Details & Specifications by Fall Creek Engineering, 9/15/04 (C 4.0 & C 4.1)
-Conceptual Site Plan by SSA Landscape Architects, 1/26/04 (L-1)
-Landscape Plan by SSA Landscape Architects, 9/15/04 (L-2.0)
-Landscape Plan detailed sheets by SSA Landscape Architects, 9/15/04 (L-2.1 – L-2.6)
-Tree Analysis & Mitigation Plan by SSA Landscape Architects, 9/15/04 (L-2.7)
-Site Section with Landscape by SSA Landscape Architects, 9/15/04 (L-2.8)
-Planting & Irrigation Details by SSA Landscape Architects, 9/15/04 (L3.0)

B. Findings
C. Conditions
D. Initial Study and Mitigated Negative Declaration (CEQA determination), w/Attachments:
   1 - 4 Maps (Location, Zoning, General Plan, & Assessor's Maps)
   5 - Approved Trailer Park Plan
   6 - Project plans including site plan, site sections, typical elevation, tree mitigation plan, landscape plan, typical planting plans, preliminary grading and drainage plan, site section and road profiles, site survey, and lot line adjustment plan
   7 - USGS Topographic Contour Map
   8 - Geotechnical Investigation by Haro, Kasunich and Associates, Inc., dated December 11,2001
   9 - Wastewater Treatment System Project Description with wastewater treatment and disposal system layout and schematic
   10 - Water will serve letter from Central Water District, dated May 5,2004
   11 - Comments from Department of Public Works, Drainage division, dated 2/12/04 and 4/9/04
   12 - Storm Drain System Calculations by Bowman & Williams, dated March 12,2004
   13 - Parking Management Plan
   14 - Modified site plan, road plan, and road sections to address DPW concerns
   15 - New Water Service Connection letter and exhibit by Fall Creek Engineering, Inc., dated May 18,2004
E. Location, Assessor's Parcel, and Zoning and General Plan Maps
F. Use Permit Number 2209-U, dated December 1965
G. RV Conversion Ordinance #4731, Board Agenda Item 43, dated 8/5/03, effective 9/5/03
H. Fee Waiver Board letter by Tom Burns, Redevelopment Agency, dated 8/8/00
I. Reviewing Agency Comments
J. Design Review memo by Planning Urban Designer, Larry Kasparowitz, dated 3/22/04
K. Building Accessibility memo by Jim Davies, dated 4/22/04 & Paul Hanagan letter, 5/19/04
L. Environmental Health Service memo by Jim Safranek/R. Wilson with conditions, 4/7/04
M. Regional Water Quality Control Board letter by Harvey Packard for Roger Briggs, 2/17/04
N. Public Works Traffic Engineering memo by Jack Sohriakoff, dated 7/8/04
O. Aptos/La Selva Fire Protection District memo by Jim Dias, dated 3/5/04
P. Santa Cruz Metro Transit District memo by David Konno, dated 2/4/04
Q. Pacific Gas & Electric will serve memo by Edmundo Barbaran, dated 2/9/04
R. Geotechnical Investigation by AMSO Consulting Engineers (Conclusions), dated July 2004
S. Geotechnical Elements of Grading Plan Letter by AMSO Engineers, dated 9/15/04

T. *An* Analysis of the Trees Arborist Report by Jeremy Baker, dated 8120104
U. Photos of Existing Site Conditions
V. Golden Torch Visual Analysis by ArchiGraphics, dated 10/11/04
W. Aerial Photos with Adjacent and Surrounding Properties
X. Additional Comments & Correspondence

Parcel Information

Parcel Size:	5.49 acres and 2.64
Existing Land Use - Parcel:	Recreational Vehicle Park
Existing Land Use - Surrounding:	Single Family
Project Access:	Freedom Boulevard
Planning Area:	Aptos Hills
Land Use Designation:	R-R (Rural Residential)
Zone District:	RA (Residential Agriculture)
Supervisorial District:	2 (District Supervisor: Ellen Pine)
Within Coastal Zone:	__ Inside X Outside
Appealable to Calif. Coastal Comm.	__ Yes X No

Environmental Information

See Initial Study (Exhibit D)

Services Information

Inside Urban/Rural Services Line:	__ Yes X No
Water Supply:	Central Water District
Sewage Disposal:	Private septic sanitation system onsite
Fire District:	Aptos-La Selva Beach
Drainage District:	N/A

ANALYSIS AND DISCUSSION

History

The Golden Torch Trailer Court was originally established as a recreational camping facility. The original Use Permit #2209-U dated December 1964 (Exhibit F) permitted an "approximately 100" space travel trailer park, with an approved plot plan that limited the development to 98 spaces (Exhibit D, Attachment 5). Application 3917-U to modify Use Permit No. 2209-U to add a mini-grocery store was denied in 1971. Over the years, the park proceeded to function as **a** year-round, permanent occupancy recreational vehicle park. Numerous serious health and safety concerns arose and County code violations developed at this park over the last 40 years. This **park** would have been closed by court order had Mid Peninsula Housing's involvement not forestalled this closure. In May of 2000, Mid-Peninsula Housing Coalition purchased the property.

The zoning ordinance, County Code Section 13.10.685, that enabled the conversion of the trailer

park to permanent occupancy, was first approved by the Board in concept in June 1999, then amended several times, as follows: in June 2000 (Ord. 4587) to apply only to the Marmos and the Golden Torch RV/trailer parks; on March 19,2002 (Ord. 4657) to clarify building standards applicable to multi-unit manufactured housing; and, again on September 5,2003 (Ord. 4731) (see Exhibit G). Pursuant to an approved Board policy, the County waived impact fees for the two projects that are subject to the ordinance (Exhibit H).

This application for the trailer park conversion was accepted by the Planning Department on January 28,2004 and deemed complete on May 18,2004. The project was reviewed and a Mitigated Negative Declaration issued by the Environmental Coordinator on May 24,2004 with the review period ending on June 30,2004. Mid-Peninsula Housing Coalition held numerous meetings with the adjacent neighbors over the last few years and sponsored a broader community meeting on July 7,2004 to discuss this project.

Project Setting

The subject property consists ofparcels 041-271-28 and 041-271-69: approximately 5.49 and 2.64-acres respectively. located on the north side of Freedom Boulevard, roughly 1.5 miles north of Highway 1, and approximately 800 feet east of McDonald Road, within a residential portion of the Aptos Hills planning area. The primary parcel (041-271-28) has been developed with up to 98 older trailer homes served by internal roads running north-south across the site. References to the subject parcel in this report address this larger parcel. See attached exhibits showing the property location and assessor's map (Exhibit E).

The subject parcel is rectangular in shape with Freedom Boulevard located along the southern property boundary. The subject property slopes consistently from the northeast comer to the southwest comer, resulting in an average gradient of about 12 percent across the site with steeper grades adjacent to Freedom Boulevard (see Exhibit D, Attachment 7). Portions of the hailer park were terraced to create level pads for the current trailer spaces with cut/fill transitions across some of the pads.

The smaller, 2.64-acre parcel (041-271-69) **to** the north (Stark parcel) is developed with a single-family home with several small accessory structures onsite. This parcel is only involved in the lot line adjustment portion of the application and will not result in a change of use or new development in conjunction with this application. **A** relatively thin strip of the Stark parcel, an area directly west of the current trailer park boundary that varies between 45 and 80 feet wide; is being added to the primary development parcel (041-271-28) in exchange for a triangular portion in the northwest comer of parcel 041-271-28. The Stark parcel obtains access from Apple Lane to the west and does not have access rights from the strip of land off of Freedom Boulevard.

Project Discussion and Analysis

This application seeks the conversion of the Golden Torch Recreational Vehicle Park to permanent occupancy housing with affordable, two-story manufactured rental housing units targeted for 67 very low income families plus a resident manager's unit, resulting in a reduction of 30 units from the 98 units allowed under Use Permit 2209-U (Exhibit F). Numerous County code violations and health and safety concerns that have occurred at this park over the years will he corrected by the

proposed development. The project will address overtaxed available services on the site, such as the septic system, and will exceed current standards for the water and wastewater systems, as established by the County Environmental Health Department (Exhibit L). The project will obtain water service from Central Water District (Exhibit D, Attachment 10).

The temporary trailers will be replaced with new manufactured homes that conform to the U.S. Department of Housing & Urban Development Code and are built on permanent foundations. The planned unit mix within the 19 buildings includes 5 one-bedroom units, 28 two-bedroom units, 28 three-bedroom units, and 6 four-bedroom units, with a three-bedroom manager's unit (built above the community center). The lower of the project's three terraces will have 28 residential units plus the community building with community rooms, management offices and the manager's unit. The middle terrace will have 23 residential units and the upper terrace will have 16 residential units. A total of five accessible units will be provided. Project features that will serve the development include a community center with computer and meeting facilities, two children's playgrounds, a basketball court, site parking and circulation, and an onsite enhanced wastewater treatment facility (Exhibit A). A total of two parking spaces are provided per residence including guest parking (Exhibit A & Exhibit D, Attachment 13).

The project will be developed by Mid-Peninsula Housing Coalition (MPHC) and operated and managed by Mid-Peninsula Housing Management Corporation (MPHMC) and affiliates. Mid-Peninsula is a highly respected non-profit housing developer and property manager, which owns and operates over 5,200 units in northern and central California. Successful projects that provide affordable housing in Santa Cruz County developed by MPHC include The Farm, San Andreas, and Jardines del Valle (Murphy's Crossing).

This project was designed to provide an alternative to trailer park closure and eviction of the tenants, with very limited affordable housing alternatives available. To the extent to which the residents are income eligible, Mid-Peninsula Housing is providing for the residents of the trailer park to be temporarily relocated during construction with an opportunity to return when the project is completed. They have also voluntarily offered payments to help relocate qualifying residents as needed, with additional arrangements to assist any remaining residents. Pursuant to Code Section 13.10.685 and in conjunction with this permit, MPHC will be authorized to verify the eligibility of residents, with annual reports required to be submitted to the County.

In recognition of prior uses and the pre-existing impact of those uses on the local infrastructure, impact fees were waived for this project (including transportation, roadside improvement, childcare, park, and drainage impact fees, see Exhibit H). As this is a replacement project resulting in a reduction of living units and associated impacts, including a reduction of children onsite, staff does not believe that the collection of school fees for this project is appropriate. It is anticipated that this will be addressed with the district prior to the issuance of building permits.

Zoning & General Plan Consistency

The General Plan designation for the site is Rural Residential (R-R) (Exhibit E). The use is consistent with the General Plan in that a residential use will be continued on the site. The subject parcel is zoned Residential Agriculture (RA) (Exhibit E). The properties to the west, north and east are also zoned Residential Agriculture with the properties to the south across Freedom Boulevard

zoned Special Use. There are no active commercial agricultural uses on the adjacent parcels zoned Residential Agriculture. Developed parcels in the area primarily contain single-family dwellings.

The proposed development is consistent with the General Plan Housing policies contained in Chapter 4, in that it will provide 68 units of affordable rental housing for very low and lower-income residents (Objective 4.6). The proposed project will replace existing deteriorating living quarters with safe and sanitary housing for the occupants (Objective 4.7). The development also provides equal access to housing opportunities, additional housing for those with special needs (Objective 4.8), and units suitable for large households (units with 3 or more bedrooms), policies encouraged in the housing element. The project is designed and conditioned to comply with implementing ordinances 13.10.685 and 17.10.

The project is consistent with County Code Section 13.10.685, the Ordinance relating to the Conversion of Transient Occupancy Recreational Vehicle and Travel Trailer Parks to Permanent Residency (Exhibit G) in that the proposed project provides for the orderly conversion of existing sub-standard housing to permanent occupancy for the purpose of maintaining and establishing safe permanent housing for lower income households.

All Development Standards of 13.10.685 are met by the project as proposed and conditioned. The proposed new development is consistent with all setback requirements, including a front yard setback of 40 feet and side and rear setbacks of 20 feet. A six foot separation is maintained between the structures. Garbage and recycling facilities *are* proposed onsite and a project condition requires they be collected weekly. All sewage and gray water will be disposed of in a disposal system approved by County Environmental Health Services pursuant to Chapter 7.38 of the County Code and a Geoflow system will provide for the reuse of treated water for landscape irrigation.

The conversion ordinance requires one off-street parking space near each permanent unit and guest parking of an additional 20 percent over the residential requirement at various locations in the park (for a total of 1.2 spaces per unit). A total of 137 parking spaces are designated on the site plan. The proposed plan exceeds the ordinance requirement with 123 spaces for the residents (an average of 1.8 spaces per unit) and 14 guest spaces (for a total project average of 2 spaces per unit). **All** required parking is provided within the project boundaries. **A** Parking Management Plan is provided that specifies how the park will comply with the parking standards and details the procedures for insuring long-term compliance. No inoperable vehicles are allowed to be kept within the project.

The minimum road widths are provided and the onsite circulation has been reviewed and is supported by the Aptos-La Selva Fire Protection District. All internal roads are one-way roads with the exterior road being 16 feet wide with IO-foot wide parking spaces along the exterior of the site. The interior roads are a minimum of 13 feet wide with a raised pedestrian path along one side of the road. The narrower roads permitted in the project will provide a traffic calming function and add to the close community park-like character of the development. Pedestrian and ADA access is provided to common areas and amenities throughout the park.

An eight-foot wood perimeter fence, comprised of a six-foot solid fence with a two-foot lattice on top, is proposed along the side and rear property lines of the project to insure security and separation from adjacent properties. The eight-foot fence will mitigate visual impacts on adjacent properties,

particularly upslope neighbors to the rear of the site, and ensure neighborhood privacy. Landscaping with trees is also proposed to provide additional screening between adjacent existing development and the permanent units: and to enhance open spaces.

A variation from the maximum structural height of 28 feet from the lower of finished or natural grade is proposed. The applicant proposes elevations to 28 feet above final finished grade. This flexibility in the height allowance will allow the project to provide more affordable units by allowing stacked two-story manufactured housing, primarily located interior to the site.

Private and community open space requirements are exceeded. At least 50 percent of the required open space is provided as shared community space for the benefit and use of all *the* residents and each living unit has at least 100 square feet (sf) of usable open space. A total of 13,600 sf of open space is required by the ordinance; 6,800 sf private open space and 6,800 sf community open space. The project proposes 18,870 sf of open space, of which 9,520 sf is private and 9,350 sf is community open space. The project community open space areas include play areas, a basketball court, and picnic and grass areas throughout the site. In addition, indoor recreational activities can be provided in the community center. As well, indoor living space will be considerably greater than previous conditions allowed.

The project was analyzed pursuant to visual resources policies of the County General Plan as required by County Code Section 13.10.685. The trees (primarily eucalyptus) which must be removed along the front of the property due to poor tree structure and unstable and erosive slopes will be replaced with large trees installed at 24, 36, and 48-inch box sizes to provide screening and soften the view of the new buildings. The project site will be landscaped with native species as per Exhibit **A,** and earth tone exterior colors will be utilized for the exteriors of the proposed structures. The proposed development will be consistent with the residential character of the community. (See Design Review discussion below.)

Design Review

The proposed buildings comply with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site, architectural and landscape design features such as planting of native plant species to provide screening and depth, a solid perimeter good neighbor fence, and incorporation of earth tones in the architectural color scheme to reduce the visual impact of the proposed development on surrounding land uses and the existing landscape.

Entry porches, patios, fencing and landscape elements are to be included ***as*** site-built enhancements after the factory-built units are installed in place. The buildings are proposed to have earth-toned exterior colors with composition shingle roofing of a color that compliments the siding colors. The community building will contain a multi-purpose room for gatherings and celebrations: as well as computer training rooms and laundry facilities for project residents.

The Urban Designer expressed concerns that the one central laundry facility and the perimeter trash enclosure locations may not conveniently function for families living here. The entry level of the laundry facility was modified so that residents will not have to carry their laundry down stairs and a loading space was added to make it more readily accessible. Trash and recycling containers are provided at all levels for the use of residents along the perimeter road, but Mid-Peninsula Housing

did not want to place them along the internal roads or too close to residences due to truck circulation and nuisance concerns. Trash enclosures will meet the design and access requirements of Waste Management and will contain two dumpsters (one for recycling). The project is conditioned that a trellis or solid cover be provided for each trash enclosure to prevent rain from moving trash into the street and storm drainage system.

Of the roughly 192 trees onsite, 37 will be retained and **155** are expected to be removed. Eighty percent of the trees to be removed (125) are nonnative eucalyptus trees, primarily located in a dense grove along the western property boundary and along the front of the site. The other trees to be removed include cedar, pine, and coast live *oak* trees. The 290 new trees proposed result in a greater than 1.8:1 replacement ratio and include large native species such as coast redwood, California sycamore, and coast live oak. Landscaping at the site will consist of large canopy street trees of varying size, accent trees to provide scale and shade, ornamental and native shrubs and groundcover including slope-stabilizing native vegetation, as well as, heavily landscaped greenbelts linking the benches. (See Exhibit A)

Though there will be a change to the property appearance from Freedom Boulevard, these impacts will be mitigated and the visual impacts softened by the proposed naturalized contour grading design and by the planting along the front of over 135 primarily native, large specimen trees to be installed at 24, 36 and 48-inch box sizes, along with the preservation of some of the mature pine trees and *oak* tree groves. The significant number of trees that will be preserved and planted along the slope adjacent to Freedom Boulevard will provide adequate screening of the site and softening of the scale of the front buildings. Further, the proposed improvements constitute a considerable enhancement over the previous assortment of travel trailers on the site.

Groundwater Recharge and Septic System

The subject site is located in a large groundwater recharge area within the Aptos water basin and watershed area. Due to the significantly disturbed nature of the site there is little existing contribution to recharge. The proposed project will improve existing recharge rates with an overall reduction in impervious surface coverage for the site. Final project development plans are required to apply Best Management Practices (BMPs) onsite in compliance with the County Public Works Drainage division and Regional Water Quality Control Board (RWQCB) regulations. Existing ground water quality issues will also be improved in that erosion, siltation, and urban pollutant contamination will be minimized through the use of the BMPs during construction and RWQCB oversight, septic pre-treatment, required filtering of drainage, and other structural and passive site improvements and facilities designed to protect groundwater.

The existing septic system will be substantially upgraded from the poor previous conditions onsite to meet County Environmental Health Service standards for permanent occupancy (Exhibit D, Attachment 9 & Exhibit L). The new onsite treatment system will include a sanitary sewer collection system, a wastewater treatment facility, and an onsite disposal system. Because the site is located in a groundwater recharge area and has sandy subsurface soils, the wastewater will be treated to advanced secondary treatment levels. The wastewater will then be released into the ground via the proposed seepage pit disposal system and subsurface dispersal imgation system (Geoflow) that will allow for the reuse of treated effluent for landscape imgation to recharge groundwater (see Exhibit D, Attachment 9). The County Environmental Health department has

preliminarily approved the proposed system and the owner must obtain a Sewage Disposal Permit from the County prior to final building permit approval. The project is conditioned to obtain a Waste Discharge Requirements permit from the RWQCB prior to any discharge from the wastewater facility. The owner will also he required to conduct routine monitoring and reporting of the treatment plant performance to RWQCB and County Environmental Health in accordance with **a** Monitoring and Reporting Program.

Grading, Drainage and Erosion Control

Preliminary improvement plans have been prepared for grading and drainage on the site (Exhibit A). These plans have been prepared in accordance with the geotechnical reports and have been reviewed and approved in concept by Environmental Planning and Public Works. The proposed site grading pattern generally follows the existing topography of the site; with three primary terrace levels created to provide for level development areas. Preliminary grading approval is required to rough grade approximately 10,179 cubic yards (cy) of raw cut and 9,456 cy raw fill. With over-excavation and compaction the final grading is estimated to be 18,832 cy of cut and 16,333 cy fill; resulting in roughly 2,500 cy of export of excavated material. A number of retaining walls (maximum height of *6* feet, typically 2 to 4 feet high) are necessary along the roadways, parking areas and building foundations to retain slopes. Portions of the slope adjacent to Freedom Boulevard will be graded to provide additional slope stability and erosion control. This area will be heavily planted and landscaped with large specimen trees to soften any visual impacts of the grading.

The amount of impervious surface coverage will be reduced with the proposed project by about 3 percent from the previous use. Runoff from the property will be controlled with the project, in contrast to the current situation, but the existing drainage pattern of the site, which flows toward Freedom Boulevard, will not be altered. Runoff from the site will be conveyed through newly constructed storm drains onsite to the public storm drain system in Freedom Boulevard. An approved filtration devise (i.e. silt and grease trap or enhanced filtration unit) or passive non-structural stormwater treatment solution is required onsite to provide filtration prior to downstream discharge into the public system in Freedom Boulevard. A detailed erosion control plan and NPDES Storm Water Pollution Prevention plan are required. These plans must include silt fencing along the bottom of slopes and other erosion control measures to prevent runoff to Freedom Boulevard. No winter grading is permitted, thus the potential for site erosion will be minimized by confining clearing, grading, and excavation for the project to the *dry* season.

Environmental Review

Environmental review has been completed for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on May 24,2004. The mandatory public comment period ended on June 30,2004, with no comments received. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on July 1,2004.

The environmental review process focused on the potential impacts of the project in the areas of grading, soil erosion, groundwater quality, and construction noise. The environmental review process generated mitigation measures that will reduce potential impacts from the development **and** that will adequately address these issues including compulsory pre-construction meetings on the

site, grading protections, erosion and sedimentation control measures, protection of ground water quality, prevention of untreated runoff from paved areas, and noise attenuation during construction.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of **the** Zoning Ordinance and General Plan/LCP. The project is consistent with the County's ordinances which implement General Plan policies and objectives, including those related to Affordable Housing: Resources and Constraints, and Building Design, as well as the governing zoning ordinance for the Conversion of Transient Occupancy Recreational Vehicle and Travel Trailer Parks to Permanent Residency. The project, as designed and conditioned, will not have a significant effect on the environment and in fact provides for water quality, drainage, erosion and other environmental improvements, and shall provide 68 permanent rental homes for very low and low-income households in Santa Cruz County. All required findings can be made to approve this application. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Send a recommendation of **APPROVAL** of Application Number **04-0039** to the Board of Supervisors, based on the attached findings and conditions; and; certification of the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Report Reviewed By: Cathy Graves
Principal Planner
Development Review

DISCRETIONARY SUBMITTAL

GOLDEN TORCH

6100 Freedom Boulevard — Aptos, California

Prepared for

Mid-Peninsula New Communities, LP

Redwood City, California

GENERAL NOTES:

1. DESIGN INTENT: These drawings and accompanying technical specifications represent the general design intent to be implemented on the site. The Contractor shall be responsible for contacting the Architect for any additional clarification or details necessary to accommodate site conditions.
2. Contractor shall inform themselves of, and fully adhere to the zoning and ordinance regulations of the city and/or county where the project is located, the rules, regulations and requirements of all governmental agencies having jurisdiction over the work, and all federal and state laws, codes or regulations regarding construction activity. Contractor shall investigate and procure any and all permits that may be required on project.
3. Prior to bidding, the contractor shall visit the site and familiarize themselves with the existing site conditions. Contractor shall immediately notify the Owners Representative if discrepancy is suspected between the site and what is contained in the contract documents. No allowances will be made to the contractor due to their lack of familiarity with the site conditions.
4. Contractor shall call out "USA"-Underground Service Alert (800-642-2444) and have USA thoroughly mark out all public utilities on, or adjacent to the site prior to any demolition or excavation work. Contractor shall record or maintain USA markings in legible and accessible form for duration of project.
5. Contractor shall at all times provide noise, dust and litter control on the project in accordance with governing agencies and documents listed above.
6. Contractor shall insure proper positive drainage to existing drainage structures at all times. If operation of any existing drainage structure or utility is interrupted by the contractors work, contractor must have acceptable alternate methods in place prior to interruption.
7. Contractor shall provide and maintain erosion control measures and manage all aspects of SWPPP in conformance with standard construction practices as required to protect the project and/or adjacent properties from damages due to natural or man-made erosive forces. Contractor is responsible for repairing or replacing damages or damaged areas to an as-was or better condition if it can be reasonably construed that such damages were due to the contractors construction activity or lack of ample protective measures.
8. Upon completion of the work, the Contractor shall certify that all work has been installed in accordance with the contract documents. All variations from the documents must be presented to the Owners Representative graphically on record drawings prior to final acceptance. Refer to specifications for additional close-out information and procedures.
9. Contractor shall diligently protect the project site and all construction materials from vandalism AND/OR damage until project final acceptance.
10. Contractor shall develop and implement a safety program and diligently protect the public from injury due to any construction activity.
11. Contractor shall provide drinking water and portable rest room facilities for worker use during construction at Contractors expense.
12. Contractor shall make all arrangements and pay all fees to acquire a metered hookup to a city water source for ANY construction water. All costs for such water use shall be borne by the Contractor. Additionally, Contractor SHALL pay for IRRIGATION WATER used during construction and maintenance periods. It is the Contractors responsibility to include anticipated costs in the bid price.

PROJECT INFORMATION

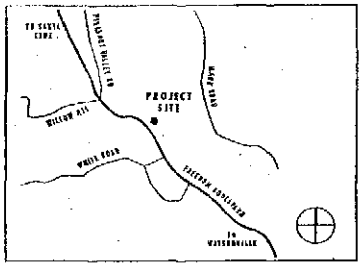
APN# 043-271-26
68 TOTAL UNITS
137 TOTAL PARKING SPACES

LOT AREA: 267,314 sq. ft. (6.9 acres)
TOTAL FLOOR AREA: 70,000 sq. ft.
SITE COVERAGE: 14%

Owner: Mid-Peninsula Housing Coalition
77 Aspen Way, Suite 103
Watsonville, CA 95076
Contact: Dave Quale at (831) 761-7216

LOCATION MAP

NO SCALE



N.T.S.

ABBREVIATIONS:

ALT	ALTERNATE	EXP	EXPOSED	POC	POINT OF CONNECTION
AB	AGGREGATE	FFE	FINISHED FLOOR ELEVATION	PTC	POINT OF TANGENCY
AC	ASPHALT CONCRETE	FG	FINISH GRADE (SOIL)	PNT	POINT
ARCH	ARCHITECTURAL	FL	FLOW LINE	PT	PRESSURE
BC	BOTTOM OF CURB	FLG	FLANGE	R	RADIUS
BOC	BACK OF CURB	FOB	FACE OF BUILDING	REINF	REINFORCED
BOW	BACK OF WALK	FOC	FACE OF CURB	REBAR	REINFORCEMENT BAR
BW	BASE OF WALL (EQUAL TO FG OR FS)	FS	FINISHED SURFACE (PAVING)	REQ'D	REQUIRED
CB	CATCH BASIN	FTG	FOOTING	REV	REVISION
CJ	CONTROL JOINT	GALV	GALVANIZED	RD	ROUND
℄	CENTERLINE	GB	GRADE BREAK	RP	RADIUS POINT
CLR	CLEAR	HD	HOT DIPPED	SCH	SCHEDULE
CMU	CONCRETE MASONRY UNIT	HDR	HEADER	SHT	SHEET
CONC	CONCRETE	HP	HIGH POINT	SF	SQUARE FOOT
CONT	CONTINUOUS	INV	INVERT ELEVATION	SPECS	SPECIFICATIONS
CDDG	CEMENT STABILIZED DECOMPOSED GRANITE	IRRIG	IRRIGATION	SS	SANITARY SEWER
C	CONDUIT	JTS	JOINTS	SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT	LA	LANDSCAPE ARCHITECT	STA	STATION
DBL	DOUBLE	LF	LINEAR FEET	TBR	TO BE REMOVED
DG	DECOMPOSED GRANITE	MAX	MAXIMUM	TC	TOP OF CURB
DIA	DIAMETER	MB	MACHINE BOLT	TFTC	TOP OF FOOTING
DF	DOUGLAS FIR	MFR	MANUFACTURER	THK	THICK
DWG	DRAWING	MIN	MINIMUM	TP	TOP OF PAVING
(E)	EXISTING	MTL	METAL	TS	TOP OF STEP
EG	EXISTING GRADE	(N)	NEW	TYP	TYPICAL
EJ	EXPANSION JOINT	NOM	NOMINAL	TRANS	TRANSFORMER
ELEV	ELEVATION	NIC	NOT IN CONTRACT	TW	TOP OF WALL
EP	EDGE OF PAVING	OC	ON CENTER	UON	UNLESS OTHERWISE NOTED
EQ	EQUAL	PA	PLANT AREA	W/	WITH
		POB	POINT OF BEGINNING	WF	WEAKENED PLANE JOINT
				WWM	WELDED WIRE MESH

SHEET INDEX:

SHEET #:	CONTENTS:
BD.01	TOPOGRAPHIC SURVEY
BD-02	LOT LINE PLAN
BD-03	DEMOLITION SITE PLAN
BD-03	EXTERIOR ELEVATIONS AND FLOOR PLANS
BD-04	EXTERIOR ELEVATIONS AND FLOOR PLANS
BD-05	EXTERIOR ELEVATIONS AND FLOOR PLANS
BD-06	BMP SECTIONS
BD-07	STREET SECTIONS
C-1.0	GRADING PLAN
C-1.1	GRADING PLAN WITH FINISH ELEVATIONS
C-1.2	GRADING PROFILES
C-1.3	CROSS SECTIONS
C-2.0	DRAINAGE PLAN
C-3.0	WASTEWATER PLAN
C-4.0	EROSION CONTROL PLAN
C-4.1	EROSION CONTROL DETAILS & SPECIFICATIONS
1	CONCEPTUAL SITE PLAN
L-2.0	SITE
L-2.1	LANDSCAPE PLAN
L-2.2	LANDSCAPE PLAN
L-2.3	LANDSCAPE PLAN
L-2.4	LANDSCAPE PLAN
L-2.5	LANDSCAPE PLAN
L-2.6	LANDSCAPE PLAN
L-2.7	TREE ANALYSIS & MITIGATION PLAN
L-2.8	SITE SECTION WITH LANDSCAPE
L-3.0	PLANTING & IRRIGATION DETAILS

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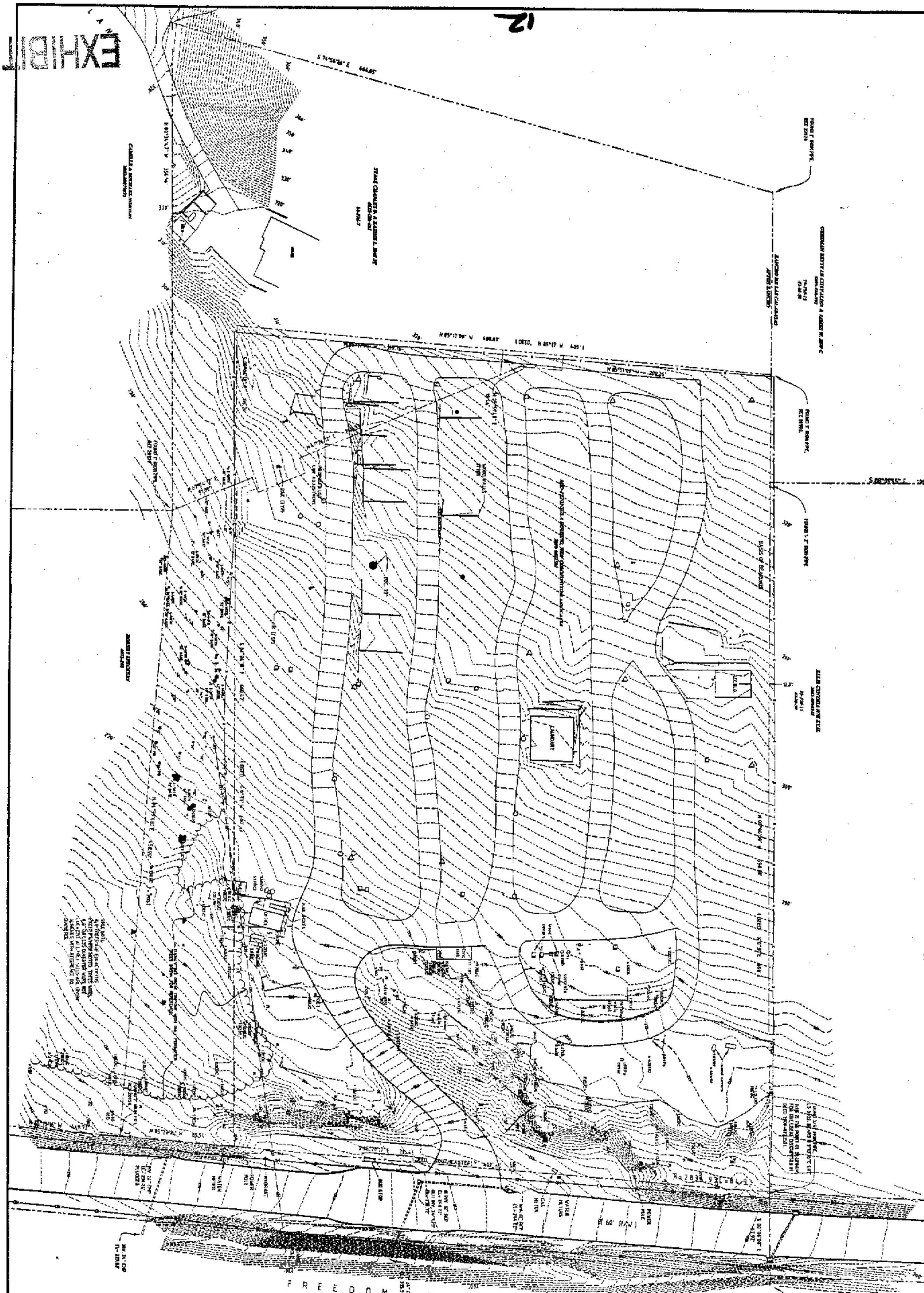
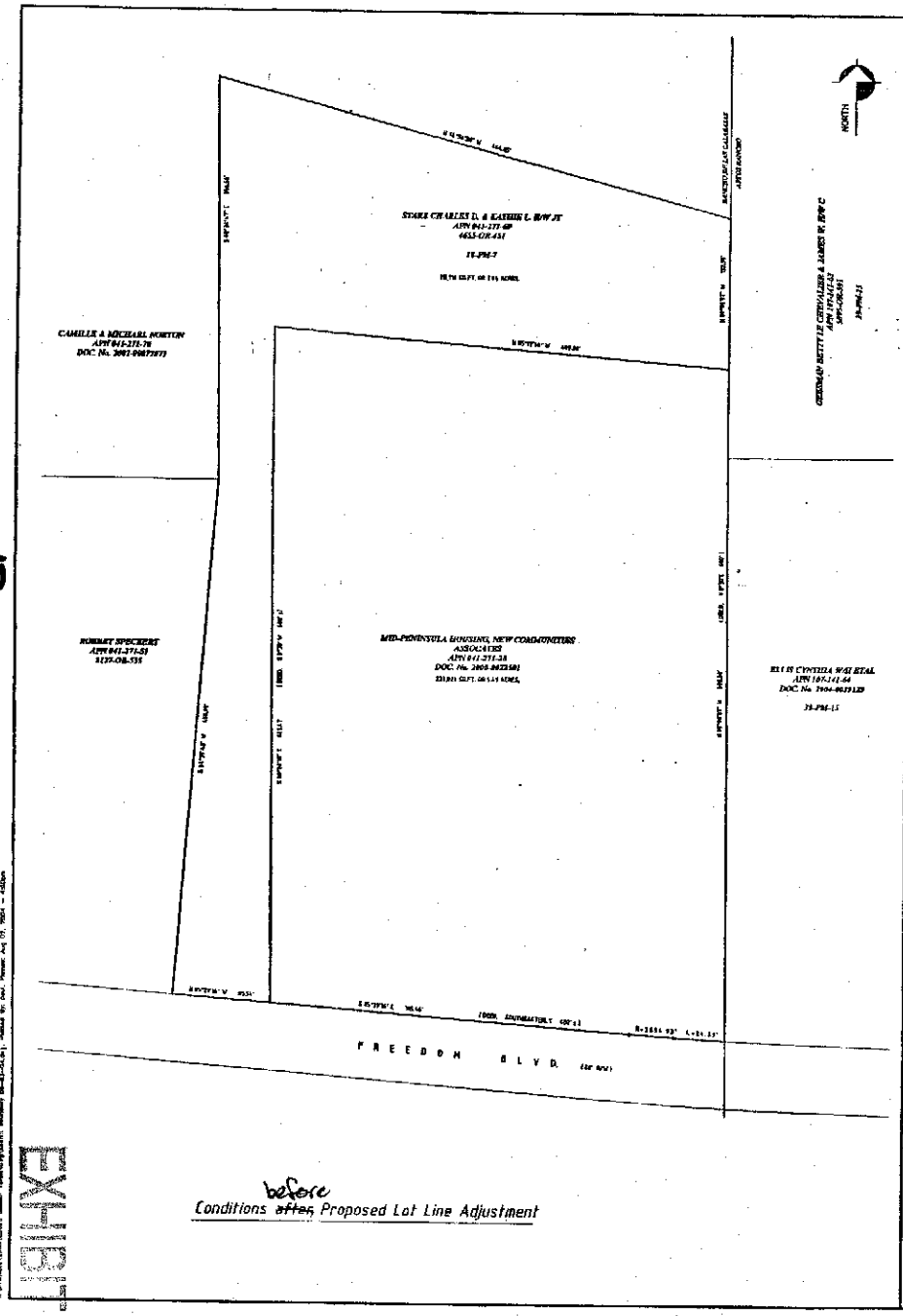
EXHIBIT 4



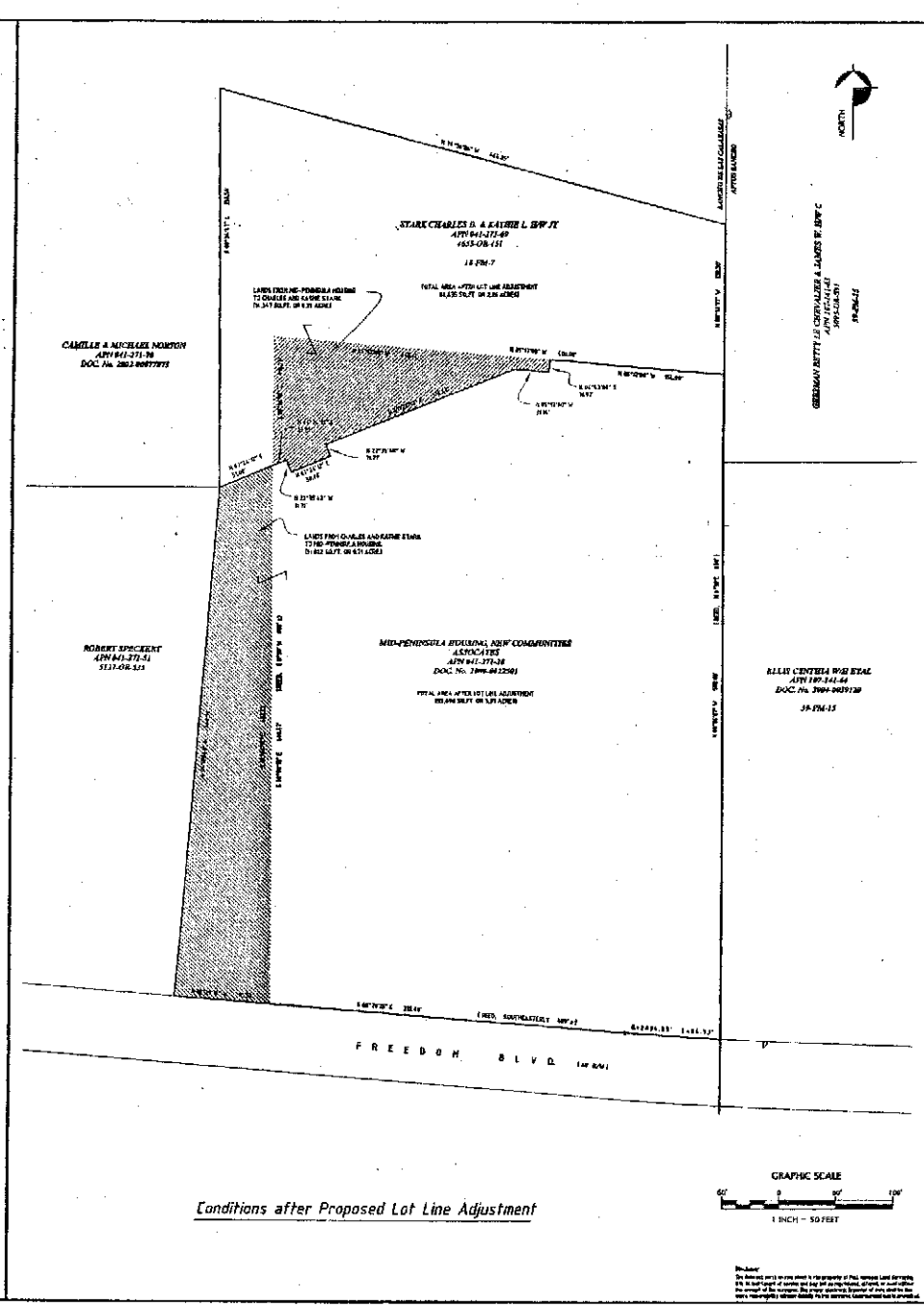
DRAWN BY : SXL	TOPOGRAPHIC SURVEYS ALTA SURVEYS	Base Line Land Surveyors Inc.	CONSTRUCTION STAKING LAND DEVELOPMENT
APPROVED BY : M. DOOLITTLE L.S. 6332			
REVISION :			
SCALE : 1" = 30'	783 Rio Del Mar Blvd., Suite 69 Aptos, CA. 95003		831-661-0502 Ph. 831-661-0503 Fax
DATE : 06-22-04			

LICENSED LAND SURVEYOR
MARK T. DOOLITTLE
No. 6332
EXP. 12-31-06
STATE OF CALIFORNIA

SU-01



before
Conditions ~~after~~ Proposed Lot Line Adjustment



Conditions after Proposed Lot Line Adjustment

EXHIBIT A

PAUL HANASAN
LAND SURVEYING

REVISION: UPDATED 07-20-2004
UPDATED 08-02-2004

APPROVED

Topographic Map, The Lands Of:
Golden Torch Mobile Home Park
6100 Freedom Blvd., Aptos, Ca.

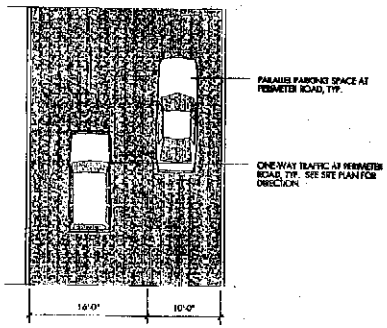
A.P.N. 041-271-26
DATE 02-25-2004 | DESIGN
SCALE 1"=50' | DRAWN P. Hanasan

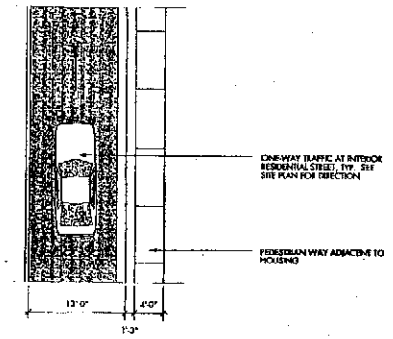
SHEET SU-2
OF 2 SHEETS
JOB NO 02603

UNIT TABULATION			
UNIT TYPE		FLOOR AREA (EACH)	
1 BEDROOM	5	650	SQ FT
2 BEDROOM	28	850	SQ FT
3 BEDROOM (INC. MGR. UNIT)	29	1,100	SQ FT
4 BEDROOM	6	1,350	SQ FT
TOTAL	68		

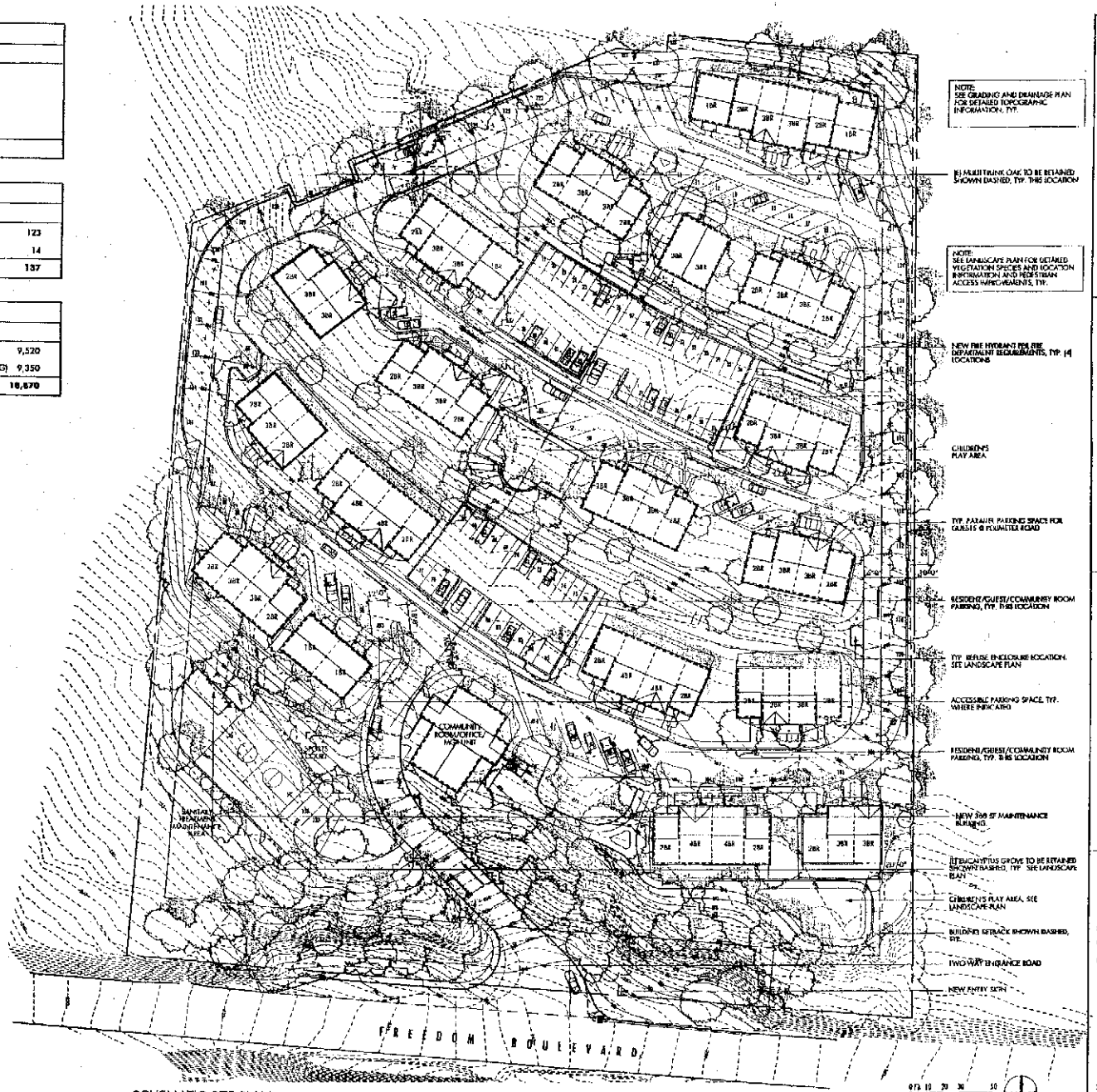
PARKING			
REQUIRED (PER ORDINANCE NO. 1310-88)		PROVIDED	
RESIDENTS	68	RESIDENTS	123
GUESTS	14	GUESTS	14
TOTAL (1.2 SPACES/UNIT)	82	TOTAL (2.0 SPACES/UNIT)	137

OPEN SPACE			
REQUIRED		PROVIDED	
PRIVATE (68 UNITS X 100SF)	6,800	PRIVATE (68 UNITS X 140SF)	9,520
COMMUNITY (68 UNITS X 100SF)	6,800	COMMUNITY (INC. 780SF NON-CONFORMING)	9,350
TOTAL	13,600	TOTAL	18,870





TRAFFIC CALMING CONCEPT SCALE: 1/8"=1'-0"



SCHEMATIC SITE PLAN

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PROJECT
AFFORDABLE HOUSING AT THE GOLDEN TORCH MOBILE ESTATE

WATSONVILLE, CALIFORNIA

CONTENTS
SCHEMATIC SITE PLAN AND TRAFFIC CALMING CONCEPT

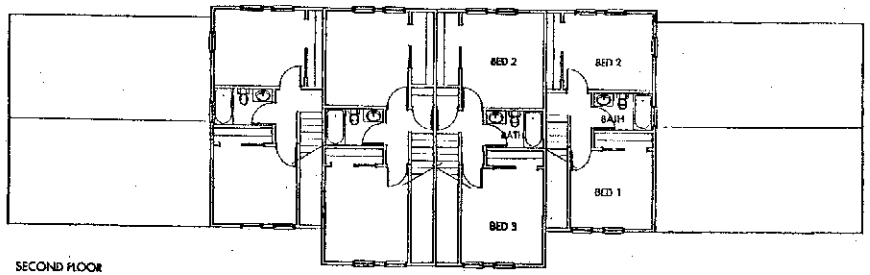
PROJECT ARCHITECT
JRM

DRAWN
JRM

DATE
09.15.04

REVISION

SHEET
SD-02



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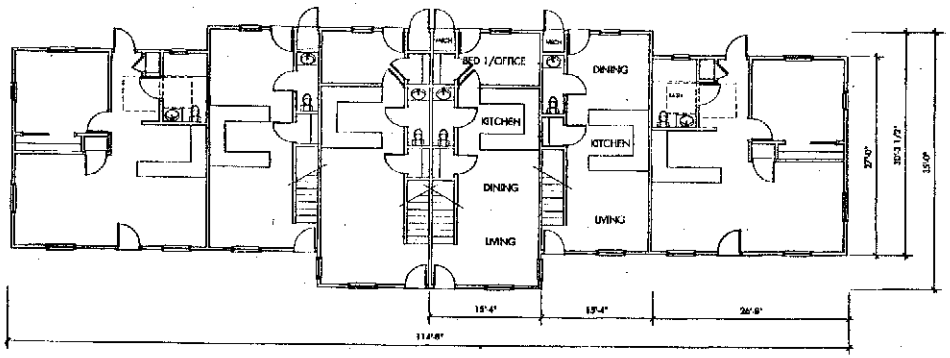

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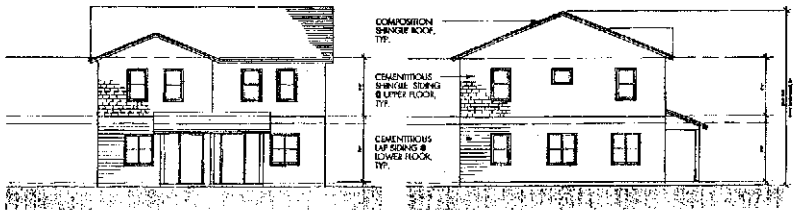
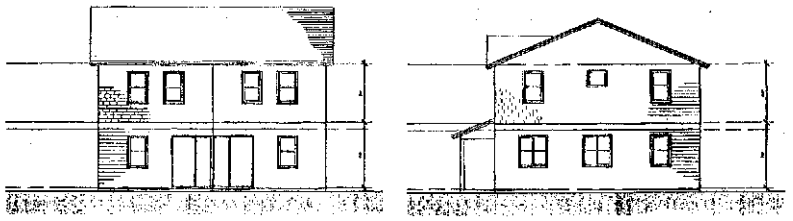


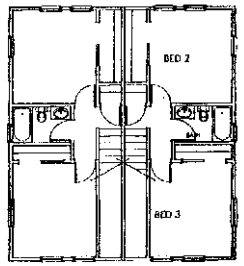
NORTH EAST



SOUTH WEST

NORTH

EAST



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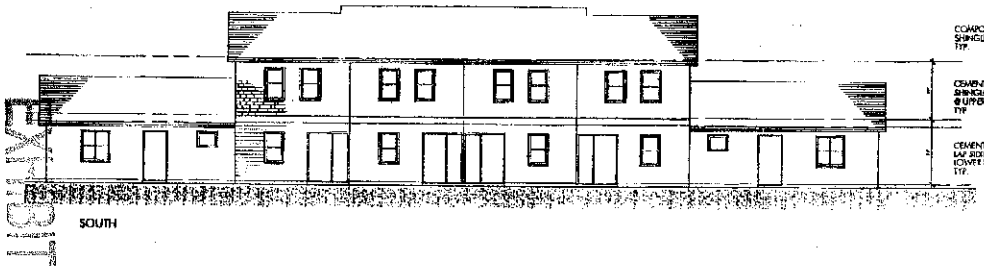

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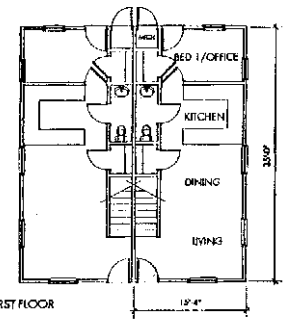
WEST



FIRST FLOOR

A (2) 1-BED, 1-BA/ (2) 2-BED, 1.5BA/ (2) 3-BED, 1.5-BA
SCALE: 1/8"=1'-0"

(2) 2-BED, 1.5 BA/ (2) 3-BED, 1.5 BA
SCALE: 1/8"=1'-0"

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STATE OF CALIFORNIA

CONSULTANTS

PROJECT
AFFORDABLE HOUSING
AT THE GOLDEN TORCH
MOBILE ESTATE

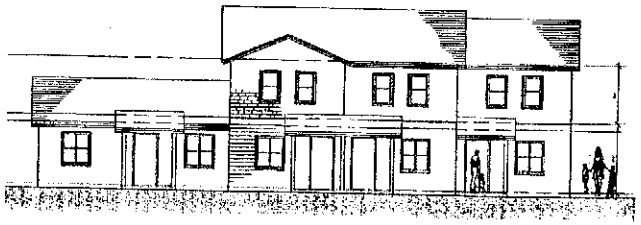
WATSONVILLE, CALIFORNIA

CONTENTS
EXTERIOR ELEVATIONS

FLOOR PLANS

PROJECT ARCHITECT
JRM
DRAWN
JRM
DATE
09.15.04
REVISIONS

SHEET
SD-03 of 4



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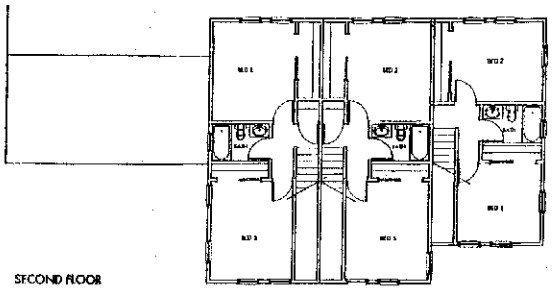
EAST



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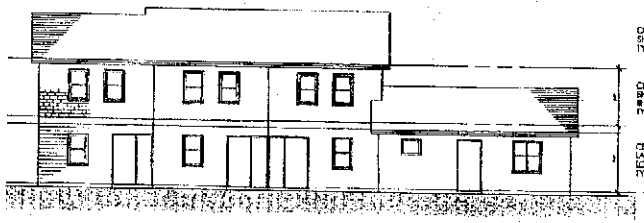

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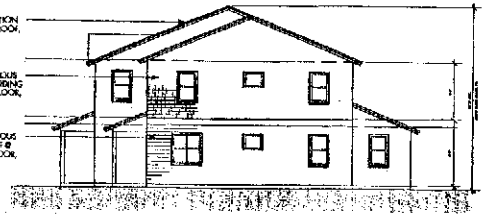
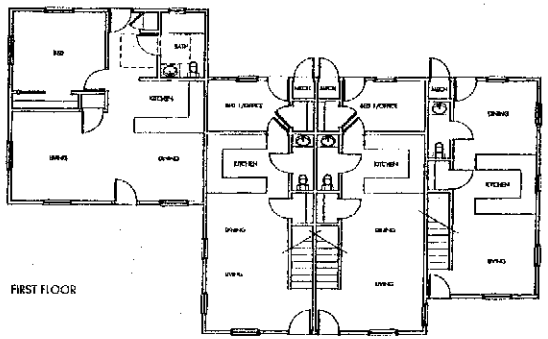


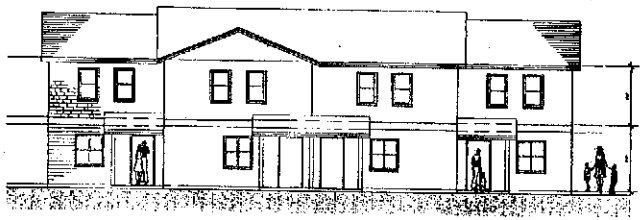
WEST



FIRST FLOOR

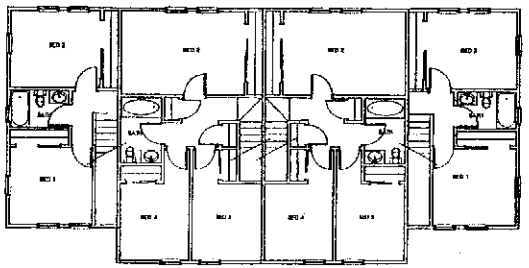
1-BED, 1-BA/ (2) 3-BED, 1.5BA/ 2-BED, 1.5-BA

SCALE: 1/8"=1'0"



NORTH

EAST



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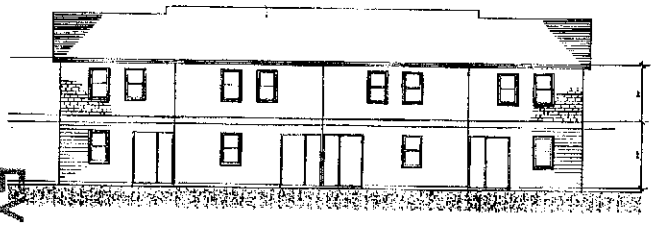
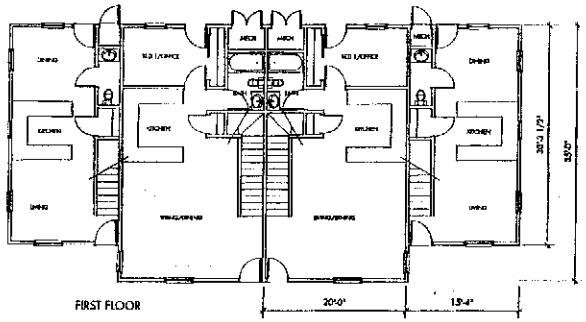


SOUTH

WEST



FIRST FLOOR

(2) 2-BED, 1.5 BA/ (2) 4-BED, 2 BA

SCALE: 1/8"=1'0"

EXHIBIT A

16

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AFFORDABLE HOUSING AT THE GOLDEN TORCH MOBILE ESTATE

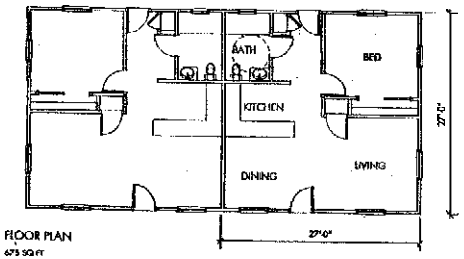
WATSONVILLE, CALIFORNIA

CONTENTS
EXTERIOR ELEVATIONS

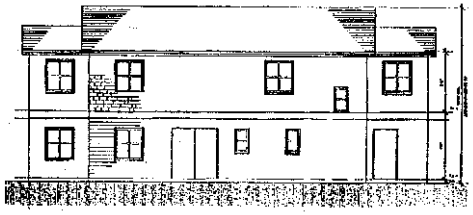
FLOOR PLANS

PROJECT ARCHITECT
JRM
DRAWN
JRM
DATE
09.15.04
REVISION

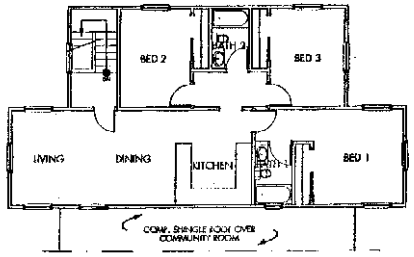
SHEET
SD-04 of 6



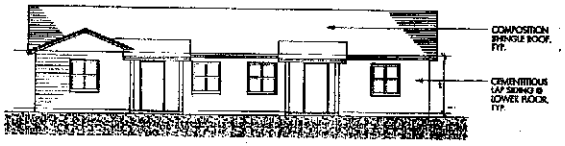
FLOOR PLAN
675 SQ FT



NORTH

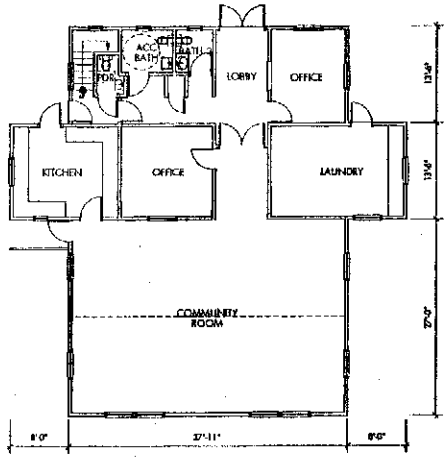


SECOND FLOOR
1,100 SQ FT



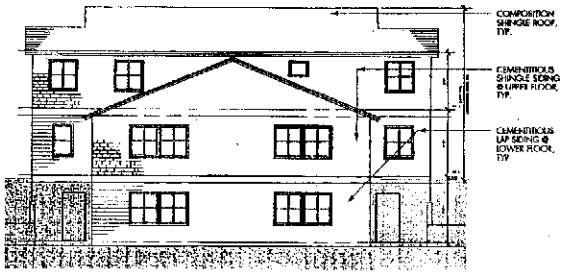
NORTH

EAST



FIRST FLOOR
2,175 SQ FT

EAST



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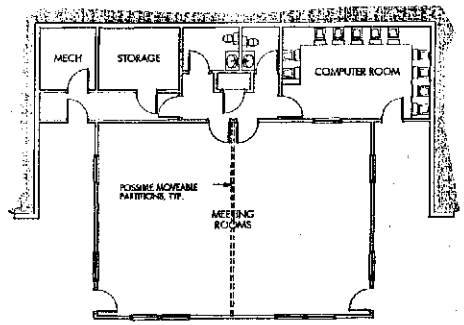

OFFICES/UTILITY
1,675 SQ FT

SOUTH

WEST

1-BEDROOM/1-BATH ACCESSIBLE UNIT
SCALE: 1/8"=1'0"

COMMUNITY ROOM/MANAGER'S UNIT/OFFICES
SCALE: 1/8"=1'0"

EXTERIOR ELEVATIONS

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MOBILE ESTATE

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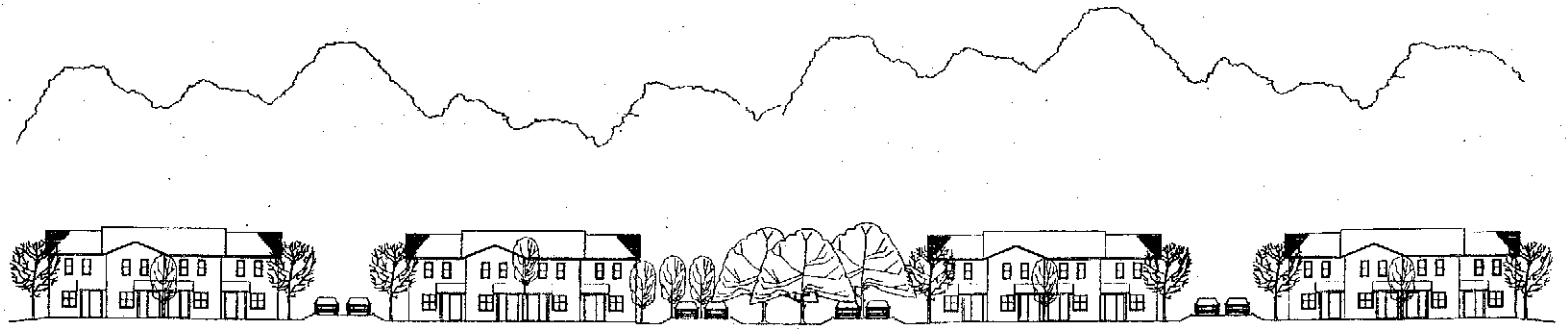
CONTENTS
EXTERIOR ELEVATIONS

FLOOR PLANS

PROJECT ARCHITECT
JRM
DRAWN
JRM
DATE
09.15.04
REVISION

SHEET
SD-05 of 6



EAST WEST PARTIAL SITE SECTION
SCALE: 1/16"=1'-0"

NORTH-SOUTH PARTIAL SITE SEC TION
SCALE: 1/16"=1'-0"

EXHIBIT A

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WATSONVILLE, CALIFORNIA

CONTENTS
SITE SECTIONS

PROJECT ARCHITECT
JRM
DRAWN
JRM
DATE
09.15.04
REVISION

SHEET
SD-06 of 6

FILL AND CUT VOLUMES

NO COMPACTION FACTORS–SHRINKAGE FACTOR FOR THE FILL =10%

INCLUDING COMPACTION FACTORS

MAXIMUM HEIGHT OF FILL 10 FT
MAXIMUM HEIGHT OF CUT 8 FT

GRADING ESTIMATE SUMMARY

RAW CUT 10,179 CFT
RAW FILL 8,596 CFT
TOTAL FILL (INCLUDE SHRINKAGE FACTOR OF 10%) 9,456

CUT ESTIMATE WITH EXCAVATION AND COMPACTION (85%) 18,832
FILL ESTIMATE WITH EXCAVATION AND COMPACTION (90%) 16,333

EXISTING AND PROPOSED IMPERVIOUS SURFACES

PRE-DEVELOPMENT IMPERVIOUS AREAS, SQ FT

EXISTING PAVED ROADWAYS	64,593
EXISTING MOBILE HOMES	58,600
TOTAL PRE DEVELOPMENT IMPERVIOUS AREA	123,193

POST DEVELOPMENT IMPERVIOUS AREAS, SQ FT

NEW BUILDINGS	38,074
NEW ROADS, PARKING AND SIDEWALKS	80,332
TOTAL POST DEVELOPMENT IMPERVIOUS AREA	118,406

NOTES:

1. THIS IS A PRELIMINARY PLAN. THE REVISED PLAN WILL DENOTE FINISH ELEVATIONS ON ALL FINAL GRADES, WALLS, CURBS, ROADS AND FLOORS.
2. F.G. – FINISH GRADE ELEVATION (NOTE ELEVATION SHOWN IS PRELIMINARY AND MAY CHANGE BASED ON FINAL BUILDING AND FOUNDATION DESIGN REQUIREMENTS)
3. F.F. – FINISH FLOOR ELEVATION (NOTE ELEVATION SHOWN IS PRELIMINARY AND MAY CHANGE BASED ON FINAL BUILDING AND FOUNDATION DESIGN REQUIREMENTS)
4. AS PART OF BUILDING PERMIT PLANS, ADDITIONAL SURVEY INFORMATION WILL BE PROVIDED, EXPANDING TOPOGRAPHIC SURVEY TO EXTEND AT LEAST FIFTY (50) FEET OUTSIDE THE SITE BOUNDRY.
5. GRADING AND SLOPE STABILIZATION MEASURES ARE PROPOSED ALONG FREEDOM BOULEVARD TO ADDRESS SEVERE EROSION, DEPRESSIONS, VOIDS AND FAILING RETAINING WALLS ON THIS PORTION OF THE SITE. THE GRADING PLAN HAS BEEN DEVELOPED IN A MANNER TO SUPPORT LANDSCAPING, TO PRESERVE HEALTHY TREES AND TO MINIMIZE THE USE OF RETAINING WALLS. THE GRADING PLAN HAS BEEN DEVELOP TO PRESERVE AND ENHANCE THE RURAL SETTING ALONG FREEDOM BOULEVARD.
6. A PORTION OF THE SLOPE, AS NOTED IN THE PLAN, WILL BE OVER 40 PERCENT BUT NO GREATER THAN 50 PERCENT, TO ALLOW FOR THE ESTABLISHMENT OF NATURAL LANDSCAPE PLANTINGS. THIS SLOPE WILL BE REINFORCED USING A GEOGRID TYPE SLOPE STABILIZATION TECHNIQUE, AS DESIGNED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

LEGEND:

- 2.0' DENOTES WALL HEIGHT
- DENOTES CROSS-SECTION STATION
- EXISTING TOPOLINE
- PROPOSED TOPOLINE
- LIMIT OF GRADING
- PROPERTY LINE
- REINFORCED SLOPE

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

North

INDEX PLAN

SSA LANDSCAPE ARCHITECTS INCORPORATED
303 Potrero St. Ste 40 C
Santa Cruz, CA 95060-2756
PH: (831) 459-0455
PH: (831) 459-0484
www.ssala.com
C.R.L.A. #2305

FALL CREEK ENGINEERING, INC.
Consulting Engineers

REVISIONS

DATE	DESCRIP

GRADING PLAN WITH SPOT ELEV

GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

MID-PENINSULA HOUSING COALITION
658 Bair Island Road, Suite 300
Redwood City, CA 94063

DRAWING ISSUED

DATE	PURPOSE	BY
9-15	DISCRETIONARY SUBMITTAL	RB

PROJECT:

SCALE: 1" = 30'

SHEET TITLE: GRADING PLAN WITH SPOT ELEVATION

SHEET NUMBER: C 1.0

EXHIBIT A

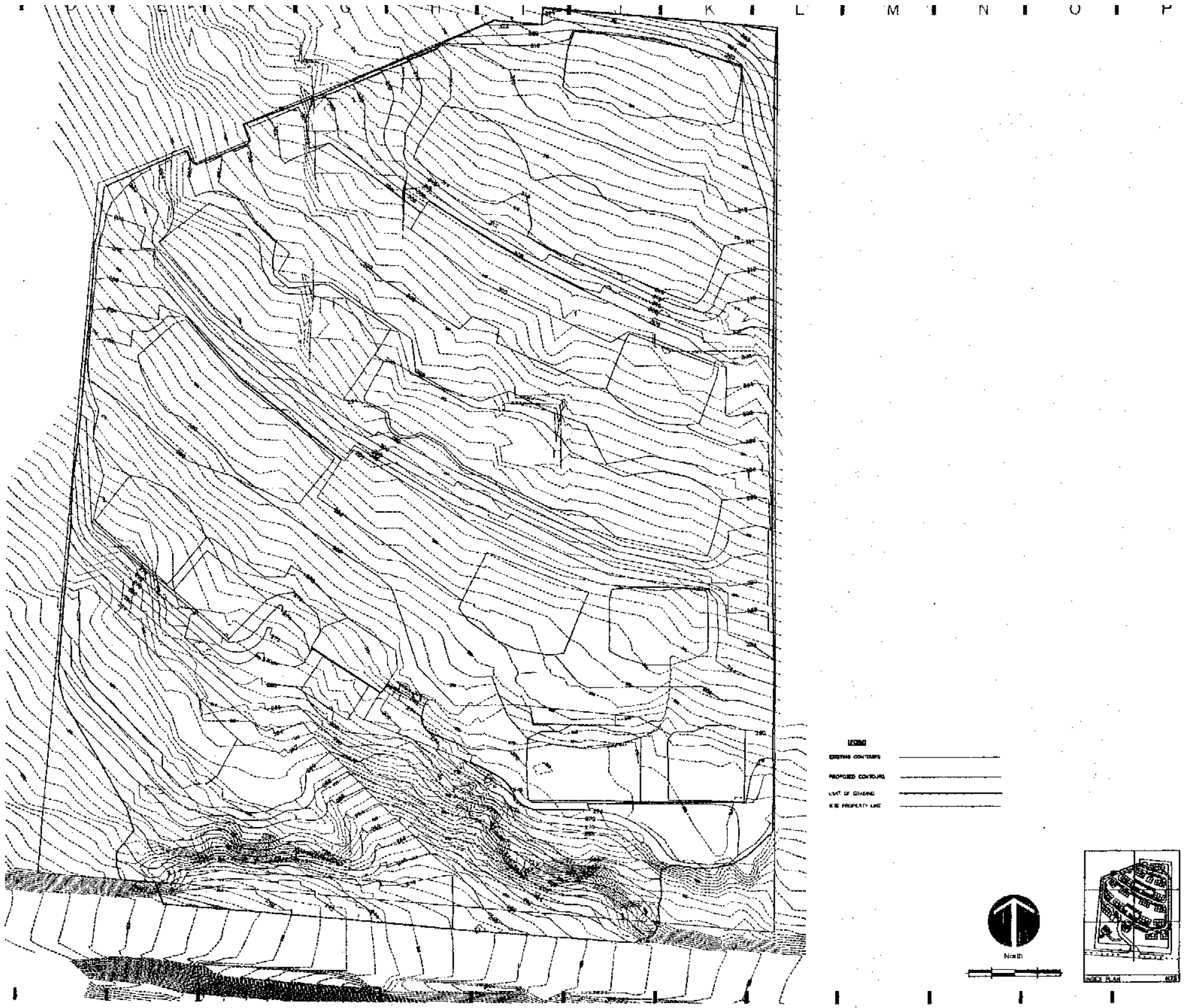

EXHIBIT A

20

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LANDSCAPE ARCHITECTS INCORPORATED
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Santa Cruz, CA 95060-2756
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www.ssla.com
CRLA #2805

REVISIONS

DATE	DESCRIP.

GRADING PLAN

GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

MID-PENINSULA HOUSING COALITION

DRAWING ISSUED

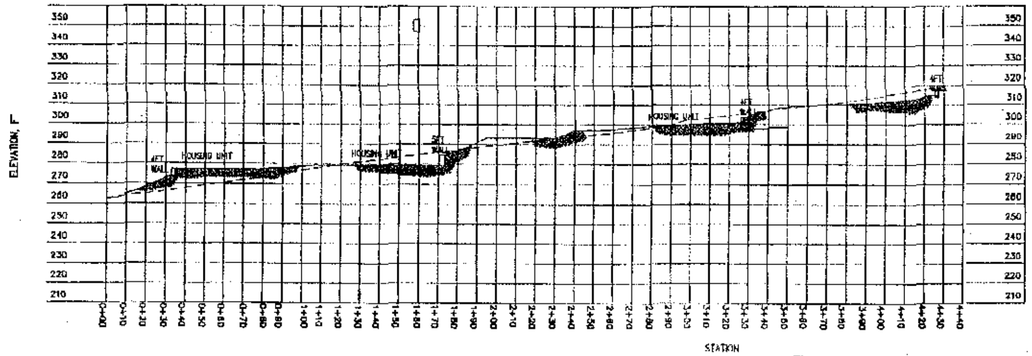
DATE	PURPOSE	BY
9-15	DISCRETIONARY SUBMITTAL	RB

PROJECT:

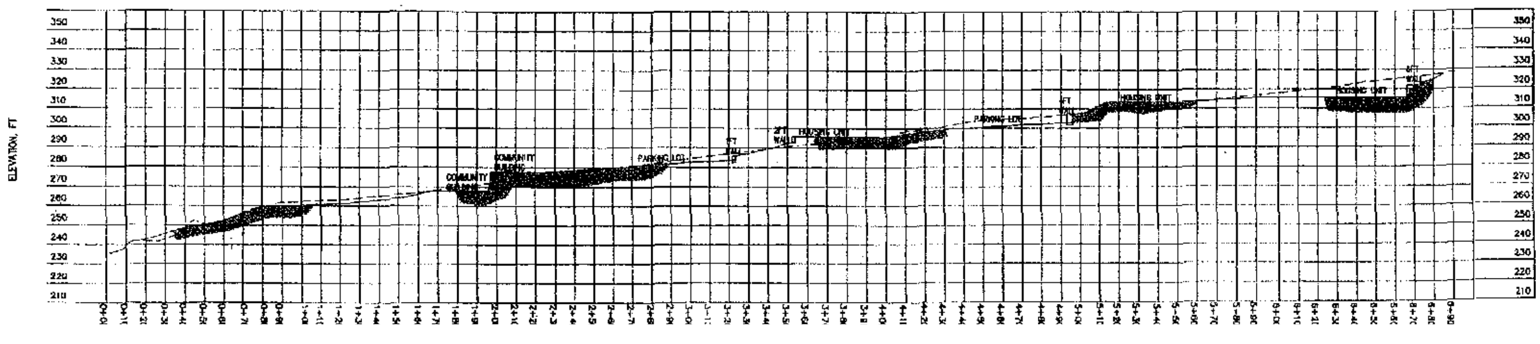
SCALE: 1" = 30'

SHEET TITLE: GRADING PLAN

SHEET NUMBER: C 1.1

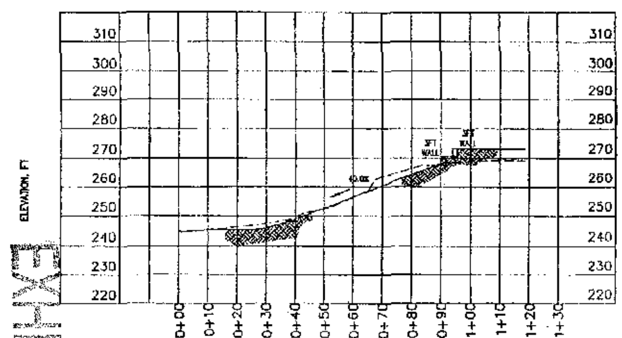


PROFILE VIEW (1 / C 1.2)
SCALE = 1" = 30'

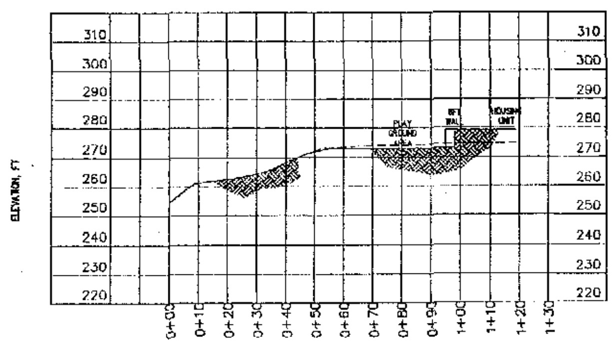


PROFILE VIEW (2 / C 1.2)
SCALE = 1" = 30'

EXISTING CONTOURS
PROPOSED CONTOURS

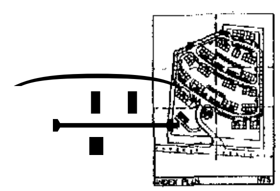


PROFILE VIEW (3 / C 1.2)
SCALE = 1" = 20'



PROFILE VIEW (4 / C 1.2)
SCALE = 1" = 20'

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION



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FALL CREEK ENGINEERING, INC.
Consulting Engineers

REVISIONS

DATE	DESCRIP.

GRADING PLAN - PROFILES

GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

MID-PENINSULA HOUSING COALITION

DRAWING ISSUED

DATE	PURPOSE	BY
9-15	DISCRETIONARY SUBMITTAL	RB

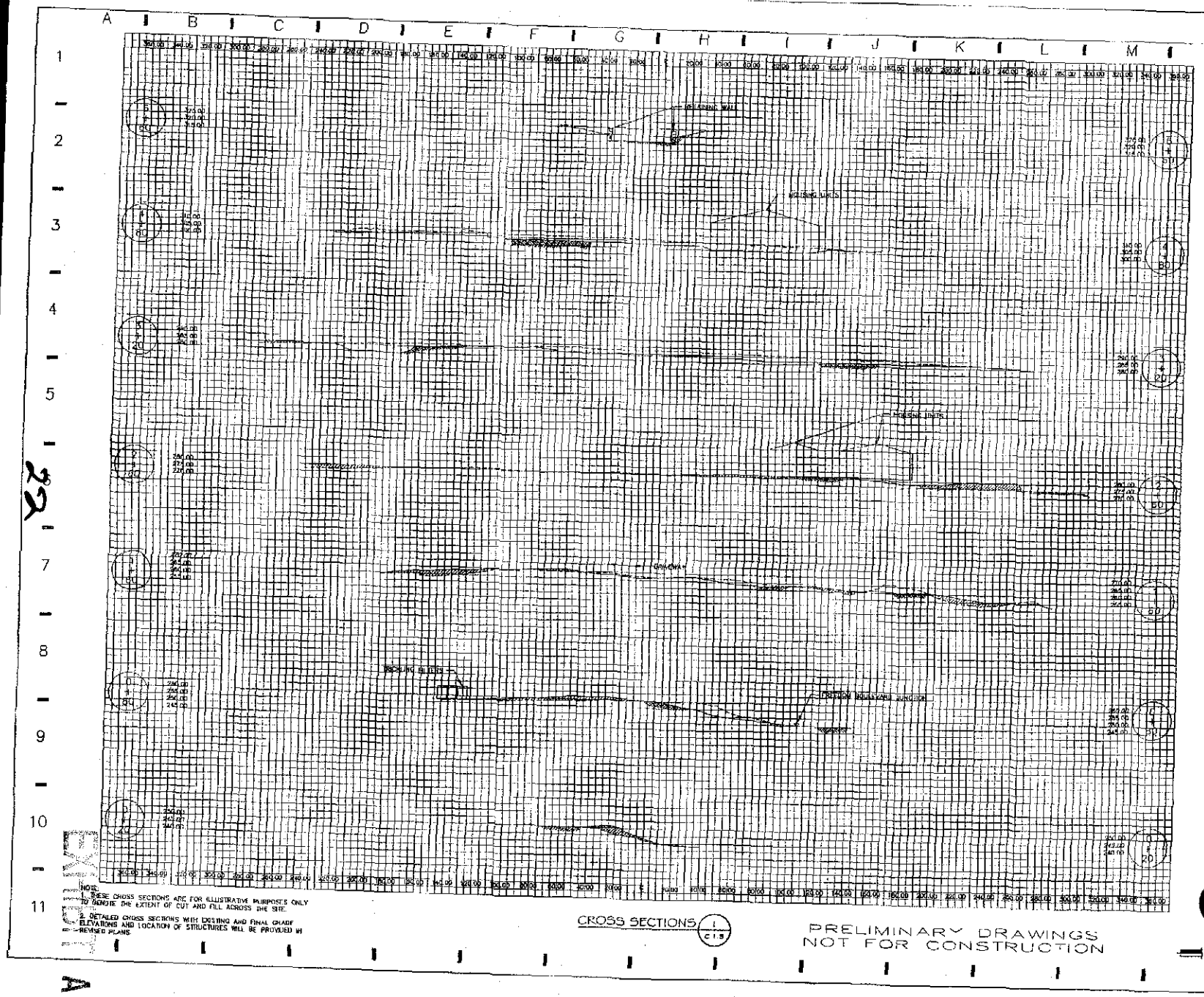
PROJECT:

SCALE: AS SHOWN

SHEET TITLE:
GRADING PLAN PROFILES

SHEET NUMBER:
C 1.2

EXHIBIT A



NOTE:
1. THESE CROSS SECTIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY TO DENOTE THE EXTENT OF CUT AND FILL ACROSS THE SITE.
2. DETAILED CROSS SECTIONS WITH EXISTING AND FINAL GRADE ELEVATIONS AND LOCATION OF STRUCTURES WILL BE PROVIDED IN REVISED PLANS.

CROSS SECTIONS 1/C1.5

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

LEGEND
- EXISTING
- PROPOSED
- FILL AREA

North

INDEX PLAN

SSA
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FALL CREEK ENGINEERING, INC.

REVISIONS

DATE	DESCRIP.

GRADING PLAN x- SECTIONS

GOLDEN TORCH
6105 Freedom Boulevard
Aptos,CA 95003

MID-PENINSULA HOUSING COALITION
505 San Mateo Ave, Ste 200
Redwood City, CA 94063

DRAWING ISSUED

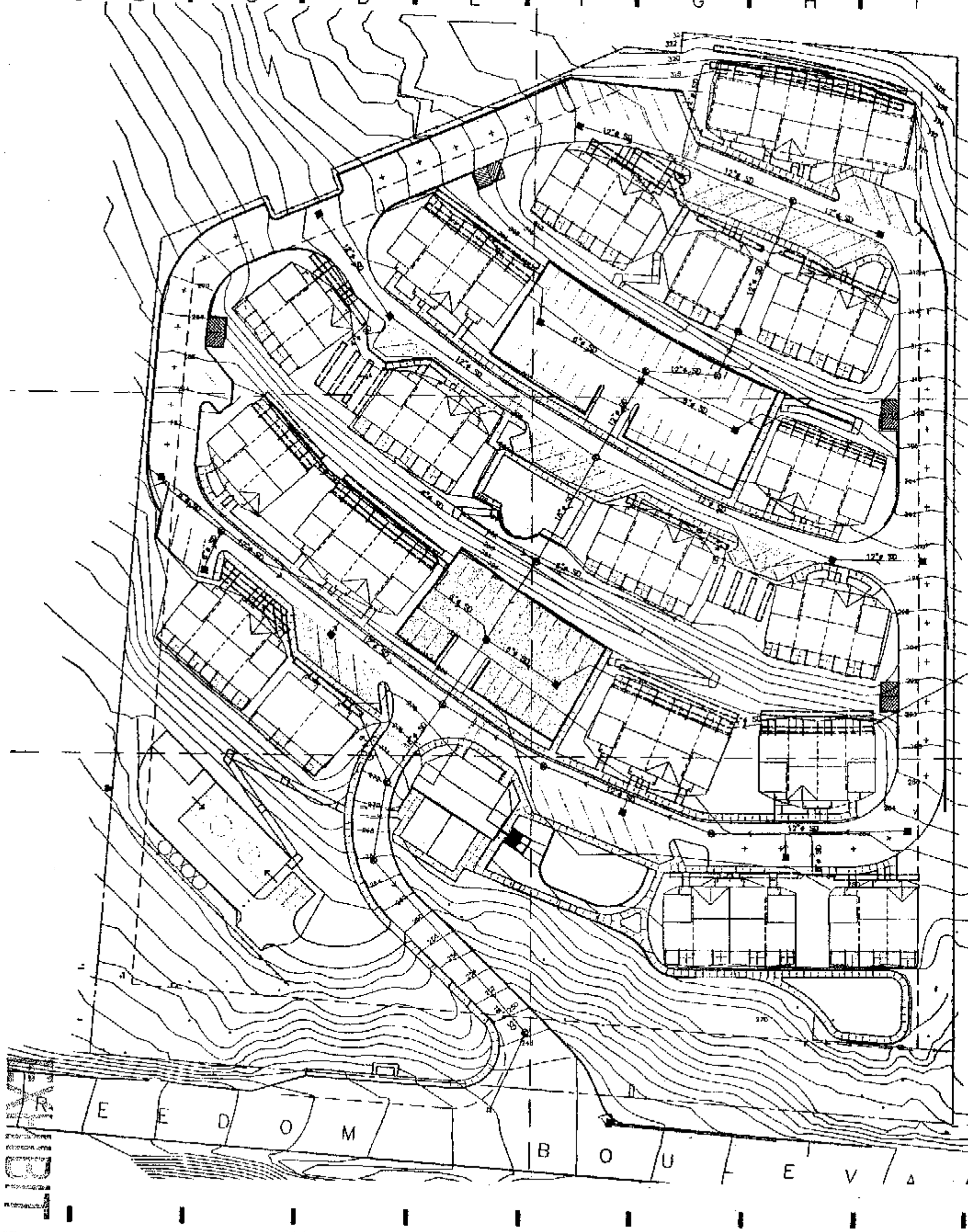
DATE	PURPOSE	BY
9-15	DISCRETIONARY SUBMITTAL	RB

PROJECT:

SCALE: 1" = 30'

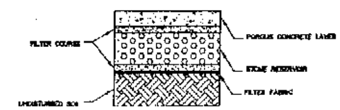
SHEET TITLE: GRADING PLAN CROSS SECTIONS

SHEET NUMBER: C 1.3



TYPICAL INFILTRATOR TRENCH (2 / C2.0)

SCALE: NTS



TYPICAL POROUS PAVEMENT SECTION (CONCRETE) (3 / C2.0)

SCALE: NTS

NOTES:

STORM WATER BEST MANAGEMENT PRACTICES:
THE DRAINAGE PLAN FOR THE GOLDEN TORCH SITE WILL INCLUDE SEVERAL STORMWATER BEST MANAGEMENT PRACTICES TO RETAIN STORMWATER RUNOFF ONSITE AND TO IMPROVE STORM WATER QUALITY EXITING THE SITE.

REDUCTION OF IMPERVIOUS COVER:
THE PROPOSED PLAN WILL INCREASE THE AMOUNT OF LANDSCAPED AREA AND REDUCE THE IMPERVIOUS COVER FROM EXISTING CONDITIONS BY APPROXIMATELY 5%. THE INCREASE IN LANDSCAPED AREA ON THE SITE WILL RESULT TO REDUCE RUNOFF AND POLLUTANTS EXPORTED FROM THE SITE.

RUNOFF CONTROL MEASURES:
PER THE CONCEPTUAL DRAINAGE PLAN, ROOF RUNOFF FROM THE RESIDENTIAL BUILDINGS WILL BE DIRECTED TO SUBSURFACE INFILTRATION CHAMBERS THAT WILL PERCOLATE RUNOFF TO THE UNDERLYING SOIL AND GROUNDWATER SYSTEM. THE INFILTRATION CHAMBER SYSTEMS WILL ALSO BE CONNECTED TO AN OVERFLOW SYSTEM THAT WILL SAFELY CONVEY EXCESS RUNOFF TO A NEW STORM SEWER SYSTEM. THE PRELIMINARY DESIGN OF THE SYSTEM IS CAPABLE OF RETAINING UP TO APPROXIMATELY 1.75 INCHES OF RAINFALL, WHICH IS GREATER THAN THE 90 PERCENTILE 24-HOUR STORM EVENT (THE DEPTH OF RAIN THAT FALLS IN 90 PERCENT OR LESS OF THE 24-HOUR EVENTS IN A GIVEN YEAR, WHICH IS ESTIMATED TO BE 1.00 INCHES).

ROOF RUNOFF CONTAINS A VARIETY OF POLLUTANTS PRIMARILY RESULTING FROM ATMOSPHERIC DEPOSITION, INCLUDING FINE SEDIMENT AND TRACE METALS AND PESTICIDES. THE INFILTRATION CHAMBER SYSTEM WILL REMOVE UP TO 80% OF THE ANNUAL POLLUTANT LOADS FROM THIS SOURCE AREA.

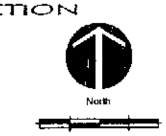
POROUS CONCRETE PAVEMENT:
THE CONCEPTUAL DRAINAGE PLAN PROPOSES TO USE POROUS CONCRETE PAVEMENT ON APPROXIMATELY 35 PERCENT (%) OF THE PARKING AREAS. (POROUS CONCRETE PAVEMENT WILL NOT BE USED IN OTHER AREAS BECAUSE SEEPAGE PITS WILL BE INSTALLED UNDER THESE OTHER AREAS FOR DISPOSAL OF SANITARY WASTEWATER). POROUS PAVEMENT WILL PROVIDE DEEP PERCOLATION OF RAINFALL BELOW THE PARKING AREAS. THIS BMP WILL IMPROVE GROUNDWATER RECHARGE CONDITIONS AT THE SITE, AND REDUCE THE AMOUNT OF RUNOFF LEAVING THE SITE. THE ESTIMATED POLLUTANT REMOVAL CAPABILITY OF POROUS PAVEMENT IS 85% FOR TOTAL SUSPENDED SOLIDS, 60% FOR TOTAL NITROGEN, AND 85% FOR HEAVY METALS.

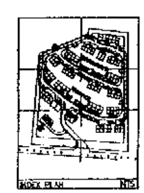
OTHER STORM WATER QUALITY TREATMENT SYSTEM OR BMPS:
ADDITIONAL STRUCTURAL AND/OR NON-STRUCTURAL STORM WATER QUALITY TREATMENT BMPS WILL BE INCORPORATED INTO THE DRAINAGE PLAN TO REMOVE POLLUTANTS FROM ROAD AND PARKING LOT AREAS PRIOR TO DISCHARGE INTO THE EXISTING PUBLIC SYSTEM IN FREEDOM BOULEVARD. STRUCTURAL STORM WATER QUALITY TREATMENT SYSTEMS OR BMPS UNDER CONSIDERATION INCLUDE: IN-LINE FILTERS THAT ARE DESIGNED TO REMOVE SEDIMENT, OIL, GREASE AND DEBRIS, SUCH AS THE STORMWATER MANAGEMENT, INC. STORMFILTER SYSTEM, THE CDS TECHNOLOGY, INC. STORMWATER TREATMENT UNIT, THE VORTECHNICS, INC., VORTECH STORMWATER TREATMENT UNIT OR OTHER APPROVED TECHNOLOGY. NON-STRUCTURAL STORMWATER CONTROL SYSTEMS MAY INCLUDE USING LANDSCAPED FILTER STRIPS. THE SELECTION OF THE TREATMENT BMPS WILL BE BASED ON CONSIDERATION OF SEVERAL CRITERIA, INCLUDING PHYSICAL SITE CONSTRAINTS (AVAILABLE SPACE), APPROVAL FROM THE SANTA CRUZ COUNTY DEPARTMENT OF PUBLIC WORKS, RELIABILITY AND LONG-TERM OPERATION AND MAINTENANCE FEASIBILITY.

LEGEND

- DENOTES LOCATION OF PROPOSED ROOF RUNOFF TRENCH (USING INFILTRATOR CHAMBER SYSTEM)
- DENOTES LOCATION OF PROPOSED STORMDRAIN
- DENOTES LOCATION OF PROPOSED STORMDRAIN MANHOLE
- DENOTES LOCATION OF CATCHBASIN
- DENOTES COVERED DUMPSTER AREA
- DENOTES POROUS PAVEMENT

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION





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DRAINAGE PLAN
GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

REVISIONS	
DATE	DESCRIP.

DRAWING ISSUED		
DATE	PURPOSE	B
9-15	DISCRETIONARY SUBMITTAL	RC

PROJECT:

SCALE: 1" = 30'

SHEET TITLE: DRAINAGE PLAN

SHEET NUMBER: C 2.0

EXHIBIT A

LEGEND

- SEEPAGE PIT DISPOSAL ZONE – SP ZONE (14 SEEPAGE PITS PER ZONE)
- GEOFLOW SUBSURFACE DISPERSAL ZONE – GF ZONE
- SEEPAGE PIT (TYPICAL DIMENSIONS OF 4' DIA., 50' DEEP)
- COLLECTION PIPE (GRAVITY)
- DISPOSAL SYSTEM (PRESSURE)

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

North

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REVISIONS

DATE	DESCRIP

WASTEWATER PLAN

GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

DRAWING ISSUED

DATE	PURPOSE	BY
9.15	DISCRETIONARY SUBMITTAL	JV

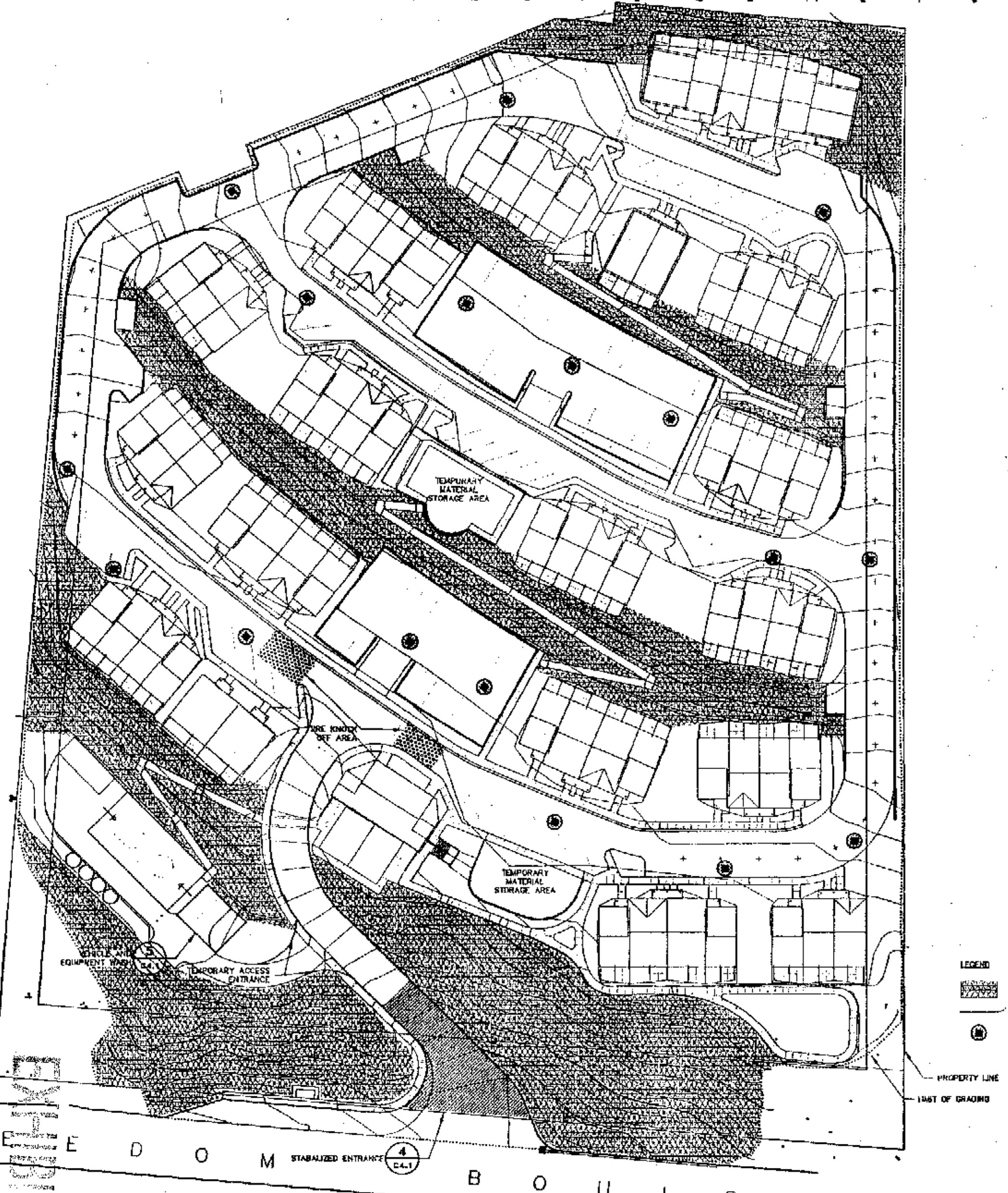
PROJECT:

SCALE: 1 : 30

SHEET TITLE: WASTEWATER PLAN

SHEET NUMBER: C 3.0

EXHIBIT A



LEGEND

- EROSION CONTROL BLANKET
- FIBER ROLL
- STORMDRAIN INLET PROTECTION

EROSION CONTROL SPECIFICATIONS

THE CONTRACTOR SHALL INSTALL, MAINTAIN AND INSPECT EROSION CONTROL AND TEMPORARY STORMWATER CONTROL MEASURES TO CONTROL SEDIMENT AND RUNOFF IN ACCORDANCE WITH THESE PLANS AND THE STORMWATER POLLUTION PREVENTION PLAN. (SWPPP)

1.0 GENERAL REQUIREMENTS

1.1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BETWEEN OCTOBER 15TH AND APRIL 15TH.
1.2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE PERCOLATED INTO THE GROUND, CARRIED TO DRAINAGE COURSES IN LINED CONDUITS, OR DISPERSED OVER DENSE VEGETATION IN AN APPROVED MANNER, WHICH WILL NOT CAUSE EROSION.
1.3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION, PREVENT SEDIMENT TRANSPORT OFF THE SITE AND TO CREATE A COMPATIBLE NATIVE PLANT REVEGETATION SCENARIO. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES WILL BE REQUIRED.
1.4. RUNOFF FROM THE CONSTRUCTION SITE MUST NOT BE ALLOWED TO FLOW OVER ANY FILL SLOPES.
1.5. RUNOFF SHALL BE DIRECTED TOWARDS THE NEAREST PROTECTED CATCH BASIN.
1.6. SILT BARRIERS SHALL BE CONSTRUCTED ALONG THE BOTTOM OF ALL GRADED SLOPES.
1.7. AT LOW POINTS IN THE SILT BARRIER, A TEMPORARY OUTLET MAY BE CONSTRUCTED. IT SHALL BE PLACED AT THE DIRECTION OF THE ENGINEER WITH A PROPER OUTLET DISSIPATER.
1.8. 48 HOUR NOTICE SHALL BE GIVEN TO ENVIRONMENTAL PLANNING AT 454-3188 PRIOR TO COMMENCING WORK, AND UPON COMPLETION OF GRADING AND EROSION CONTROL. FAILURE TO COMPLY WILL RESULT IN ISSUANCE OF A STOP WORK ORDER.
1.9. ALL EROSION CONTROL AND SOIL CONSERVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE EROSION CONTROL REQUIREMENTS ESTABLISHED BY SANTA CRUZ COUNTY.
1.10. DURING CONSTRUCTION, NEVER STORE CUT AND FILL MATERIAL WHERE IT MAY WASH INTO STREAMS OR DRAINAGE WAYS. KEEP ALL CULVERTS AND DRAINAGE FACILITIES FREE OF SILT AND DEBRIS. KEEP EMERGENCY EROSION CONTROL MATERIALS SUCH AS STRAW MULCH, EROSION CONTROL BLANKETS, AND SANDBAGS ON-SITE AND INSTALL THESE AT THE END OF EACH DAY DURING THE WINTER RAINY SEASON AS NECESSARY.
1.11. NO AREA SHALL BE LEFT DENUDED FOR A PERIOD LONGER THAN 14 DAYS EXCEPT FOR THAT PORTION OF THE SITE IN WHICH WORK WILL BE CONTINUOUS BEYOND 14 DAYS.
1.12. ALL EROSION CONTROL AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING.
1.13. ALL NEW STORM AND SANITARY SEWER TRENCHES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 5 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ONE TIME.
1.14. ELECTRICAL POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE BACKFILLED, COMPACTED, SEEDED AND MULCHED WITHIN 5 DAYS AFTER BACKFILL.
1.15. ALL TEMPORARY EARTH BERMS AND SOIL STOCKPILES ARE TO BE MULCHED AND SEEDED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED.
1.16. DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY INLET PROTECTION DEVICES, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
1.17. ANY DISTURBED AREA NOT COVERED BY THE ABOVE AND NOT PAVED, SODDED OR BUILT UPON BY OCTOBER 15, OR DISTURBED AFTER THAT DATE, IS TO BE SEEDED AND MULCHED WITH HAY OR STRAW MULCH AT THE RATE OF TWO TONS PER ACRE. ALL SLOPES OVER 20 % WILL BE COVERED BY AN EROSION CONTROL BLANKET.
1.18. AT THE COMPLETION OF THE CONSTRUCTION PROJECT, AND AUTHORIZATION BY THE PROJECT MANAGER, ALL TEMPORARY EROSION CONTROLS SHALL BE REMOVED AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT EROSION CONTROL MEASURES AND LANDSCAPING.
1.19. BOTH LONG-TERM AND INTERIM MATERIAL STORAGE AND STAGING AREAS SHALL BE ESTABLISHED TO STORE CONSTRUCTION AND HAZARDOUS MATERIALS. THE STORAGE AREAS SHALL BE PLACED IN LOCATIONS REMOTE FROM WATERWAYS AND DRAINAGE COURSES. THE STORAGE AREAS SHALL BE SETUP TO PROVIDE SECONDARY CONTAINMENT OF HAZARDOUS MATERIALS STORED ON THE PROPERTY AND CONTROL RUNOFF FROM THESE AREAS UTILIZING TEMPORARY BERMS AND/OR SILT CURTAINS. THE AREA(S) SHALL ALSO BE FENCED.
1.20. ALL PERMANENT ROADS, DRIVEWAYS, AND PARKING AREAS SHALL HAVE A MINIMUM OF 5 INCHES OF BASEROCK IN PLACE BY OCTOBER 15TH

North

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

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FALL CREEK ENGINEERING, INC.
Consulting Engineers

REVISIONS	
DATE	DESCRIP.

EROSION CONTROL

GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

MID-PENINSULA HOUSING COALITION

DRAWING ISSUED		
DATE	PURPOSE	BY
9-15	DISCRETIONARY SUBMITTAL	

PROJECT:

SCALE: 1" = 30'

SHEET TITLE: EROSION CONTROL PLAN

SHEET NUMBER: C 4.0

EROSION CONTROL SPECIFICATIONS CONTINUED

2.0 EROSION CONTROL MEASURES

2.1. PRE-CONSTRUCTION MEETING.
AN ON-SITE MEETING BETWEEN THE CONTRACTOR AND AN EROSION CONTROL SPECIALIST OR THE PROJECT ENGINEER SHALL OCCUR PRIOR TO COMMENCEMENT OF WORK TO REVIEW PROJECT AND PLANNED EROSION CONTROL MEASURES. THE EROSION CONTROL SPECIALIST, OR ENGINEER SHALL BE PRESENT AS NEEDED DURING EROSION CONTROL INSTALLATION, AND SHALL RESPOND TO CALLS FROM CONTRACTOR AS NECESSARY DURING ANY WINTER OPERATIONS.

2.2. SITE PREPARATION
EXPOSED SOIL AREAS SHALL BE GRADED AND SHAPED PRIOR TO EROSION CONTROL INSTALLATION. ALL TEMPORARY ACCESS ROADS SHALL BE RECONTOURED. ALL ROCKS, CLODS, VEGETATION OR OTHER DEBRIS SHALL BE REMOVED AND HILL SLOPES RAKED ON THE CONTOUR TO SMOOTH OUT SURFACE.

2.3. TEMPORARY SEEDING
A. THE FOLLOWING SEED MIX SHALL BE HAND BROADCAST AND INCORPORATED OVER ALL DISTURBED SLOPES: BROMUS CARINATUS 10#/ACRE

BROMUS CARINATUS (CALIFORNIA BROME)	7# PER ACRE
FESCUTA RUBRA (RED FESCUE)	10# PER ACRE
HORDEUM BRACHYANTHERUM (MEADOW BARLEY)	8# PER ACRE

ONCE SLOPES ARE SEEDED AND RAKED, COVER THEM WITH EROSION CONTROL BLANKET. IF AVAILABLE, USE NATIVE BUNCH GRASS STRAW (PREFERABLY BROMUS CARINATUS).
IF NOT AVAILABLE, USE COMMERCIALLY AVAILABLE TYPE (E.G. WHEAT, OAT, BARLEY, ETC.)
B. FERTILIZER REQUIRED FOR THIS SEED MIX IS AMMONIUM PHOSPHATE AT AN APPLICATION RATE OF 250# PER ACRE OVER ENTIRE AREA.
C. MYCORRHIZAL FUNGI SHALL BE ADDED AT 50 LB/ ACRE.
D. IF HYDROSEEDING, ADD MULCH AND TACKIFIER TO ABOVE.

2.4. EROSION CONTROL BLANKETS
A. ALL EXPOSED SOIL SURFACES WITH SLOPES OVER 20% SHALL BE COVERED WITH AN EROSION CONTROL BLANKET, NORTH AMERICAN GREEN S150BN, OR EQUIVALENT FROM ANOTHER MANUFACTURER. THE EROSION CONTROL BLANKET SHALL EXTEND FROM THE TOP TO BOTTOM OF THE SLOPE.
B. THE EROSION CONTROL BLANKET SHALL BE ANCHORED AT THE TOP OF SLOPE, WITH STAPLES, IN A 6 " X 6" TRENCH THAT IS BACKFILLED WITH SOIL AND TAMPED FIRMLY.
C. UNROLL BLANKET DOWNSLOPE IN THE DIRECTION OF WATER FLOW. THE EDGES OF ADJACENT PARALLEL ROLLS MUST BE OVERLAPPED 2-3 INCHES AND STAPLED EVERY 3 FEET. LAY BLANKETS LOOSELY TO MAINTAIN CONSISTENT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
D. BLANKETS SHALL BE STAPLED WITH MINIMUM 11 GAUGE STAPLES, 6-12 INCHES IN LENGTH IN ORDER TO HAVE SUFFICIENT GROUND PENETRATION TO RESIST PULLOUT. LONGER STAPLES MAY BE NEEDED FOR LOOSE SOILS. STAPLES SHALL BE PLACED ALONG THE CENTER AND STAGGERED WITH THE STAPLES PLACED ON THE EDGES. MINIMUM SPACING IS ONE STAPLE PER 3' ON CENTER.
E. EROSION CONTROL BLANKETS SHALL BE INSPECTED PERIODICALLY DURING THE RAINY SEASON AND EACH YEAR PRIOR TO OCTOBER 15 FOR EROSION, UNDERMINING, AND BREAKAGE (SEE MAINTENANCE GUIDELINES BELOW). ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.

2.5. MULCHING
A. ALL SLOPES LESS THAN 20 % SHALL BE COVERED WITH 4 TO 6 INCHES OF STRAW MULCH AFTER TEMPORARY EROSION CONTROL SEEDING.
B. OBTAIN CLEAN WHEAT, BARLEY, OAT, OR RICE STRAW IN ORDER TO PREVENT THE SPREAD OF NOXIOUS WEEDS. AVOID MOLDY, COMPACTED STRAW, BECAUSE IT TENDS TO CLUMP AND IS NOT EVENLY DISTRIBUTED.
C. THE STRAW SHALL BE EVENLY DISTRIBUTED BY HAND OR MACHINE TO THE DESIRED DEPTH AND SHOULD COVER THE EXPOSED AREA TO A UNIFORM DEPTH.
D. APPROXIMATELY ONE BALE (80 LB (35 KG)) OF STRAW COVERS 1000 SF ADEQUATELY
E. THE SOIL SHOULD BE BARELY VISIBLE THROUGH THE STRAW MULCH.
F. ON STEEP OR HIGH WIND SITES, STRAW MUST BE ANCHORED TO KEEP IT FROM BLOWING AWAY.
G. "TRACKING" WITH MACHINERY ON SANDY SOIL PROVIDES ROUGHENING WITH UNDUE COMPACTION.

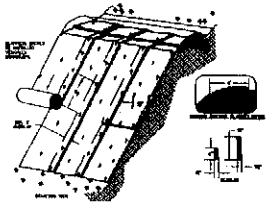
2.6. STRAW ROLLS
A STRAW ROLLS (WATTLES) SHALL BE INSTALLED AT THE TOP SLOPE AND MID-SLOPE AS SHOWN IN PLANS TO SLOW RUNOFF VELOCITY AND TRAP SEDIMENT.
B. HAND DIG A SHALLOW TRENCH ACROSS THE SLOPE ON CONTOUR TO PLACE ROLL IN. TRENCH SHALL BE DEEP ENOUGH TO ACCOMMODATE ONE-THIRD TO ONE-HALF THE THICKNESS OF THE ROLL.
C. INSTALL THE ROLLS PARALLEL TO THE SLOPE CONTOUR. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND STRAW WATTLE.
D. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE. INSTALL 18" STAKES EVERY FOUR FEET APART THROUGH THE WATTLE. LEAVE APPROXIMATELY 1 TO 2 INCHES OF STAKE EXPOSED ABOVE THE ROLL.
E. TURN END OF STRAW ROLL UP HILL TO PREVENT RUNOFF FROM GOING AROUND THE ROLL.
F. INSPECT THE STRAW ROLLS AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE ROLLS ARE IN CONTACT WITH THE SOIL. REPAIR ANY RILLS OR GULLIES PROMPTLY. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL SLOPE IS STABILIZED.
G. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

2.7. PROTECTED STORM DRAIN INLET
A. ALL STORM WATER CATCH BASIN BLANKETS SHALL BE PROTECTED FROM SEDIMENT DURING CONSTRUCTION ACTIVITIES, AS SHOWN IN THE PLANS.
B. DROP INLET SEDIMENT BARRIER SHALL BE INSPECTED AFTER EACH RAIN AND PROMPTLY REPAIRED AS NEEDED.
C. SEDIMENT SHALL BE REMOVED AFTER EACH SIGNIFICANT STORM (3/4 INCH IN 24 HOURS).
D. THE REMOVED SEDIMENT SHALL BE REDEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

2.8. OTHER PROVISIONS
A. CONTRACTORS, EROSION CONTROL SPECIALIST, AND/OR ENGINEER SHALL MONITOR ALL DISTURBED AREAS PRIOR TO AND IMMEDIATELY FOLLOWING ANY RAINS, AND SHALL ADJUST BLANKETS, MULCH, STRAW ROLLS AND OTHER MEASURES TO INSURE NO SEDIMENT LEAVES SITE.
B. IF CONSTRUCTION OCCURS BETWEEN OCTOBER 15TH AND APRIL 1ST, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. IN ADDITION, TEMPORARY BERMS WILL BE INSTALLED AT THE EDGE OF THE CONSTRUCTION ZONE TO PREVENT SEDIMENT FROM ENTERING ADJACENT SLOPES. STRAW BALES SHALL BE STOCKPILED ON SITE TO ALLOW CONTRACTOR TO APPLY STRAW MULCH TO ALL EXPOSED SLOPES IF RAINFALL IS PREDICTED WITHIN 24 HOURS.
C. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY SEEDED SLOPES AND REMAINING EXPOSED SURFACES SHALL BE PERMANENTLY REVEGETATED PER THE LANDSCAPING PLAN.
D. THE CONTRACTOR OR CONTRACTOR'S REPRESENTATIVE SHALL MONITOR EROSION CONTROL ON DISTURBED AREAS FOR A PERIOD OF 1 YEAR TO INSURE MEASURES ARE SUCCESSFUL. MONITORING WILL TAKE PLACE DURING THE FALL DRY SEASON AND AFTER EACH SIGNIFICANT RAINFALL EVENT. CONTRACTOR WILL IMMEDIATELY NOTIFY EROSION CONTROL SPECIALIST OR PROJECT ENGINEER OF ANY PROBLEMS.

3.0 TREE PROTECTION MEASURES

3.1 THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY WITH ANY QUESTIONS REGARDING EXISTING TREES OR SITE CONDITIONS NEAR OR ADJACENT TO EXISTING TREES.
3.2 ESTABLISHMENT OF A TREE PRESERVATION ZONE (TPZ). CHAIN LINK FENCING, WITH STAKES IN THE GROUND, NO LESS THAN 48" INCHES IN HEIGHT, SHALL BE INSTALLED AT THE DRIPLINE (THE PERIMETER OF THE FOLIAN CANOPY) OF THE TREE. THE INSTALLATION WILL BE DONE PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ONCE IN PLACE, FENCING WILL NOT BE REMOVED WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT.
3.3 NO STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, DEBRIS OR EXCESS SOIL WILL BE ALLOWED WITHIN THE TPZ. SOLVENTS OR LIQUIDS OF ANY TYPE SHOULD BE DISPOSED OF PROPERLY, NEVER WITHIN THIS PROTECTED AREA.
3.4 SOIL COMPACTION SHALL BE MINIMIZED WITHIN THE TPZ. SOIL SURFACE WITHIN THE TPZ SHALL BE MULCHED WITH A 6" LAYER OF MULCH. TREE CHIPS FROM SITE TREE REMOVAL ARE ACCEPTABLE.
3.5 NATURAL GRADE AROUND TPZ SHALL BE MAINTAINED. NO ADDITIONAL FILL OR EXCAVATION WILL BE PERMITTED WITHIN AREAS OF TREE ROOT DEVELOPMENT. IF TREES ROOTS ARE UNEARTHED DURING THE CONSTRUCTION PROCESS THE LANDSCAPE ARCHITECT WILL BE NOTIFIED IMMEDIATELY. EXPOSED ROOTS WILL BE COVERED WITH MOISTENED BURLAP UNTIL A DETERMINATION IS MADE BY THE LANDSCAPE ARCHITECT.
3.6 ANY AREAS OF PROPOSED TRENCHING WILL BE EVALUATED WITH THE LANDSCAPE ARCHITECT AND THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL TRENCHING ON THIS SITE WILL BE APPROVED BY THE LANDSCAPE ARCHITECT. TRENCHING WITHIN A TREE'S DRIPLINE WILL BE PERFORMED BY HAND. TREE ROOTS ENCOUNTERED WILL BE AVOIDED OR PROPERLY PRUNED UNDER GUIDANCE OF THE LANDSCAPE ARCHITECT.
3.7 UNAUTHORIZED PRUNING OF ANY TREE ON THIS SITE SHALL NOT BE ALLOWED. IF ANY TREE CANOPY ENCROACHES ON THE BUILDING SITE THE REQUIRED PRUNING WILL BE DONE ON THE AUTHORITY OF THE LANDSCAPE ARCHITECT AND TO ISA GUIDELINES AND ANSI A-300 PRUNING STANDARDS.



TYPICAL EROSION CONTROL INSTALLATION 1 C4.1
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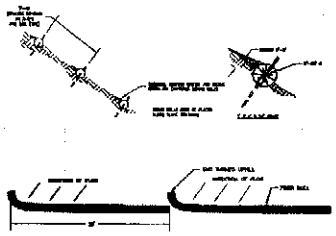

TYPICAL FIBER ROLL INSTALLATION 2 C4.1
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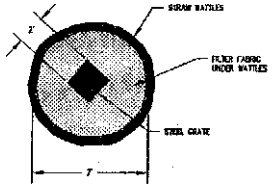

TYPICAL DRAINAGE GRATE COVER 3 C4.1
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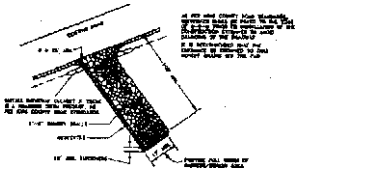

TYPICAL STABALIZED ENTRANCE 4 C4.1
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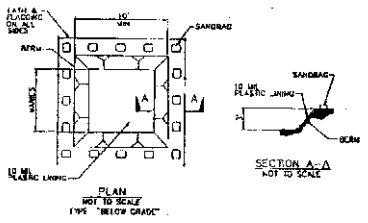
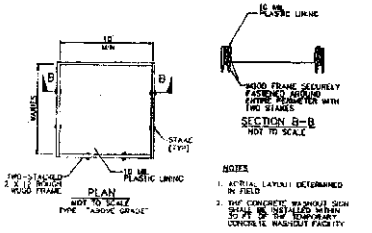
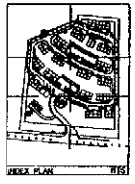




TYPICAL EQUIPMENT WASH OUT 5 C4.1
SCALE: NTS



INDEX PLAN NTS

North

SSA
LANDSCAPE ARCHITECTS INCORPORATED
303 Potrero St. Ste 40-C
Santa Cruz, CA 95060-2756
PH: (831) 459-0455
FX: (831) 459-0484
C.R.L.A. #2805

REVISIONS

DATE	DESCRIP.

EROSION CONTROL

GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

DRAWING ISSUED

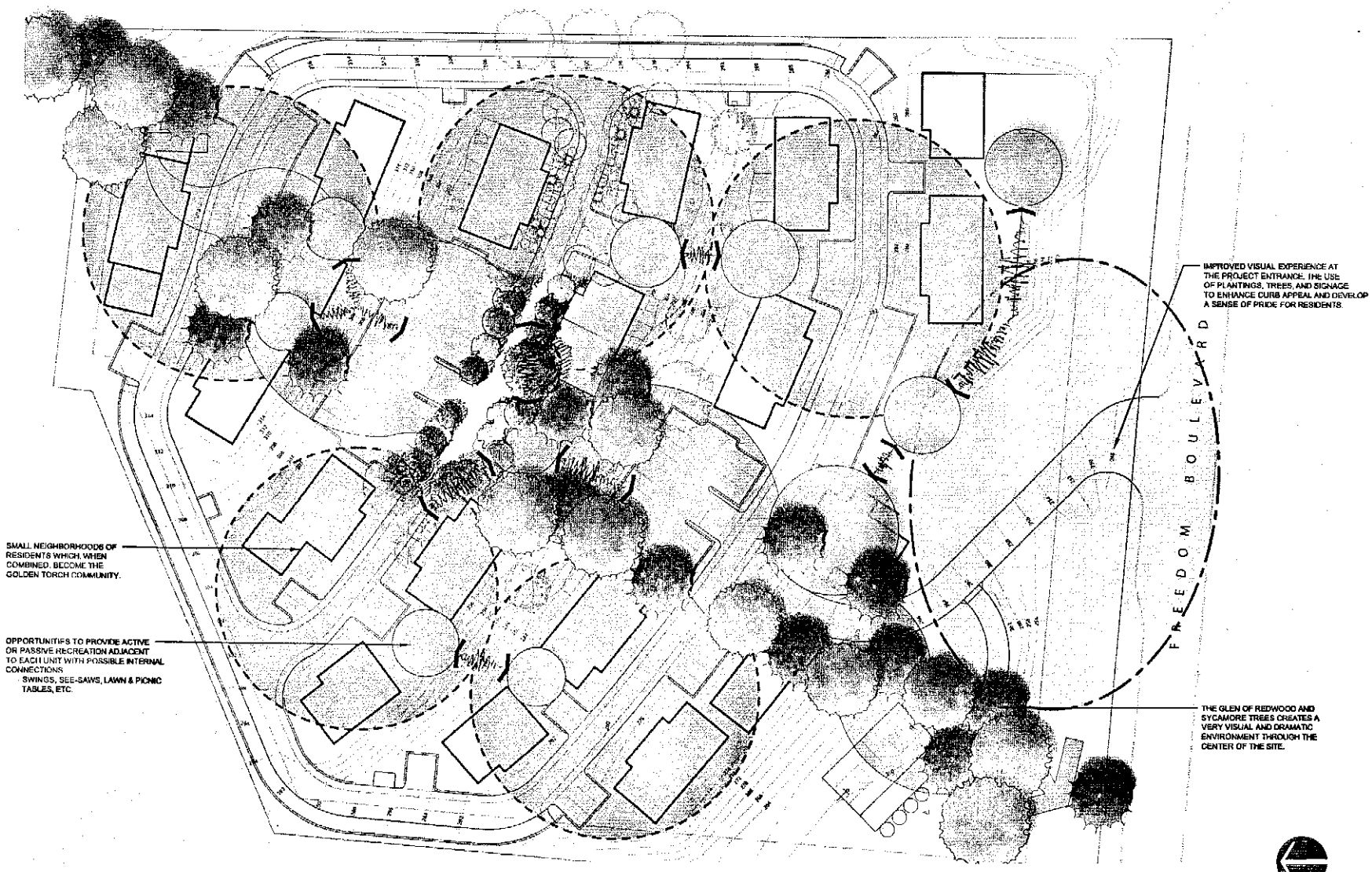
DATE	PURPOSE	BY
9-15	DISCRETIONARY SUBMITTAL	

PROJECT:

SCALE:
1" = 30'

SHEET TITLE:
EROSION CONTROL DETAILS AND SPECIFICATIONS

SHEET NUMBER:
C 4.1



Golden Torch

~~March 11, 2004~~
1/26/04

NOT TO SCALE

SHEET L-1 of 1

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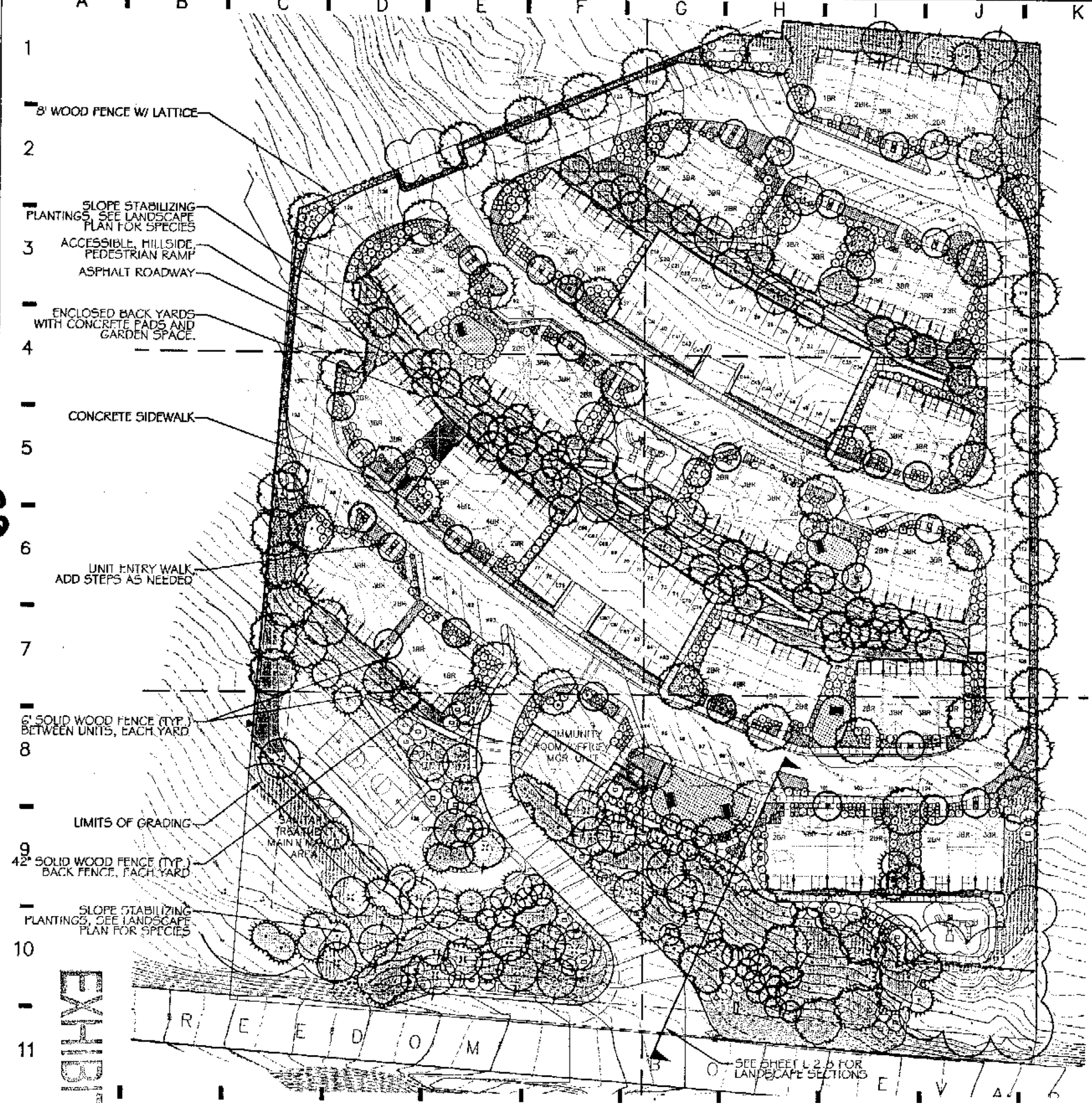
C.R.T.A. #2885

Golden Torch

CONCEPTUAL SITE PLAN

EXHIBIT A



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TREES			
T-1	Acer macrophyllum	Bigleaf Maple	24" box - (Unless otherwise noted on plan)
T-2	Betula jacquemontii	Birch	24" box (Unless otherwise noted on plan)
T-3	Lagerstroemia indica	Crape Myrtle	24" box - (Unless otherwise noted on plan)
T-4	Pinus canariensis	Canary Island Pine	24" box - (Unless otherwise noted on plan)
T-5	Pistacia chinensis	Pistache	24" box - (Unless otherwise noted on plan)
T-6	Platanus racemosa	California Sycamore	24" box - (Unless otherwise noted on plan)
T-7	Prunus yedoensis 'Akebono'	Flowering Cherry	24" box - (Unless otherwise noted on plan)
T-8	Quercus agrifolia	Coast Live Oak	24" box - (Unless otherwise noted on plan)
T-9	Sequoia sempervirens 'Aptos Blue'	Coast Redwood	24" box - (Unless otherwise noted on plan)
T-10	Ulmus parvifolia	Chinese Elm	24" box - (Unless otherwise noted on plan)
SHRUBS			
C	Choisya ternata	Mexican Orange	1 gal. @ 4' OC
▭	Ceanothus 'Joyce Coulter'	Wild Lilac	5 gal. @ 10' OC
+	Cotoneaster horizontalis	Cotoneaster	1 gal. @ 5' OC
·	Dietes bicolor	Fortnight Lily	1 gal. @ 3' OC
/	Dietes vegeta	Fortnight Lily	1 gal. @ 3' OC
E	Echium candicans	Pride of Madeira	5 gal. @ 6' OC
·	Garrya elliptica	Coast Silktassel	5 gal. @ 4' OC
L	Lavandula dentata	French Lavender	1 gal. @ 3' OC
R	Rosmarinus officinalis 'Collingwood Ingram'	Rosemary	1 gal. @ 3' OC
T	Teucrium chamaedrys	Germander	1 gal. @ 2' OC
O	Tibouchina urvilleana	Princess Flower	5 gal. @ 6' OC
GROUNDCOVERS			
G-1	Arctostaphylos edmundsii 'Carmel Sur'	Manzanita	1 gal. @ 10' OC
G-2	Lantana montevidensis	Lantana	1 gal. @ 3' OC
G-3	Trachelospermum jasminoides	Star Jasmine	1 gal. @ 3' OC
	Hydroseed	Mix T.B.D.	
	"Tifway 419" blend	Sod	Available from Pacific Sod 2006 Loquat Ave. Patterson, CA 95363 Phone: (800) 692 8680
	3" thick bark mulch		

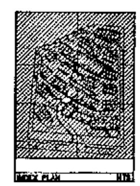
PLANTING INFORMATION

- All planting areas to be mulched with 3" thick bark mulch
- All landscaping includes, soil conditioning and underground, automatic irrigation system according to the Santa Cruz County Landscape Guidelines 13.11.075
- Total Project Area - 259,000 s.f.
- Total Landscaping - 48% (123,000 s.f.)
- Total Turf - 1% (3,000 s.f.)

PLANTING LEGEND (SLOPE)(To be determined at Building Permit stage)

SYM	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
SHRUBS AND GROUNDCOVERS			
Et	Elymus triticoides	Wild Rye	seed @ 1 lb. per 1000 s.f.
Ru	Rubus ursinus	California Blackberry	1 gal. @ 10' OC
Bp	Baccharis pilularis	Coyote Bush	1 gal. @ 6' OC
Li	Lonicera involucrata	Twinberry	1 gal. @ 3' OC
Rc	Rhamnus californica	Coffeeberry	1 gal. @ 8' OC
Ro	Rosa californica	California Wild Rose	1 gal. @ 4' OC
Sa	Symphoricarpos albus 'laevigatus'	Common Snowberry	1 gal. @ 5' OC
Rm	Ribes malvaceum	Chaparral Currant	1 gal. @ 6' OC

North



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www.ssla.com
CRLA #2805

LICENSED LANDSCAPE ARCHITECT
STEVEN ROBERT SUTHERLAND
No. 2805
Exp. 1-31-06
STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIP.

LANDSCAPE PLAN

GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

MID-PENINSULA HOUSING COALITION
658 Bair Island Road, Suite 300
Redwood City, CA 94063

DRAWING ISSUED		
DATE	PURPOSE	BY
9-15-04	DISCRETIONARY SUBMITTAL	MD

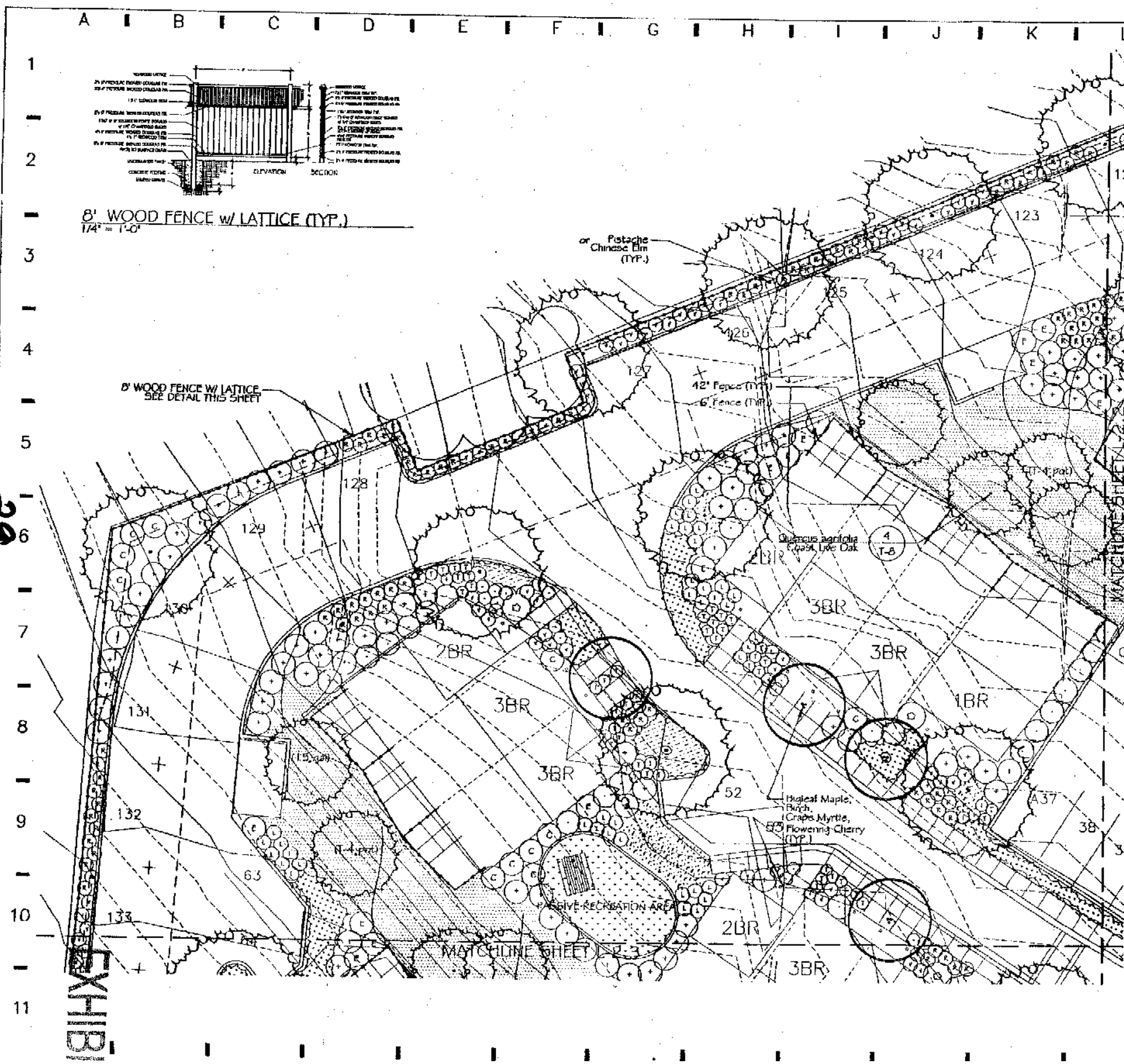
PROJECT: 20322

SCALE: 1" = 30'-0"

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: L-2.0

EXHIBIT A



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TREES			
T-1	Acer macrophyllum	Bigleaf Maple	24" box - (UON)
T-2	Betula Jacquemontii	Birch	24" box - (UON)
T-3	Lagerstroemia indica	Crape Myrtle	24" box - (UON)
T-4	Pinus canariensis	Canary Island Pine	24" box - (UON)
T-5	Pistacia chinensis	Pistache	24" box - (UON)
T-6	Platanus racemosa	California Sycamore	24" box - (UON)
T-7	Prunus yedoensis 'Akebono'	Flowering Cherry	24" box - (UON)
T-8	Quercus agrifolia	Coast Live Oak	24" box - (UON)
T-9	Sequoia sempervirens 'Aptos Blue'	Coast Redwood	24" box - (UON)
T-10	Ulmus parvifolia	Chinese Elm	24" box - (UON)
SHRUBS			
C	Choisya ternata	Mexican Orange	1 gal. @ 4' OC
▢	Ceanothus 'Joyce Coulter'	Wild Lilac	5 gal. @ 10' OC
+	Cotoneaster horizontalis	Cotoneaster	1 gal. @ 5' OC
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-	Garrya elliptica	Coast Silktassel	5 gal. @ 4' OC
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X	Rosmarinus officinalis 'Collingwood Ingram'	Rosemary	1 gal. @ 5' OC
T	Teucrium chamaedrys	Germander	1 gal. @ 2' OC
⬠	Tibouchina urvilleana	Princess Flower	5 gal. @ 6' OC
GROUNDCOVERS			
G-1	Arctostaphylos edmundsii 'Carmel Sur'	Manzanita	1 gal. @ 10' OC
G-2	Lantana montevidensis	Lantana	1 gal. @ 3' OC
G-3	Trachelospermum jasminoides	Star Jasmine	1 gal. @ 5' OC
(hatch)	Hydroseed	Mix T.B.D.	
(dots)	'Tahoe 4 1/2' blend'	Sod	Available from Pacific Sod 2006 Loquat Ave. Patterson, CA 95363 Phone: (800) 692-8230
(hatch)	3" thick bark mulch		

PLANTING INFORMATION

- All planting areas to be mulched with 3" thick bark mulch
- All landscaping includes, soil conditioning and underground, automatic irrigation system according to the Santa Cruz County Landscape Guidelines 13.11.075
- Total Project Area - 259,000 s.f.
- Total Landscaping - 48% (123,000 s.f.)
- Total Turf - 1% (3,000 s.f.)

PLANTING LEGEND (SLOPE)(To be determined at Building Permit stage)

SYM	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
SHRUBS AND GROUNDCOVERS			
Et	Elymus triticoides	Wild Rye	seed @ 1 lb. per 1000 s.f.
Ru	Rubus ursinus	California Blackberry	1 gal. @ 10' OC
Bp	Baccharis pilularis	Coyote Bush	1 gal. @ 6' OC
Ha	Heteromeles arbutifolia	Toyon	1 gal. @ 6' OC
Rc	Rhamnus californica	Coffeeberry	1 gal. @ 4' OC
Ro	Rosa californica	California Wild Rose	1 gal. @ 4' OC
Sa	Symphoricarpos albus 'laevigatus'	Common Snowberry	1 gal. @ 3' OC
Rm	Ribes malvaceum	Chaparral Current	1 gal. @ 6' OC

North

KEY PLAN

SSA LANDSCAPE ARCHITECTS INCORPORATED
303 Potrero St. Ste. 40-C
Santa Cruz, CA 95060-2756
PH: (831) 459-0455
FX: (831) 459-0484
www.ssala.com
C.L.A. #2805

LICENSED LANDSCAPE ARCHITECT — STEVEN ROBERT SUTHERLAND — No. 2805 — Exp. 1-31-06 — STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIP.

LANDSCAPE PLAN

GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

MID-PENINSULA HOUSING COALITION

DRAWING ISSUED		
DATE	PURPOSE	BY
9-15-04	DISCRETIONARY SUBMITTAL	MD

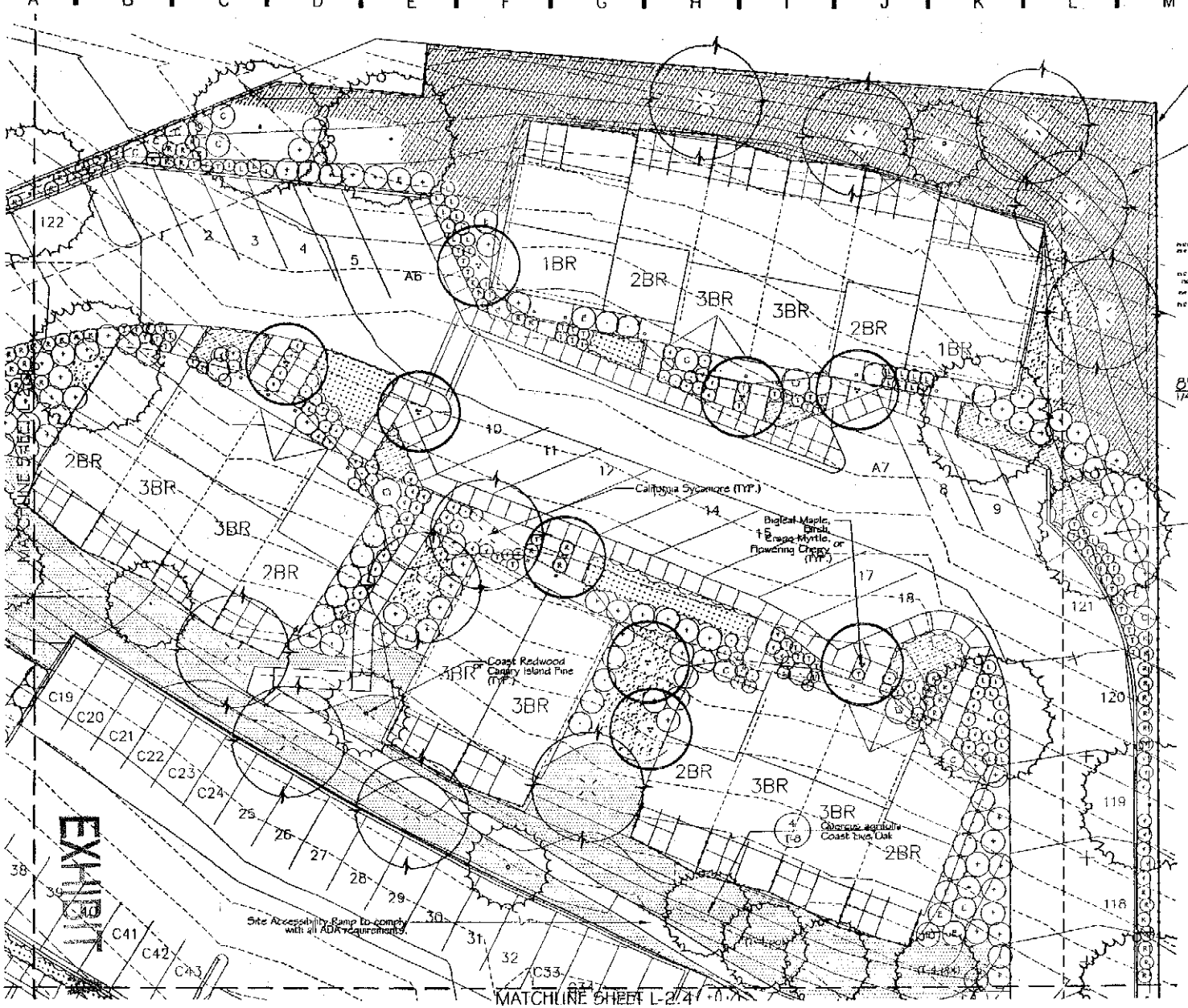
PROJECT: 20322

SCALE: 1" = 10'-0"

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: L-2.1

A



NOTE:
SEE SHEET L-2.0 FOR PLANTING LEGEND

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CWLA #2805

LICENSED LANDSCAPE ARCHITECT
STEVEN ROBERT SUTHERLAND
No. 2805
Exp. 1-31-06
STATE OF CALIFORNIA

REVISIONS

DATE	DESCRIP.

LANDSCAPE PLAN

GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

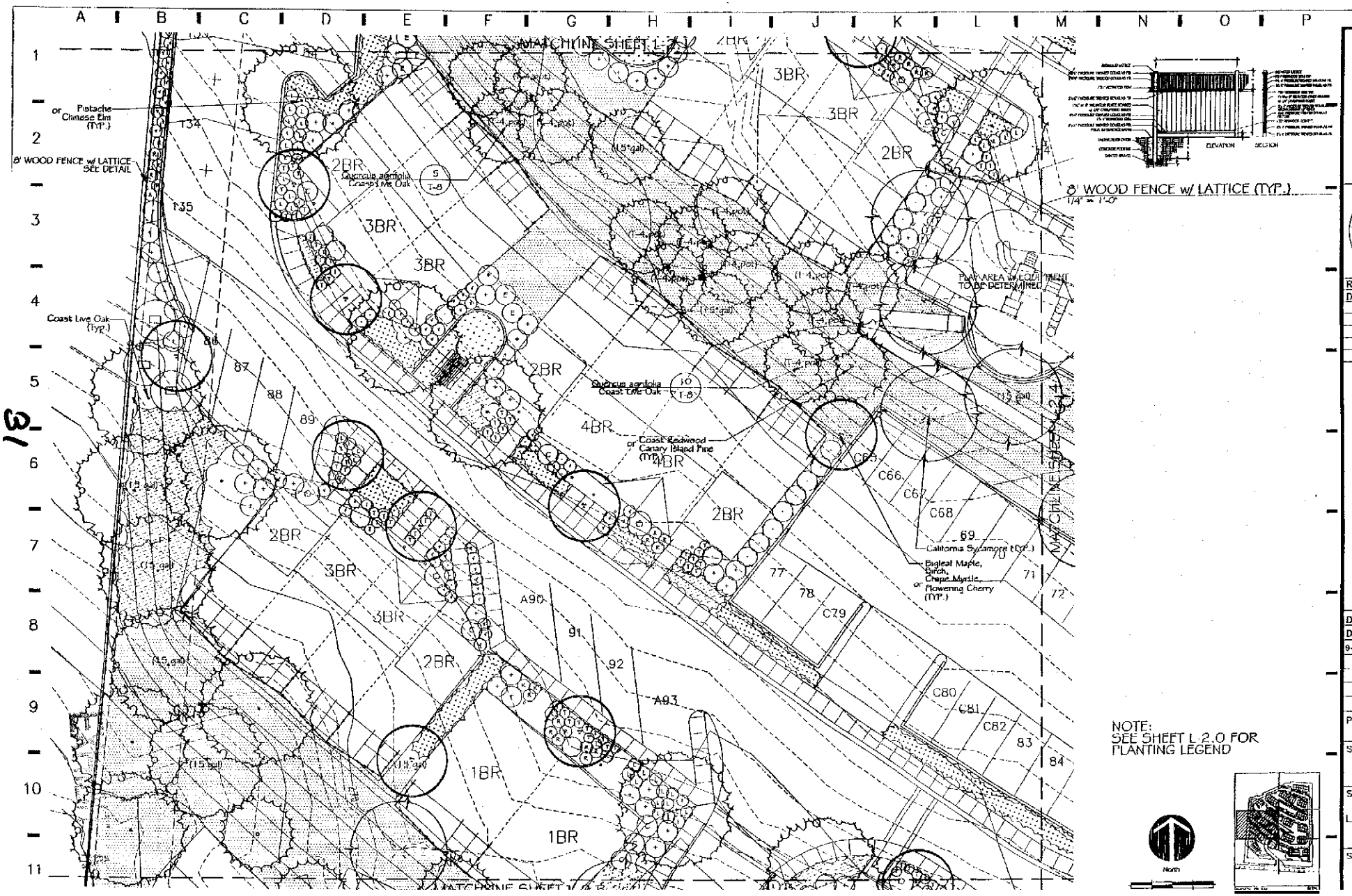
DRAWING ISSUED		
DATE	PURPOSE	BY
9-15-04	DISCRETIONARY SUBMITTAL	MD

PROJECT: 20322

SCALE: 1" = 10'-0"

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: L-2.2



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LICENSED LANDSCAPE ARCHITECT
STEVEN ROBERT SUTTON
No. 2605
Exp. 1-31-06
STATE OF CALIFORNIA

REVISIONS

DATE	DESCRIP.

LANDSCAPE PLAN

GOLDEN TORCH
6100 Freeman Boulevard
Aptos, CA 95003

MID-PENINSULA HOUSING COALITION
900 Bair Island Road, Suite 300
Redwood City, CA 94063

DRAWING ISSUED

DATE	PURPOSE	BY
9-15-04	DISCRETIONARY SUBMITTAL	MD

PROJECT: 20322

SCALE: 1" = 10'-0"

SHEET TITLE: LANDSCAPE PLAN

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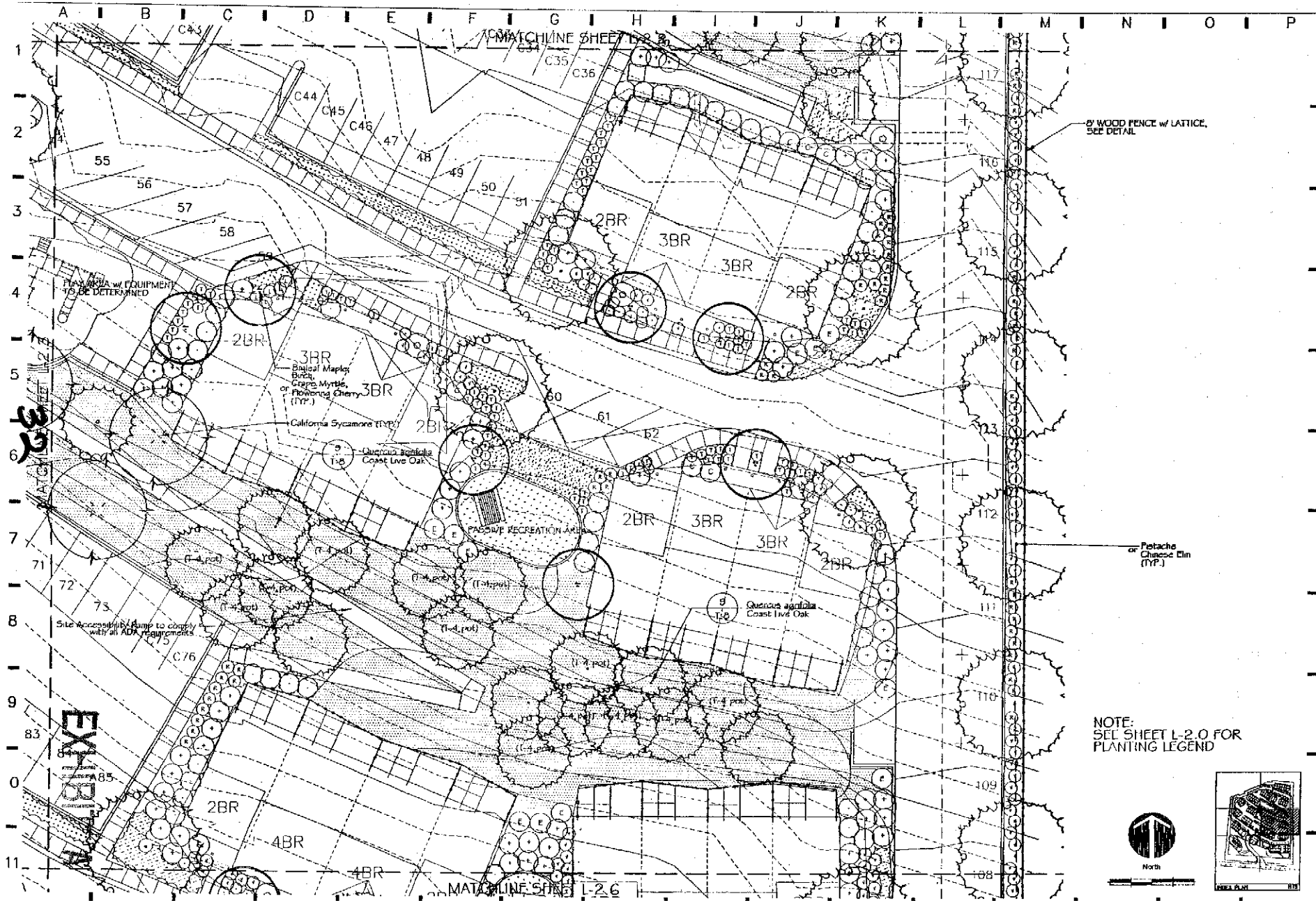

NOTE:
SEE SHEET L-2.0 FOR PLANTING LEGEND

North

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PH: (831) 459-0455
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CA LA #2805

LICENSED LANDSCAPE ARCHITECT
STEVEN ROBERT SUTHERLAND
No. 2805
Exp. 1-31-06
STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIP.

LANDSCAPE PLAN

GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

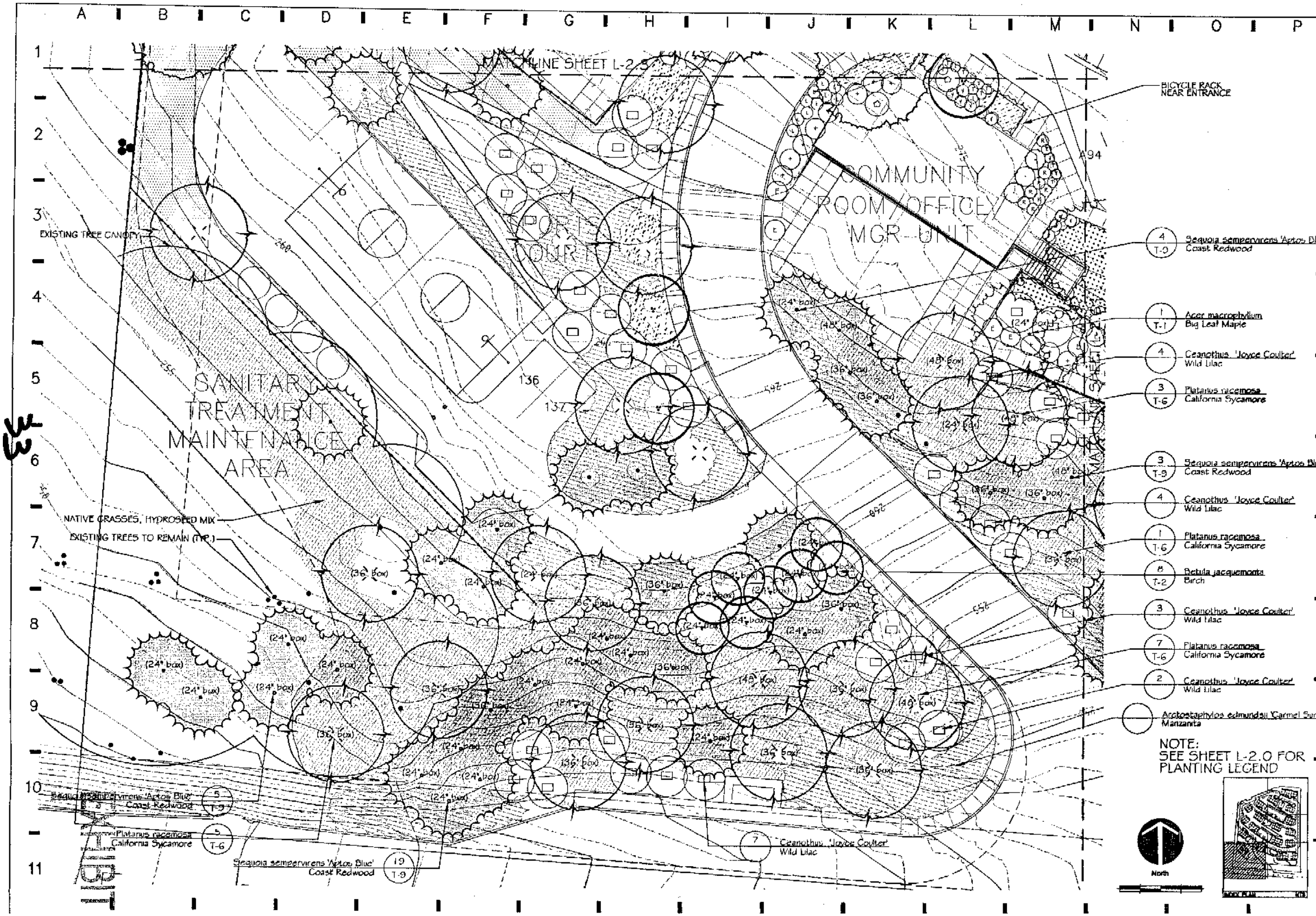
DRAWING ISSUED		
DATE	PURPOSE	BY
9-15-04	DISCRETIONARY SUBMITTAL	MD

PROJECT: 20322

SCALE: 1" = 10'-0"

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: L-2.4



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LICENSED LANDSCAPE ARCHITECT
ROBERT SUTHERLAND
No. 2805
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STATE OF CALIFORNIA

REVISIONS

DATE	DESCRIP.

LANDSCAPE PLAN

GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

DRAWING ISSUED

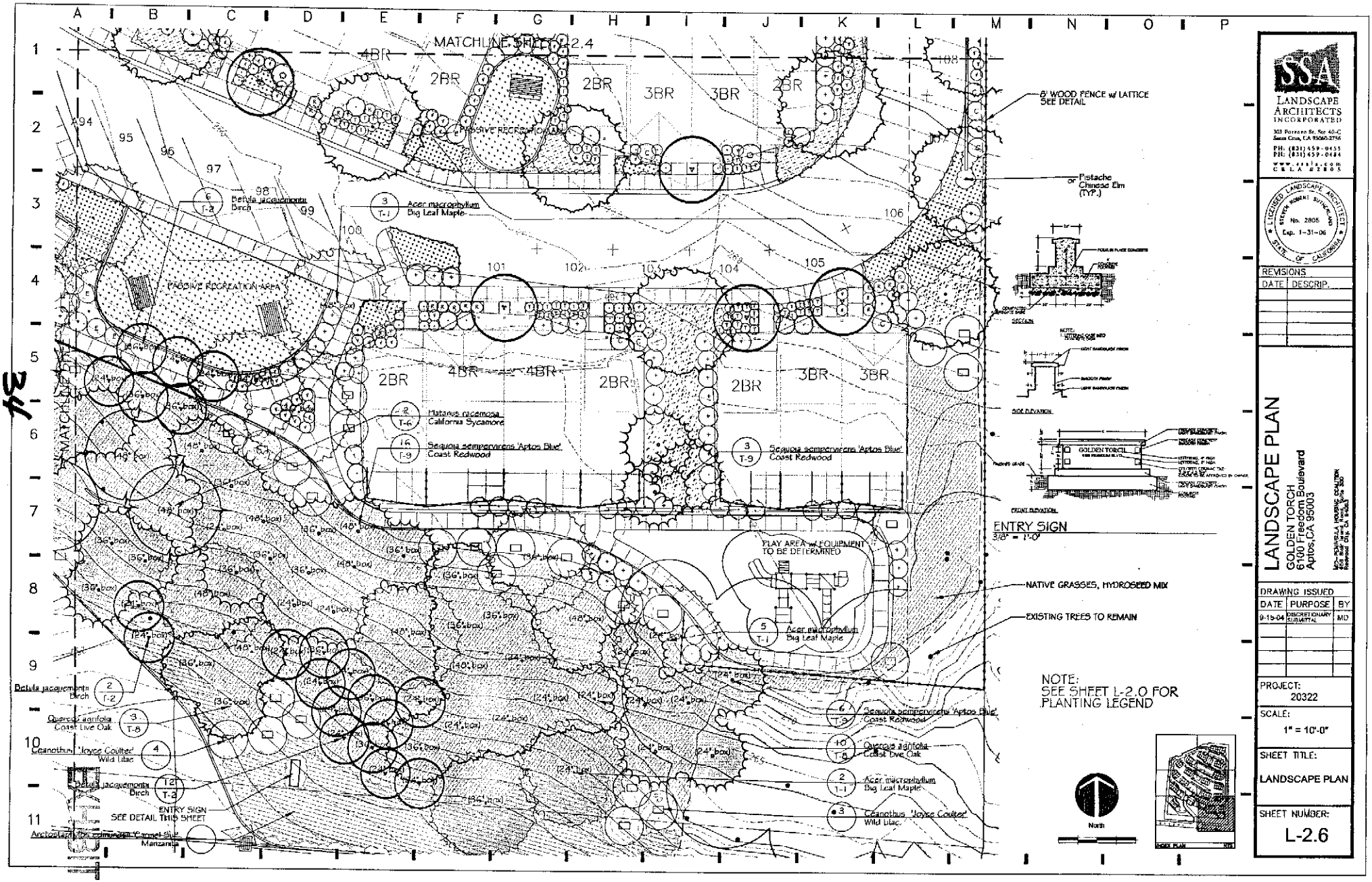
DATE	PURPOSE	BY
9-15-04	DISCRETIONARY SUBMITTAL	MD

PROJECT: 20322

SCALE: 1" = 10'-0"

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: L-2.5



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REVISIONS	
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LANDSCAPE PLAN

GOLDEN TORCH
6100 Freedom Boulevard
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9-15-04	DISCRETIONARY SUBMITTAL	MD

PROJECT: 20322

SCALE: 1" = 10'-0"

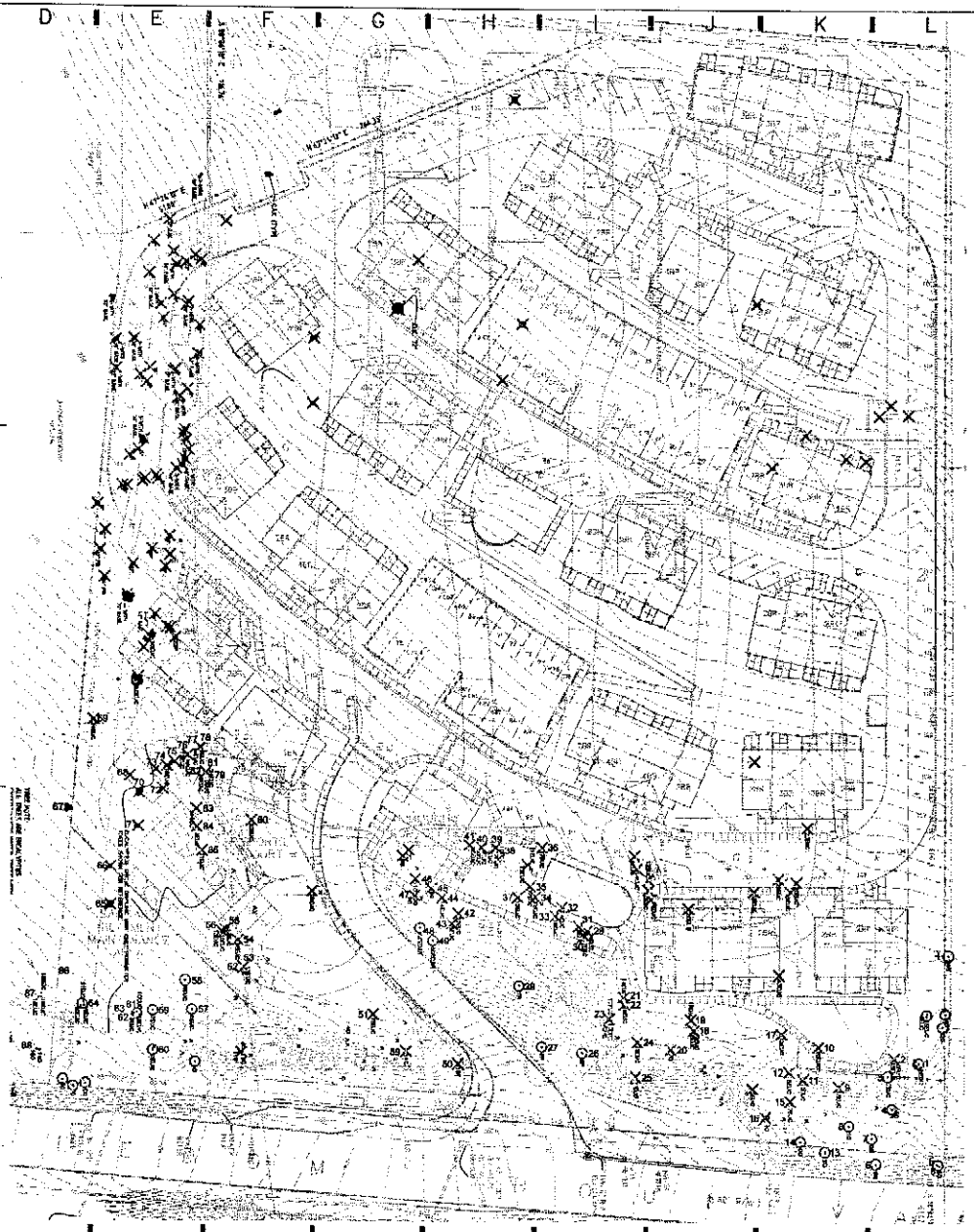
SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: L-2.6

EROSION

STUMPS WITH SAPLINGS

POOR TREE STRUCTURE



PLAN NARRATIVE

This plan was prepared in conjunction with the attached arborist report that was developed for this project. The numbered trees were each specifically addressed in the report, while the remainder of the trees were addressed in a general statement.

Additional conditions also exist which effected decisions to remove or preserve trees. These items included existing erosion problems, steep slopes, grading required by other project systems and of course project development.

LEGEND

SYMBOL	DESCRIPTION
O	Existing Trees to Remain
X	Existing Trees to Remove

EXISTING TREES ON SITE

BOTANICAL NAME	COMMON NAME	QUANTITY
Cedrus sp.	Cedar	6
Eucalyptus camaldulensis	Eucalyptus	141
Pinus sp.	Pine	7
Quercus agrifolia	Coast Live Oak	36
		190 Total

EXISTING TREES TO BE REMOVED

BOTANICAL NAME	COMMON NAME	QUANTITY
Cedrus sp.	Cedar	4
Eucalyptus camaldulensis	Eucalyptus	125
Pinus sp.	Pine	4
Quercus agrifolia	Coast Live Oak	22
		155 Total

EXISTING TREES REMAINING ON SITE

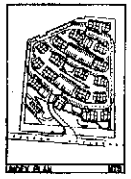
BOTANICAL NAME	COMMON NAME	QUANTITY
Cedrus sp.	Cedar	2
Eucalyptus camaldulensis	Eucalyptus	16
Pinus sp.	Pine	3
Quercus agrifolia	Coast Live Oak	16
		37 Total

PROPOSED TREES TO BE PLANTED (See Planting Plan for location)

BOTANICAL NAME	COMMON NAME	QUANTITY
Acer macrophyllum	Bigleaf Maple	TBD
Betula jacquemontii	Birch	TBD
Lagerstroemia indica	Crape Myrtle	TBD
Pinus canariensis	Canary Island Pine	TBD
Pistachia chinensis	Pistache	TBD
Platanus racemosa	California Sycamore	TBD
Prunus yedoensis 'Akebono'	Flowering Cherry	TBD
Quercus agrifolia	Coast Live Oak	TBD
Sequoia sempervirens 'Aptos Blue'	Coast Redwood	TBD
Ulmus parvifolia	Chinese Elm	TBD

Exact quantities of each species to be determined. The total number is given below.

290 Total (centrally shown on plans)



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C.R.L.A. #2805

LICENSED LANDSCAPE ARCHITECT — STEVEN ROBERT SUTHERLAND — No. 2805 — Exp. 1-31-06 — STATE OF CALIFORNIA

REVISIONS	
DATE	DESCRIP.

TREE ANALYSIS & MITIGATION PLAN

GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

DRAWING ISSUED		
DATE	PURPOSE	BY
9-15-04	DISCRETIONARY SUBMITTAL	MD

PROJECT: 20322

SCALE: 1" = 30'-0"

SHEET TITLE: TREE ANALYSIS & MITIGATION PLAN

SHEET NUMBER: L-2.7

35

EXHIBIT A

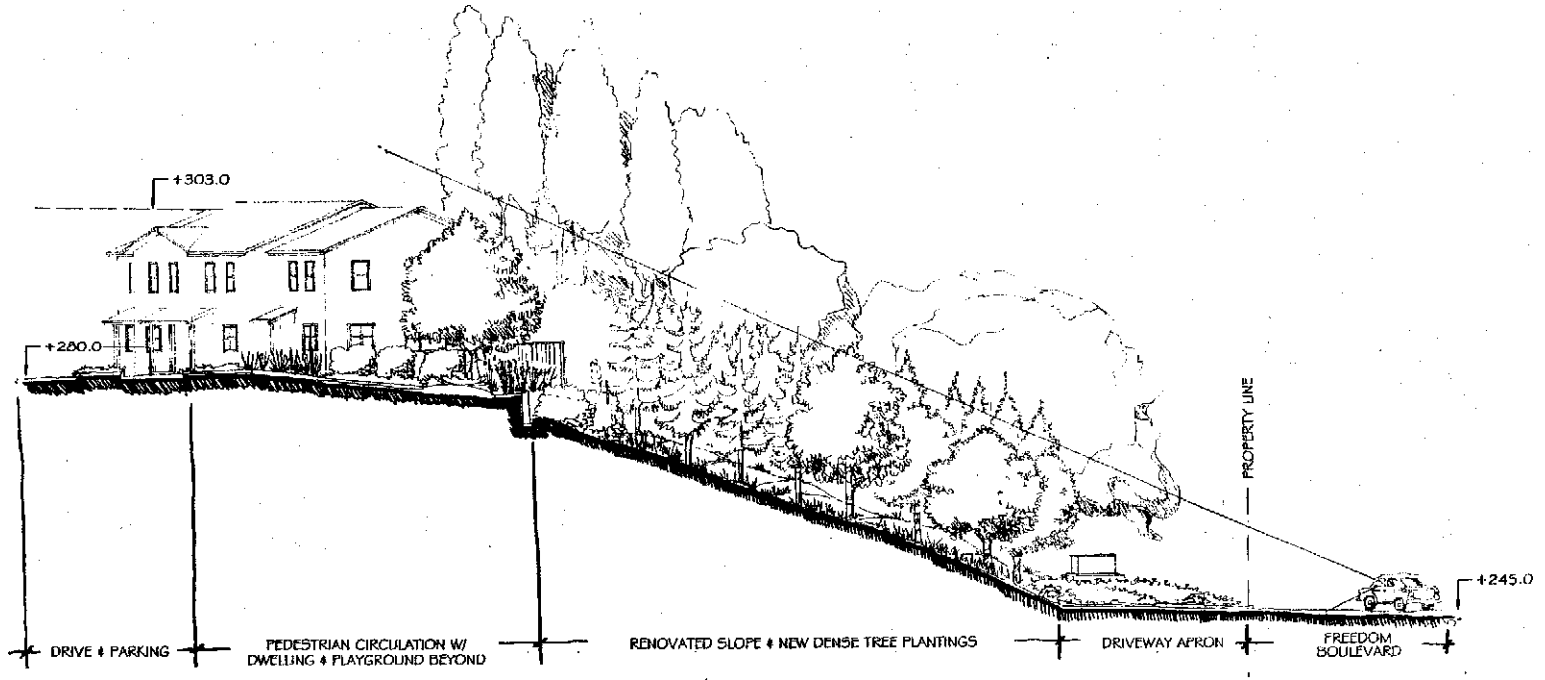

EXHIBIT A

SSA
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LICENSED LANDSCAPE ARCHITECT
No. 2805
Exp. 1-31-06
STATE OF CALIFORNIA

REVISIONS

DATE	DESCRIP.

SITE SECTION WITH LANDSCAPE
GOLDEN TORCH
6100 Freedom Boulevard
Aptos, CA 95003

DRAWING ISSUED

DATE	PURPOSE	BY
9-15-04	DISCRETIONARY SUBMITTAL	MD

PROJECT: 20322

SCALE: 1/8" = 1'-0"

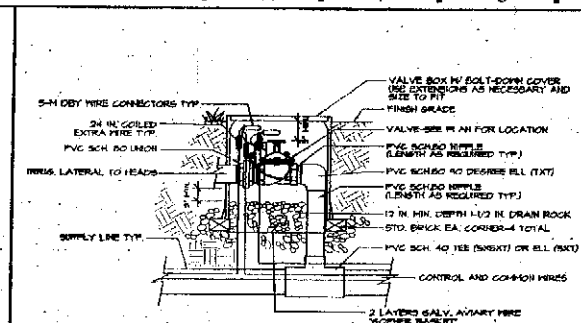
SHEET TITLE: SITE SECTION WITH LANDSCAPE

SHEET NUMBER: L-2.8

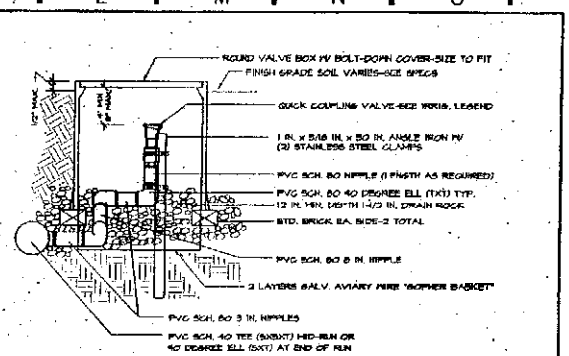
North

T.B.D.

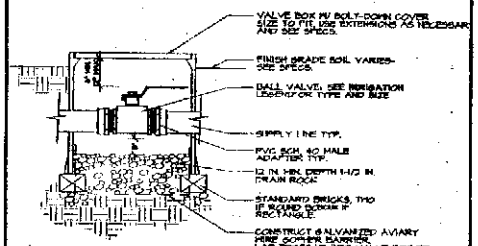
PEDESTAL CONTROLLER N.T.S. A



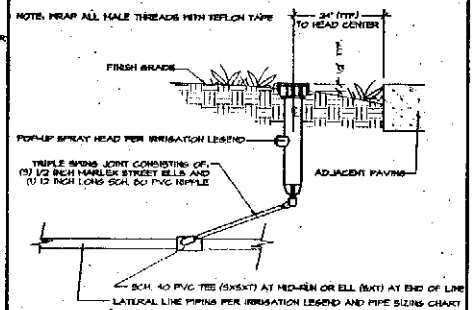
REMOTE CONTROL VALVE N.T.S. B



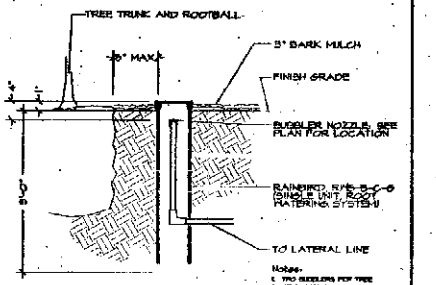
QUICK COUPLER N.T.S. C



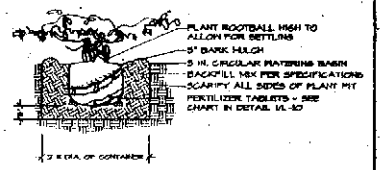
BALL VALVE N.T.S. D



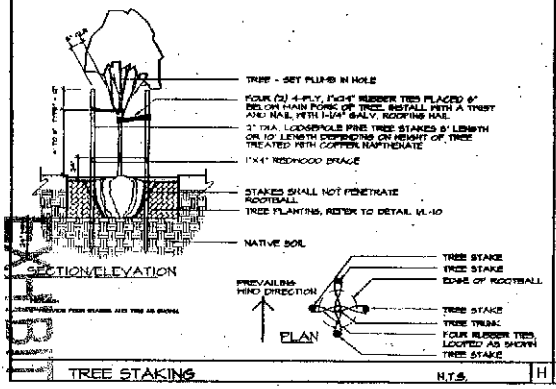
SPRAY HEAD N.T.S. E



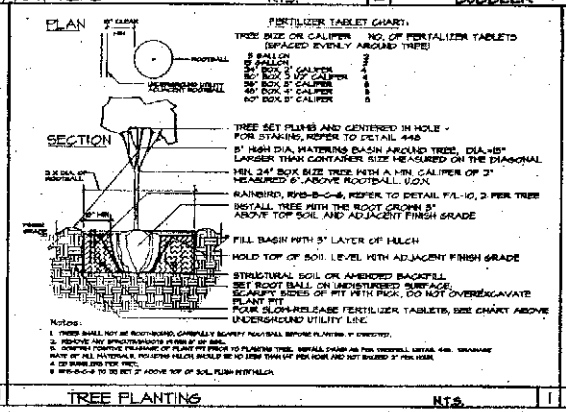
BUBBLER N.T.S. F



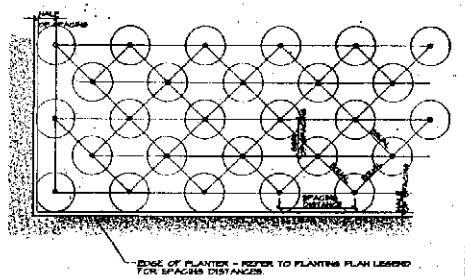
SHRUB PLANTING N.T.S. G



TREE STAKING N.T.S. H



TREE PLANTING N.T.S. I



GROUNDCOVER SPACING N.T.S. J

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C.R.L.A. MEMBERS

LICENSED LANDSCAPE ARCHITECT STEVEN ROBERT SCHMIDT No. 2605 Exp. 1-31-06 STATE OF CALIFORNIA

REVISIONS

DATE	DESCRIP.

PLANTING & IRRIGATION DETAILS
GOLDEN TORCH
6100 Freedom Boulevard
Aptos,CA 95003

DRAWING ISSUED

DATE	PURPOSE	BY
4-15-04	PRIOR PRELIMINARY SUBMITTAL	MD

PROJECT: 20322

SCALE: AS NOTED

SHEET TITLE: DETAILS

SHEET NUMBER: L-3.0

37

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses, which is not encumbered by physical constraints to development. The project is proposed in the original trailer park location permitted under Application 2209-U, approved in December 1964. Grading and drainage plans have been reviewed and approved in concept by the Planning and Public Works Departments (Exhibit A) and are consistent with the recommendations of the geotechnical reports. The project will result in a reduction of impervious surfaces onsite and will provide BMPs resulting in improved ground water quality from previous conditions.

The proposed septic system with vertical leach pits has obtained preliminary approval by the County Environmental Health Services agency. The project is conditioned to obtain a Sewage Disposal Permit from Environmental Health Services for a system repair/upgrade to meet current standards. These improvements to the septic system will accommodate the proposed development (Exhibit D, Attachment 9 & Exhibit L) and improve onsite conditions. The project is also required to obtain Waste Discharge Requirements (WDR) from the CA Regional Water Quality Control Board for authorization to discharge water from the proposed wastewater treatment facility.

The project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in *the* vicinity in that the project is located in an area designated for residential uses and approved for the trailer park conversion under County Code Section 13.10.685. Fencing, trees and landscaping will buffer the project from adjacent residential uses (Exhibit **A).** In addition, the lot line adjustment results in a 100-foot buffer from the residence to the north. Construction will comply with prevailing building technology, State manufactured housing criteria, the Uniform Building Code, Title 24 of the California Code of Regulations, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed permanent occupancy units will not deprive adjacent properties or the neighborhood of light, air, or open space in that the new structures meet all current site setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

The project site is located in the RA (Residential Agriculture) zone district. The proposed location of the trailer park conversion and the conditions under which it will be operated and maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary use of the property remains unchanged with

residential uses and the development meets all applicable site standards. The project is consistent with County Code Section 13.10.685, the Ordinance relating to the Conversion of Transient Occupancy Recreational Vehicle and Travel Trailer Parks to Permanent Residency (Exhibit I) in that the proposed project provides for the orderly conversion of the permitted, transient occupancy vehicle and travel trailer park to permanent occupancy for the purpose of maintaining and/or establishing safe permanent housing for lower income households.

The project is consistent with Title 16 of the County Code, Environmental and Resource Protection, in that the project was reviewed by the Environmental Coordinator on May 24,2004 and a Mitigated Negative Declaration prepared (Exhibit D). Mitigation measures include compulsory pre-construction meetings on the site, erosion and offsite sedimentation control measures, protection of ground and surface water quality, prevention of untreated runoff from paved areas, and construction limits to minimize noise impacts.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the continued residential use and proposed project design is consistent with the trailer park conversion ordinance as allowed in the Rural Residential (R-R) General Plan land use designation (Exhibit G) and consistent with the General Plan Policies related to Affordable Housing, Resources and Constraints, and Building Design. A Specific Plan has not been adopted for this portion of the County.

The proposed project is consistent with General Plan Housing policies contained in Chapter 4 of the General Plan, in that it provides 68 units of affordable rental housing for very low and low-income residents (Objective 4.6). The proposed project will replace existing deteriorating living quarters with safe and sanitary housing for the occupants (Objective 4.7). The development also provides equal access to housing opportunities, additional housing for those with special needs (Objective 4.8); and units suitable for large households (units with 3 or more bedrooms), policies encouraged in the housing element. The project is designed and conditioned to comply with implementing ordinances 13.10.685 and 17.10 and the developer is required to enter into an Affordable Housing Participation Agreement with the County (Condition II.I.).

The proposed buildings will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties and will meet all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the two story buildings will not adversely shade adjacent properties and will meet current setbacks for the zone district and the conversion ordinance including a 40 foot front setback and 20 side and rear yards that ensure access to light, air, and open space in the neighborhood.

The proposed residential buildings will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed buildings will comply with the site standards for the Residential Agriculture zone district (including setbacks, lot coverage, height, and number of stories).

The project was analyzed pursuant to visual resources policies of the County General Plan as required by County Code Section 13.10.685. The trees (primarily eucalyptus) which must be removed along the front of the property due to poor tree structure and unstable and erosive slopes will be replaced with large trees installed at 24, 36, and 48-inch box sizes to provide screening and soften the view of the new buildings. The project site will be landscaped with native species as per Exhibit **A,** and earth tone colors are proposed for the exteriors of the structures. The proposed development will be consistent with the residential character of the community.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed trailer park conversion to permanent occupancy housing is to be constructed on a previously developed lot, and result in a net reduction in number of units. The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that this project results in a reduction of the density approved under the previous permit of 30 units. The reduction in the total number of full time units on the site will result in a reduction in traffic trips and utility use. The project is expected to result in a reduction in traffic generated by up to 30 peak trips per day (1 peak trip per dwelling unit). Due to this decrease, the project will not adversely impact existing roads and intersections in the surrounding area. The Traffic Engineering Division of Public Works has reviewed and approved the proposed project (Exhibit I). The parking and internal circulation is consistent with or exceeds the standards in County Code Section 13.10.685(e) 4 & 5 (Exhibit G).

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

The proposed trailer park conversion will complement and harmonize with the existing land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in the vicinity. The proposed units are located in a mixed neighborhood containing a variety of architectural styles. **A** reduction in the number of units has been proposed beyond that which was approved under the original use permit. Installation of fencing consistent with County Code Section 13.10.685(e)6 and landscaping (Exhibit **A)** will be compatible with the physical design of the adjacent residential developments. Due to the slope along Freedom Boulevard, the setback of the front buildings, the large specimen trees to be planted along the slope, and the speed to which vehicles pass the site, the buildings will not be very visible along the Freedom Boulevard streetscape (Exhibit V).

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed residential buildings will be of an appropriate scale and type of design that will greatly improve the previous conditions and better compliment the aesthetic qualities of the surrounding properties, and that will not reduce or visually impact

available open space in the surrounding **area.**

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed RV park conversion is consistent with required site development standards set forth in Section 13.10.685(e) of the County Code (Exhibit G). Site design enhances the integrity of existing land use patterns in that the existing topography of the site shall basically remain unchanged. The manufactured, attached homes will be clustered to provide neighborhood and landscape focal points. **A** private road and accessible ramp will connect the terraces. Open space is provided for all residents as per County Code Section 13.10.685(e)3.A. **A** Community Center and Manager's residence will be located on the lower terrace toward the front of the project. Building design will incorporate good architectural design principles of balance, harmony and order and earth tone colors will be utilized. Recycling and trash containers are provided throughout the development and the project is conditioned to provide regularly scheduled, weekly pickup. Parking is provided at the average rate of 1.8 spaces per unit (2.0 per unit total including guest parking), which exceeds the restrictions in County Code Section 13.10.685(e)4. Required guest parking is provided at various locations throughout the park in the amount of 20 percent over that required for residents' parking. No two-way roads are proposed and all interior one-way roads are wider than 12 feet. Landscaping shall be consistent with Exhibit **A.** Mature trees will be protected with perimeter fencing around drip lines during construction activity, where possible. Exterior lighting shall include the number of exterior lights necessary for security purposes **and** the design of the outdoor lighting shall not direct light towards adjacent properties.

Lot Line Adjustment Findings

1. The lot line adjustment will not result in a greater number of parcels than originally existed.

This finding can be made, in that there were two parcels **prior** to the adjustment and there will be two parcels subsequent to the adjustment.

2. The lot line adjustment conforms with the county zoning ordinance (including, without limitation, County Code section 13.10.673), and the county building ordinance (including, without limitation, County Code section 12.01.070).

This finding can be made, in that no additional building sites will be created by the transfer as both parcels are currently developed, neither parcel has a General Plan designation of 'Agriculture' or 'Agricultural Resource', neither parcel is zoned 'TP' or has a designated Timber Resource as shown on the General Plan maps, technical studies are not necessary as both lots are already developed with a single family dwelling and the trailer park, and the proposal complies with the parcels' Rural Residential General Plan designation per 13.10.673(e) and the conversion ordinance per County Code Section 13.10.685.

3. No affected parcel may be reduced or **further** reduced below the minimum parcel size required by the zoning designation, absent the grant of a variance pursuant to County Code section 13.10.230.

This finding can be made, in that none of the parcels included in the proposal will be reduced below the minimum parcel size required by the zone district as **a** result of this lot line adjustment. The minimum lot size for purposes of the lot split is 1 acre in areas designated Rural Residential and both of the parcels will comply with this after the lot line adjustment.

Conditions of Approval

Exhibit A: Golden Torch Discretionary Submittal Project Plans, dated 9/15/04, 27 sheets:
-Cover Sheet w/Project Information, dated 9/15/04
-Topographic Site Survey, Baseline Land Surveyors, dated 8/22/04 (SU-01)
-Proposed Lot Line Adjustment, Paul Hanagan Land Surveying, updated 8/2/04 (SU-02)
-Schematic Site Plan & Traffic Calming Concept, John McKelvey Archt., 9/15/04 (SD-02)
-Exterior Elevations and Floor Plans, John McKelvey Architect, 9/15/04 (SD-03-05)
-Site Sections, John McKelvey Architect, 9/15/04 (SD-06)
-Grading Plans, Profiles & Cross Sections by Fall Creek Engineering, 9/15/04 (C 1.0-C 1.3)
-Drainage Plan by Fall Creek Engineering, 9/15/04 (C 2.0)
-Wastewater Plan by Fall Creek Engineering, 9/15/04 (C 3.0)
-Erosion Control Plan, Details & Specifications by Fall Creek Engineering, 9/15/04 (C4.0 & C4.1)
-Conceptual Site Plan by SSA Landscape Architects, 1/26/04(L-1)
-Landscape Plan by SSA Landscape Architects, 9/15/04 (L-2.0)
-Landscape Plan detailed sheets by SSA Landscape Architects, 9/15/04 (L-2.1 – L-2.6)
-Tree Analysis & Mitigation Plan by SSA Landscape Architects, 9/15/04 (L-2.7)
-Site Section with Landscape by SSA Landscape Architects, 9/15/04 (L-2.8)
-Planting & Irrigation Details by SSA Landscape Architects, 9/15/04 (L-3.0)

I. This permit authorizes the conversion of a recreational vehicle **park** to a permanent occupancy, affordable, residential development, to include 68 residential units (including a manager's unit), a community center, two playgrounds, a basketball/sport court, site parking and circulation, a 360 sf maintenance building, an 8-foot perimeter fence, and an onsite wastewater treatment facility.

Prior to exercising any rights granted by this permit including, without limitation, any site disturbance or construction, the applicant/owner shall comply with the following.

Prior to site closure, utility removal, building demolitions, or associated site disturbance:

A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).

C. Obtain a Demolition Permit and associated permits as needed from the Santa Cruz County Building Official and applicable utility agencies. As this site will require extensive work to close up existing utilities and facilities (e.g. capping water and gas lines, removing electrical lines, filling seepage pits, removing site debris, etc.) and preparing the site with security and erosion control measures, it is imperative that the applicant/owner and construction managers work closely with each of the responsible agencies to ensure that appropriate methods are followed. In order to accommodate health and safety concerns, the Planning Department may authorize this work in advance of grading and building permit issuance if a Site Closure Plan that outlines

the methods to be followed, based on a plan of the facilities, and an estimated schedule are provided.

D. Prior to site closures or demolitions and prior to the required onsite pre-construction meeting, the applicant shall install silt fencing and other erosion control measures as necessary along the lower slopes to prevent any runoff, sands, or soil debris from entering Freedom Boulevard. The fencing shall remain in place during all operations and shall not **be** removed until final erosion control and re-vegetation is in place. The fence shall be inspected frequently and kept in good repair. Temporary tree protection fencing shall be placed at the dripline around the large trees being retained onsite pursuant to the arborist's recommendations.

E. Submit to the Planning Department an exhibit plotting all existing utilities and easements located within the strip *off* of Freedom Boulevard to be adjusted to parcel 041-271-28 with a description of how parcel 041-271-69 will continue to be served (e.g. existing water line and easement) and accommodate this property accordingly.

F. File deed(s) of conveyance (which must result in parcel configurations that match the approved Exhibit "A" for this permit) with the County Recorder to exercise the lot line adjustment.

1. The deed(s) of conveyance must contain the following statement after the description of the portions of property to be transferred:

   "The purpose of the deed is to adjust the boundary between Assessor's Parcel Number 041-271-28 and 041-271-69 and Assessor's Parcel Number 041-271-69 and 041-271-28 as approved by the County of Santa Cruz under Application 04-0039. This conveyance may not create a separate parcel, and is null and void unless the boundary is adjusted as stated."

2. Return a conformed copy of the deed(s) to the Planning Department.

Prior to general ground disturbance, tree removal, **start** of grading, or start of construction:

G. Prior to tree removal, grading, or start of construction, **a** pre-construction meeting shall be convened at the site with the following parties in attendance: general contractor, owner representative, civil engineer, soils engineer, grading contractor and Environmental Planning staff. The permit conditions shall be reaffirmed by all parties, and the grading contractor shall identify the location(s) that will receive any excess fill from the project site. The grading and inspection schedule shall also be discussed.

H. Obtain a Building Permit from the Santa **Cruz** County Building Official.

I. Obtain a Grading Permit from the Santa Cruz County Building Official.

J. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the Freedom Boulevard right-of-way, including the connections to existing downstream drainage facilities.

K. Pay a Negative Declaration filing fee of $25.00 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program.

L. Submit the Park Improvements Implementation Plan and the Management, Operation, and Implementation Plans pursuant to County Code Section 13.10.685 for review and approval by the Planning Department.

M. Submit to the Planning Department a copy of the lease agreement for tenants including, but not limited to, the following:

1. A provision requiring compliance with the parking management plan;
2. **A** requirement that no inoperable vehicles be stored within the park;
3. A provision that subletting and the maximum combined rent for the home are restricted pursuant to Code Section 13.10.685; and,
4. **A** notice that storage of hazardous materials is not allowed.

II. Prior to issuance of a Grading Permit or Building Permit the applicant/owner shall:

A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial Compliance with the plans marked Exhibit "A"on file with the Planning Department. The final plans shall include the following additional information:

1. Changes to the exterior finish and roof covering materials and colors, from the approved colorimaterials board, must be identified for Planning Department approval. Any revised color boards must be in 8.5" x 11" format.

2. Grading, drainage, and erosion control plans, in compliance with the approved geotechnical reports (Haro, Kasunich and Associates 12111/01, Amso Consulting Engineers 7/14/04, and AMSO letter dated 9/15/04), and:
   a. The grading plans shall demonstrate compliance with recommendations in the Amso geotechnical report addressing site preparation, grading and compaction; building foundations; concrete slabs-on-grade; retaining walls; vehicle pavements; utility trench backfilling, surface drainage, and fill slope reinforcements.
   b. The drainage plans shall include details to demonstrate compliance with Public Works Drainage comments updated on 4/9/04.
   c. The erosion control plan shall specifically include a clearing and grading schedule: clearly marked disturbance envelope, temporary driveway surfacing and construction entry stabilization, location of all filter and barrier elements, and specifications for the revegetation of

bare areas.

3. Details showing compliance with Aptos-La Selva Fire Protection District requirements (comments dated 3/5/04).

4. All development shall comply with the development standards set forth in County Code Section 13.10.685(e), be consistent with Exhibit A, and provide sufficient plan details to demonstrate compliance with the following: a minimum six-foot separation between all permanent structures with dwelling units; pedestrian access to amenities throughout the site; landscaping consistent with Planning Department approved plans; garbage and recycling disposal with a minimal weekly collection; sewage disposal as approved by the County Environmental Health Service: and, connection to the Central Water District water system.

5. Submit detailed monument sign plans for review and approval by the Planning Department, consistent with County Code Section 13.10.580.

6. Show architectural design/plan elements that respond to the comments in the Planning Urban Designer's letter dated 3/22/04. This includes: show gutters and downspouts and permanent unit storage facilities, if proposed. - If feasible with the proposed pre-manufactured unit design and current building code requirements, consider adding additional window variety, trim board at the comers of the "Hardie" board siding, a band separating the shingles from the horizontal siding, and 2x trim to the tops and bottoms of each front porch column. Window size and locations must also be shown consistently between the elevations and floor plans.

7. Submit a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features for all buildings proposed to be within 2 feet of the maximum height of 28 feet from finished grade. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site, which clearly depict the total height of the structure.

8. Show a minimum of 14 bicycle parking spaces to serve this development. Consider ½ of these to be provided as enclosed storage lockers (based on 10% of the units).

9. Show trash enclosure details with a trellis or solid cover for each enclosure to prevent rain from moving trash into the street and storm drainage system.

B. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical

Engineer.

C. Submit a detailed Erosion Control Plan prepared by a registered civil engineer in conjunction with a Certified Professional in Erosion and Sediment Control to Environmental Planning for review and approval. Due to the highly erosive soils onsite and to protect Freedom Boulevard, no winter grading will be permitted for this project. The erosion control plan must include a grading schedule that illustrates how the project site will be stabilized prior to October 15th of any year. Mass grading shall be initiated no later than August 1st to allow sufficient time to complete grading during the dry season. The applicant/owner shall meet with Environmental Planning staff at the project site on October 1"'(or closest feasible business day) to confer about erosion control, and the parties shall meet as needed after that date to ensure adequate implementation and maintenance of erosion control measures. The need for, and frequency of, subsequent onsite erosion control meetings shall be determined at the October 1st meeting

D. Submit a final engineered Drainage Plan to Public **Works** Drainage Division and Environmental Planning. The drainage plan shall identify BMPs and features to be employed in order to prevent sheet flow over fill slopes. Water quality treatment for all runoff from parking and road areas should he provided. The plan should include a silt and grease trap at the bottom of the entry road, or similar structural or natural/ passive filtration device (as acceptable to Public Works), located prior to runoff leaving the site in order to protect ground and surface water from silt, grease, and other contaminants from paving surfaces. A signed, recorded maintenance agreement is required for structural water quality treatment devices.

E. Submit a geotechnical engineer plan review letter indicating that the development plans comply with all recommendations of the geotechnical reports, including that building envelope, foundation, drainage plan, grading, septic location, and fill slope reinforcement recommendations have been met and *are* reflected on the project plans. The letter should also state that the final drainage plan should not cause any erosion or stability problems on the site or downstream from the site.

F. Any modifications to the Parking Management Plan shall be submitted for review and approval by the Planning Department.

G. Submit a final landscape plan for the entire site specifying the species, their size, and imgation plans and meeting the following criteria:

1. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.

2. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well suited to the climate of the region and require minimal water once established (drought

tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalentto 15percent of the total landscaped area), need not be drought tolerant; provided they are grouped together and can be irrigated separately.

3. Soil Conditioning. In new planting areas, soil shall be amended in accordance with the Landscape Plan.

4. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The imgation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

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

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

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

H. Submit an exterior lighting plan to County Planning for review and approval. Site lighting shall be provided that meets or exceeds the minimum illumination standards of Title 25. Exterior lighting shall include the number of exterior lights necessary for security purposes and the design of the outdoor lighting shall not direct light towards adjacent properties, in order to protect surrounding properties from glare. Lighting fixtures, which direct lighting downward, shall be used along project perimeters. Lighting fixtures shall be maintained in good working order: and all worn out light bulbs replaced with regularly scheduled maintenance.

I. Enter into an Affordable Housing Participation Agreement with the County and record the document pursuant to Code Chapter 17.10 and Section 13.10.685(h).

J. Apply for and obtain a Sewage Disposal Permit for the development, for a system repair/upgrade to meet current standards, from the County Department of

Environmental Health Services (see also EHS Draft Conditions of Approval with the comment by Jim Safranek dated 4/7/04).

K. Apply for and obtain Waste Discharge Requirements (WDR) from the CA Regional Water Quality Control Board, Region 3, for authorization to discharge water from the proposed wastewater treatment facility, pursuant to the agency's letter dated 2/17/04. The application for Facility Permit/Waste Discharge should be submitted at least 6 months prior to a planned start up date.

L. Comply with the requirements and pay any applicable fees of the Central Water District pursuant to the agency letter dated 5/5/04, including any required connection fees and/or mainline upgrade participation costs.

M. Obtain coverage under the State Water Resources Control Board construction storm water general permit, and provide a Storm Water Pollution Prevention Plan (SWPP) and National Pollution Discharge Elimination System (NPDES) permit as needed.

N. Meet all requirements and pay any applicable plan check fee of the Aptos-La Selva Fire Protection District, per the memo by Jim Dias, dated 3/5/04. Prior to building permit submittal, demonstrate compatibility with the State Responsibility Area Urban Wildland Intermix Code fire clearance requirements.

O. Comply with the requirements of the Santa Cruz Metropolitan Transit District pursuant to their letter dated 2/4/04. The onsite westbound bus stop (on the north side of Freedom Boulevard) shall be improved to district standards with a bus pullout and replacement shelter. The improvements must be installed prior to Building Permit Final Inspection.

P. Comply with the requirements of PG&E pursuant to their letter dated 2/9/04.

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

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

B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

C. The project must comply with all recommendations of the approved soils reports. The project geotechnical engineer shall be on site to perform regular inspections during grading and construction. Prior to final inspection of the grading permit or any building permit, the applicant shall submit a final letter of approval from the project geotechnical engineer for review and approval by the County Geologist.

D. If the location of the export site is the Buena Vista or other municipal landfill,

contractor's receipts documenting the arrival of the roughly 2,500 cubic yards shall be submitted to Environmental Planning staff before the project receives release. If another site will receive the fill, additional environmental review may be necessary.

E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100 shall be observed.

F. All construction is limited to 8:00 A.M. to 5:00 P.M. weekdays, unless a temporary exception to this time restriction is approved in advance by the Planning Department to address an emergency situation (an informal response will be sufficient).

G. **A** sign that identifies the project disturbance coordinator information shall be erected visible to Freedom Boulevard. The coordinator shall respond to citizen inquiries and complaints regarding project construction activities within 24 hours of receiving the complaint and rectify any verified problems within two business days if not an emergency condition.

IV. Operational Conditions

A. Occupancy of the 67 rental units shall be restricted to Low and Very Low Income Households for the life of the park (the one manager's unit is not restricted). Maximum rents charged shall comply with County Code Section 13.10.685.

B. Status and completion reports must be submitted pursuant to Code Section 13.10.685(i) Monitoring and Compliance.

C. In order to prevent untreated runoff from paved areas from entering downstream flows: the applicant shall install and maintain a silt and grease trap or similar filtering device(s) or adequate non-structural or passive stormwater control system(s) (as acceptable to Public Works) for treatment prior to runoff leaving the site or entering the culverts under Freedom Boulevard. All traps or similar structural devices shall be inspected, cleaned and repaired prior to October 15th annually and an annual report of the inspection submitted to the Drainage Division of Public Works within **5** days of the inspection. The report shall specify any repairs made or that are needed to ensure that the device(s) are functioning adequately.

D. Any accessory structure on a permanent occupancy space shall comply with the development standards of County Code Section 13.10.685 and applicable building and planning codes, shall be specifically authorized by park management, and shall be constructed with the appropriate permits.

E. Garbage and recycling facilities should be provided onsite and must be collected on a weekly basis, or picked up more frequently if additional capacity is needed.

F. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY?its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, it officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest; transferee(s), and assign(s) of the applicant.

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

VI. Mitigation Monitoring Program

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

A. Mitigation Measure: Pre-Construction Meeting. (Condition LG.)

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

B. Mitigation Measure: Geotechnical Review Letter. (Condition II.E.)

Monitoring Program: Prior to issuance of a grading or building permit, the applicant shall submit a review letter from the geotechnical engineer indicating that the development plans comply with all recommendations of the geotechnical report (including that building envelope, foundation, drainage plan, grading, septic location, and fill slope reinforcement recommendations have been met) and the recommendations are reflected on the project plans, in order to avoid impacts from any potential geotechnical hazards on the property. Failure to comply will result in the suspension or delay of issuance of any grading or building permit.

C. Mitigation Measure: Erosion & Sedimentation Control (Conditions II.A.2. & II.C.)

Monitoring Program: Prior to issuance of a grading or building permit:

1. Mass grading shall be initiated no later than August 1st to allow sufficient time to complete grading during the dry season.

2. No grading is allowed between October 15 and April 15.

3. A detailed Erosion Control Plan prepared by a registered civil engineer in conjunction with a certified professional in erosion and sediment control shall be reviewed and approved by Environmental Planning. The plan shall include a grading schedule that illustrates how the project site will be stabilized prior to October 15th of any year. Failure to comply will result in the suspension or

delay of issuance of any grading or building permit,

4. **A** detailed drainage plan shall be reviewed and approved by the Department of Public Works Drainage Section and Environmental Planning. The drainage plan must identify features to be employed in order to prevent sheet flow over fill slopes, Failure to comply will result in the suspension or delay of issuance of any grading or building permit.

5. Environmental Planning staff shall meet with the applicant at the project site on October 1'' (or closest feasible business day) to confer about erosion control, and the parties shall meet as needed after that date to ensure adequate implementation and maintenance of erosion control measures. The need for, and frequency of, subsequent onsite erosion control meetings shall be determined at the October 1st meeting.

Correction Notices will be issued in the case of noncompliance.

D. Mitigation Measure: Silt and Grease Trap Installation (Conditions II.D. & IV.C.)

Monitoring Program: Prior to issuance of a grading or building permit, Public Works Drainage and Environmental Planning shall review the drainage plan to ensure it includes a ''silt and grease trap at the catch basin located at the bottom of the project site entry road'' or similar natural or structural filtration device (as acceptable to Public Works) prior to runoff leaving the site to protect ground and surface water from silt, grease, and other contaminants from paving surfaces. The device shall be maintained according to the following monitoring and maintenance procedures:

Prior to October 15'' each year, the required silt and grease trap or other filtration device installed to prevent untreated runoff from paved areas, shall be inspected and repaired as necessary to ensure adequate functioning. Within 5 days of the annual inspection, a monitoring report that specifies any repairs that have been done or that are needed to allow the trap/device to function adequately shall be submitted to the Public Works Drainage Division. Correction notices will be issued in the case of noncompliance.

E. Mitigation Measure: Acoustical Protection (Conditions III.F. & III.G.)

Monitoring Program: During all construction work, the owneriapplicant shall have the project contractor comply with measures to minimize noise impacts on surrounding properties to insignificant levels. All construction is limited to the time between 8:00 A.M. and 5:00 P.M. weekdays; unless a temporary excepton to this time restriction is approved in advance by the County Planning Department to address an emergency situation. A project coordinator sign shall be erected, visible to Freedom Boulevard, that identifies the project disturbance coordinator information. The coordinator shall respond to citizen inquiries and complaints

regarding project construction activities and rectify any verified problems within 24 hours of receiving the complaint. Correction notices will be issued in the event of noncompliance.

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

Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.

Cathy Graves	Melissa Allen
Principal Planner	Project Planner

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

County of Santa Cruz

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 950604000
(831)454-2580 FAX (831)454-2131 TOO. (831)454-2123
TOM BURNS, DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

Application Number: 04-0039 **Lawlor Land Use, for Mid Peninsula New Communities**

The applicant proposes to convert a recreational vehicle **park** with a use permit for 98 units to a permanent occupancy, affordable residential development to include 67 multi-family manufactured units (in 18 buildings), one manager's unit, **a** community building, three playgrounds, additional green space with picnic tables and barbeque pits, and a wastewater treatment facility to serve the development. To accomplish this, the applicant also proposes to transfer about 0.34 acres from parcel 041-271-28 to 041-271-69 and transfer 0.71 acres from parcel 041-271-69 to 041-271-28, resulting in a 5.89-acre parcel (041-271-28) and a 2.24-acre parcel (041-271-69). This proposal requires a Residential Development Permit, Design Review, Environmental Assessment. Lot Line Adjustment and Preliminary Grading Approval to grade approximately 7,020 cubic yards. Primary access to the site will be from Freedom Boulevard. The project location is on the north side of Freedom Boulevard about 800 feet east of McDonald Road in Aptos Hills. The exact address is 6100 Freedom Boulevard and 220 Apple Lane, Aptos, California.

APN: 041-271-28, & -69 **Melissa Allen, Staff Planner**

Zone District: Residential Agriculture (RA)

ACTION: Negative Declaration with Mitigations
REVIEW PERIOD ENDS: June 30,2004

This project will be considered at a public hearing by the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

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

Rewired Mitiaation Measures or Conditions:
_____ None
__XX__ Are Attached

Review Period Ends June 30, 2004

Date Approved By Environmental Coordinator July 1, 2004

KEN HART
Environmental Coordinator
(831)454-3127

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

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on _____. No EIR was prepared under **CEQA.**

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

Date completed notice filed with Clerk of the Board: _____

EXHIBIT D

NAME: LAWLOR LAND USE
APPLICATION: 04-0039
A.P.N.: 041-271-28 & 041-271-69

NEGATIVE DECLARATION MITIGATIONS

A. To ensure that mitigation measures B through E below are communicated to the various parties responsible for constructing the project, prior to any site disturbance, the applicant shall convene a pre-construction meeting at the project site. The following parties shall attend: general contractor, owner representative, civil engineer, soils engineer, grading contractor and Environmental Planning staff. The permit conditions shall be reaffirmed by all parties, and the grading contractor shall identify the location(s) that will receive excess fill from the project site. The grading and inspection schedule shall also be discussed.

B. In order to avoid impacts from potential geologic and geotechnical hazards on the property, the development shall comply with all recommendations of the geologic report (Geotechnical Investigation for Golden Torch Park, prepared by Haro, Kasunich and Associates, Inc., December 11, 2001). Prior to approval of building permits, the applicant shall submit review letters from both the geologist and geotechnical engineer indicating that all recommendations, including building envelope, foundation, drainage plan, grading, and septic location have been met and are reflected on the project plans.

C. In order to mitigate negative impacts of grading, including impacts from accelerated erosion and off site sedimentation:

1. Mass grading shall be initiated no later than August 1st to allow sufficient time to complete grading during the dry season;

2. No grading shall be allowed between October 15 and April 15;

3. A detailed Erosion Control Plan, prepared by a registered civil engineer in conjunction with a Certified Professional in Erosion and Sediment Control, shall be submitted to Environmental Planning for review and approval prior to issuance of the grading and building permits. The erosion control plan must include a grading schedule that illustrates how the project site will be stabilized prior to October 15th.

4. A detailed drainage plan shall be submitted to Environmental Planning and the Drainage Section of the Department of Public Works for review and approval prior to issuance of the grading and building permits. The drainage plan shall identify features to be employed in order to prevent sheet flow over fill slopes.

EXHIBIT D

5. The applicant shall arrange to meet with Environmental Planning staff at the project site on October 1st to confer about erosion control, and the parties shall meet as needed after that date to ensure adequate implementation and maintenance of erosion control measures. The need for, and frequency of. subsequent on-site erosion control meetings shall be determined at the October 1st meeting.

D. To protect ground and surface water from silt, grease, and other contaminants from paving surfaces, the drainage plan must be modified to include a silt and grease trap at the catch basin located at the bottom of the project site entry road. The trap shall be maintained according to the following monitoring and maintenance procedures:

1. The trap shall be inspected to determine whether it needs cleaning or repair prior to October 15 each year at a minimum;

2. **A** brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within five days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

E. To minimize noise impacts on surrounding properties to insignificant levels during construction, the owner/applicant shall have the project contractor comply with the following measures during all construction work:

1. Limit all construction to the time between 8:00 **A.M.** and 5:00 P.M. weekdays, unless a temporary exception to this time restriction is approved in advance by the County Planning to address an emergency situation;

2. Erect and maintain a sign that is clearly visible to Freedom Boulevard that identifies the name, telephone number, and purpose of the project disturbance coordinator. This person shall respond to citizen inquiries and complaints regarding project construction activities and rectify any verified problems within 24 hours of receiving the complaint.

COUNTY OF **SANTA** CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, DIRECTOR

NOTICE **OF** ENVIRONMENTAL REVIEW **PERIOD**

SANTA CRUZ COUNTY

APPLICANT: Lawlor Land Use, **for** Mid Peninsula New Communities

APPLICATION NO.: **04-0039**

APN: **041-271-28, & 041-271-69**

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 Claudia Slater, Environmental Coordinator at (831) 454-5175, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: June **30,2004**

Melissa Allen
Staff Planner

Phone: **454-5318**

Date: May **25, 2004**

EXHIBIT D

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: **May 24, 2004**
Staff Planner: **Melissa Allen**

ENVIRONMENTAL REVIEW
INITIAL STUDY

APPLICANT: Lawlor Land Use
OWNER: Mid Peninsula New Communities
Application No: 04-0039
APN: 041-271-28, &-69
USGS Quad: Watsonville West
Supervisorial District: **2**
Site Address: 6100 Freedom Boulevard and 220 Apple Lane, Aptos
Location: North side of Freedom Blvd at about 800 feet east from McDonald Road in Aptos Hills

EXISTING SITE CONDITIONS

Parcel Size: 5.5 (primary parcel) and 2.6 acres (APN 041-271-69 part of lot line adjustment)
Existing Land Use: Recreational Vehicle Park and single-family residence
Vegetation: Western boundary of the site contains a large, dense eucalyptus grove. The developed portions of the parcel also contain mature eucalyptus, fir, pine, and coast live oak trees, and miscellaneous shrubs.
Slope: 0-15% 5.0+/- , 16-30% 0.4+/- , 31-50% 0.1+/- , 51+% ___ acres
Nearby Watercourse: Closest watercourse is Valencia Creek
Distance To: Roughly 3,000 feet to the west
Rock/Soil Type: 106 – Baywood loamy sand, 15 to 30% slopes (majority of site)
184 – Zayante-Rock outcrop complex, 15 to 75% slopes (frontage sliver portion)

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: None mapped
Water Supply Watershed: None mapped
Groundwater Recharge: Yes
Timber or Mineral: None mapped (>6,000' W & 4,000' E)
Agricultural Resource: None mapped (roughly 1,800' NW)
Archaeology: None mapped
Biologically Sensitive Habitat: None mapped
Noise Constraint: None mapped
Fire Hazard: Northern portion in mitigateable fire hazard
Floodplain: None mapped

Solar Access: Adequate
Erosion: Mod. to high potential
Landslide: None mapped
Liquefaction: Potential low
Fault Zone: None mapped
Scenic Corridor: None mapped
Historic: None mapped
Electric Power Lines: None
Solar Orientation: Adequate
Hazardous Materials: None

SERVICES

Fire Protection: Aptos - La Selva Beach Fire Protection District
Drainage District: N/A
School District: Pajaro Valley Unified School District
Project Access: Freedom Boulevard
Water Supply. Central Water District
Sewage Disposal Private septic system

EXHIBIT D

PLANNING POLICIES

Zone District: Residential Agriculture (RA)
Special Designation: No
General Plan: Rural Residential (R-R)
Special Community: No
Coastal Zone: No
Within USL: No

PROJECT SUMMARY DESCRIPTION:

The applicant proposes to convert a recreational vehicle park with a use permit for 98 units to **a** permanent occupancy, affordable residential development to include 67 multi-family manufactured units (in 18 buildings), one manager's unit, a community building, three playgrounds, additional green space with picnic tables and barbeque pits, and a wastewater treatment facility to serve the development. In order to accomplish this, the applicant also proposes to transfer about 0.34 acres from parcel 041-271-28 to 041-271-69 and transfer 0.71 acres from parcel 041-271-69 to 041-271-28 to result in a 5.89-acre parcel (041-271-28) and a 2.24-acre parcel (041-271-69). This proposal requires a Residential Development Permit, Design Review, Environmental Assessment, Lot Line Adjustment, Preliminary Grading Approval to grade approximately 7,020 cubic yards; and a Parking Management Plan approval. Primary access to the site will be from Freedom Boulevard.

DETAILED PROJECT SETTING AND PROJECT DESCRIPTION:

The project is proposed for parcel numbers 041-271-28 and 041-271-69, approximately 5.5 and a 2.6-acres respectively, located on the north side of Freedom Boulevard, roughly 1.5 miles north of Highway 1, and approximately 800 feet east of McDonald Road, within a residential portion of the Aptos Hills planning area. The project site is zoned RA (Residential Agriculture) and has a General Plan designation of R-R (Rural Residential). Land uses surrounding the project site on all sides include single-family rural residential uses. The properties to the west, north and east are also zoned Residential Agriculture with the properties to the south across Freedom Boulevard being zoned Special Use. There are no active commercial agricultural uses on the adjacent parcels. The closest waterway, Valencia Creek, is located roughly 3,000 feet to the east of the site. See attached exhibits showing the property location (Attachment 1), site and surrounding zoning (Attachment 2), and site and nearby general plan designations (Attachment 3).

The primary 5.5-acre parcel is developed with older trailers served by internal roads running north-south across the site. References to the subject parcel in this report address the larger parcel, APN 041-271-28. The smaller, roughly 2.6 acre parcel to the north is only involved in the lot line adjustment part of the application and will not have a change of use or any development associated with this application. This Parcel, the Stark property (APN 041-271-69), is developed with a single-family home with several small accessory structures onsite. A relatively thin strip of the Stark property, an area directly west of the current trailer park boundary that varies between 45 and 80 feet wide, is being added to the primary development parcel (041-271-28) in trade for a triangular portion in the northwest corner of parcel 041-271-28. The Stark parcel obtains access directly from the east from Apple Lane and does not have access rights from this strip of land off of Freedom Boulevard. (See Assessor's Map, Attachment 4.)

The project consists of the conversion of the existing temporary occupancy trailer park to two-story permanent manufactured rental housing units targeted for very low-income families. Previously, the park housed up to 98 families that where allowed by Use Permit #2209-U approved in 1964 (see Attachment 5). The new residential park will include a total of 68 multi-family residential units including the

EXHIBIT D

manager's unit, a community center, three playgrounds, site parking and circulation, and an onsite enhanced wastewater treatment facility with numerous vertical seepage pits. (See Attachment 6.)

The subject parcel is rectangular in shape with Freedom Boulevard located along the southern property boundary. The subject property slopes consistently from the northeastcorner at an elevation of 330 feet to the southwest corner at an elevation of 242, resulting in an average gradient across the site of about 12 percent (see Attachment 7). Construction of the units will take place predominately on the 10-13 percent slopes, The first 40 to 60 feet adjacent to Freedom Boulevard rises at a moderately steep gradient of approximately 40 percent before flattening to an approximately 10 percent grade. The slope adjacent to Freedom Boulevard contains several retaining walls less than 3 feet in height. Some of these walls have rotated and require replacement. Some grading of portions of the slope adjacent to Freedom Boulevard is planned to provide additional slope stability and erosion control and will include landscaping and construction of retaining walls. Portions of the trailer park were terraced to create level pads for the current trailer spaces with some of the spaces cut and filled creating cut/fill transitions across the pads. The downslope fills are typically supported by 1 to 2 foot wooden retaining walls.

The proposed site grading pattern will follow the natural topography of the site. Based on the conceptual grading plan, earthwork quantities for site grading are estimated to be approximately 7,020 cubic yards of cut with 5,108 cubic yards of fill and 510 cubic yards to accommodate shrinkage. The excess 1,404 cubic yards of excavated material that will be exported from the site is expected to be taken to the local landfill. (These estimates should be considered preliminary pending preparation of the final grading and drainage plan.) The proposed grading follows the site's natural topography; though a large area of the site is being re-worked to create the three terraced development levels. No more than 2.2 acres of the site will be graded in any one day. There will be some localized overexcavation, fill and compaction to create stable pads for the foundations. A number of retaining walls (typically 1 to 4 feet in visible height) are proposed throughout the site, primarily bordering the perimeter road and interior parking areas.

The existing drainage patterns of the site are not proposed to be changed and the amount of impervious surface coverage will be reduced with the proposed development by about 1/3 of an acre based on the previous coverage of 98 trailers. Pre and post development storm runoff from the site will be conveyed to an existing pair of culverts under Freedom Boulevard to a drainage ditch on the opposite side of Freedom Boulevard. **A** silt and grease trap will be required to provide filtration prior to the discharge entering the public storm drain system in Freedom Boulevard.

Of the roughly 175 trees onsite, 39 will be retained and 136 will be removed. Eighty-five percent of the trees to be removed (115) are nonnative eucalyptus trees, primarily located in a dense grove along the western property boundary). The other trees to be removed include three fir trees, two pine trees, and **12** coast live oaks. The replacement trees (148) include large native species such as coast redwood, California sycamore, and coast live oak. The removal of two groups of trees along the bank facing Freedom Boulevard is necessary due to the instability of the trees from severe erosion problems and two other large groups of trees aiong Freedom Boulevard are proposed to be retained. Landscaping at the site will consist of planting large trees, ornamental and native shrubs and groundcover with slope-stabilizing native vegetation, consisting primarily of species such as wild rye, coyote bush, coffeeberry, etc. (See Attachment 6.)

EXHIBIT D

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

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	___

The Geotechnical Investigation report prepared for the project by Haro, Kasunich & Associates, Inc., dated December 11,2001 (Attachment 8) indicates there are no significant geotechnical concerns at the site, provided the recommendations presented in the report are followed in development of project plans and specifications. The report includes design criteria and recommendations addressing the geotechnical aspects of the site, The geotechnical report has been reviewed and accepted by the County Geologist.

The topography ***of*** *the development area of the subject parcel has relatively gentle slopes averaging about 10% to 13%. Thus, landslides or fault rupture would not be a likely threat to the proposed development and seismic shaking can be managed by constructing in conformance with the Uniform Building Code and following recommendations in the geotechnical report.*

All of Santa Cruz County is subject to some hazard from earthquakes. There are no mapped geologic hazards on the subject property, however, and the project site is located roughly one mile southwest of the County identified Zayante Fault Zone (which is associated with the San Andreas Fault). The Geotechnical Investigation discussed that a large magnitude earthquake on any of the active faults in the region could produce moderate to high peak accelerations with duration of strong shaking exceeding 30 seconds, however, the material underlying the site consists predominately of soil with bedrock at depth and should not be subjected to seismically induced liquefaction. These soils may be subject to seismically induced settlements, but should be relatively uniform across the property. On the basis that the recommendations in the report shall all be implemented as part of building the project, any potential environmental impacts of liquefaction will be further reduced.

The geotechnical engineer made recommendations to reduce potential risks to the development. These recommendations will become permit conditions (see also Section A.4 below). To address seismic

EXHIBIT D

	Significant Or Poientially Significanl impact	Less Than Significant Wllh Mitigation incorporation	Less Than Significant Impact	NO impact

design considerations, seismic criteria from the UBC will be used in the design of structural features for the proposed project, The recommendations contained in the Geotechnical Investigation and construction in conformance with the UBC will reduce the potential of impact from seismic ground shaking to less than significant levels.

Further, the manufactured homes themselves must conform to the Nafional Manufactured Home Construction and Safety Standards, a national uniform building code also referred to as the "HUD Code" which is comparable to the UBC. The structural flexibility necessary for survival of highway transport usually makes manufactured housing more resistant than site-built homes to earthquake damage. Manufactured home units are independently designed and physically tested to ensure compliance with strength and stability design criteria. Provided the foundation system is an approved-engineered system and is installed as required by the manufacturer and the geotechnical engineer, the homes should not perform differently than traditional site-built homes.

There are no properties with mapped landslides within 3,000 feet of the subject site as shown on fhe County landslide map (Cooper Clark, 1975). Existing artificial fills onsite will be removed as necessary and a more stable gradient will be applied to the hillside above Freedom Boulevard than presently exists. Finished slopes will be planted with drought-resistant vegetation. The proposed grading for the project will reduce potential risks associated with slope instability to acceptable levels provided the geotechnical recommendations are followed

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

See A.1 above. A structure can tolerate large settlements if the settlement is generally uniform, which should be the case on this site should settlement occur. To reduce the influence of differential movement under both static and seismic conditions, loads will be spread over as wide an area as possible. Additionally, compacted fill will be placed beneath footing elements.

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

The proposed building envelopes and road improvements are located on slopes less than 30%. However, the slope facing Freedom Boulevard exceeds 30%. Portions of this slope will be graded into a stable configuration with the toe of the slope daylighting info the existing slope above the roadway and the proposed buildings set back from the top of slope at least 5 feet in this area.

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

The soil at the site generally consists of fine to medium grained silty sand. The sand has low cohesion and is therefore susceptible to erosion. As stated in the grading section of the Geotechnical Investigation report, cut slopes should be graded no steeper than 3:1 to reduce the potential of erosion. The potential for erosion is greatest when exposed soils are subjected to rainfall and stormwater runoff. Thus, erosion potential will be minimized by confining site clearing, grading and excavation activity to the

EXHIBIT D

	Significant Or Potentially Significant Impact	Less man Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact

dry season. The project will be conditioned such that no winter grading is permitted after October 15th of any year. Prior to the onset of the rainy season, the site shall achieve a stable configuration and any exposed soils shall be protected by permanent vegetation.

Prior to approval of a grading permit, the project must have an approved Erosion Control Plan prepared by a registered civil engineer and Certified Professional in Erosion and Sediment Control, which specifies detailed erosion and sedimentation control measures. In addition, the developer will be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP)/ National Pollution Discharge Elimination System (NPDES) permit for review and approval by the Regional Water Qualify Control Board (RWQCB) and the County Public Works and Environmental Planning departments. The plan must include BMPs for erosion control. (See also B.4 and B.9 below).

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

Highly expansive materials have not been identified on the site

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

The existing septic system will be upgraded from ***the*** *poor previous conditions onsite consistent with Environmental Health Service standards (Attachment 9). See also, 5.5, below. The new onsite treatment system will include a sanitary sewer collection system, a wastewater treafment plant, and an onsite disposal system. The proposed sanitary sewer system will collect and convey wastewater to the wastewater treatment plant via small diameter PVC piping underground which will operate under gravity flow for the entire site. Because the site is located in a groundwater recharge area and the subsurface soils are very sandy, Environmental Health is requiring that the wastewater be treated to remove at least 50% of the total nitrogen in the Wastewater. To meet this treatment standard, the proposed wastewater treatment system is designed to achieve advanced secondary treatment levels and reduce the organic matter (carbon) and nitrogen levels to a low level.* ***A*** *two-stage trickling filter plant will be used to reduce the carbonaceous biochemical oxygen demand (BOD), the total suspended solids, and percent total nitrogen to below 10mg/L, 10 mg/L and 50%, respectively. The system includes a 30,000 gallon primary clarifier and recirculation tank, two trickling filters with additional clarifiers following each, and a 5,000 gallon pump tank to house two duplex pump stations that will be used to convey treated effluent to the onsite disposal system(s), which will consist of seepage pits and likely a subsurface dispersal irrigation system (Geoflow) that will allow for the reuse of treated water for onsite landscaping.*

The County Environmental Health department has approved the proposed system in concept and the owner must obtain a Sewage Disposal Permit from the County prior to final building permit approval. The project will be conditioned to obtain a Waste Discharge Requirements permit from RWQCB prior to any discharge from the wastewater facility. The owner will also be required to conduct routine monitoring and reporting of the treatment plant performance in accordance with a Monitoring and Reporting Program adopted by RWQCB and to submit the monitoring reports to RWQCB and County Environmental Health.

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
7. Result in Coastal cliff erosion?	___	___	___	X .

The project site is not adjacent to the coastline.

B. Hydrology, Water **Supply** and Water Quality
Does the project have the potential to:

1. Place development within a 100-year flood hazard area?	___	___	___	X .

According to the Federal Emergency Management Agency National Flood Insurance Rate Map, dated April 15, 1986, the project site is not located within 4,000 feet of a 100-year flood hazard area.

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

There is no floodway located within 4,000 feet from the project site.

3. 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 subject site is located within a large groundwater recharge area within the Aptos water basin and watershed area, however, due to the previously disturbed nature of the site there is little contribution to recharge. The project will obtain water supply from the Central Water District (Attachment 10) and thus will not rely on private well water, which could draw down the groundwater table. Based on a decrease of 30 units from the 98 units previously approved for the recreational vehicle park, there should be a decrease in domestic water demand for this development and thus, this project will not significantly affect groundwater levels at the District's wells. The project will result in a reduction of pervious surfaces onsite based on the calculations provided on the drainage plan, Sheet C-1 (Attachment 6). Even though the individual replacement units will be larger than the RV park units in impervious surface coverage, the impact of the increase is negated by the reduction in number of overall units, resulting in an overall reduction in impervious surface coverage for the project. The proposed project will require a replacement domestic wafer service from a one inch service to a three inch service to serve the development, but this will not result in a significant draw off of groundwater supplies as the wastewater onsite will achieve secondary and tertiary treatment levels and be released into the ground via the proposed seepage pit disposal and subsurface dispersal (e.g. Geoflow, that will allow for the reuse of treated effluent for landscape irrigation) systems to recharge groundwater (see Attachment 9). See also L.4 below. The final project development plans will also be required to use BMPs onsite in compliance with the County Public Works Drainage division (see Attachment 11) and RWQCB regulations.

4. Degrade a public or private water supply? (Including the contribution of urban				

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation incorporation	Less Than Significant Impact	NO impact
contaminants, nutrient enrichments, or *other agricultural chemicals* or *seawater intrusion).*	—	X	—	—

Onsite drainage will be handled as shown in the Preliminary Grading and Drainage Plan, Sheet C1 (Attachment 6). The basic onsite drainage system for the development is composed of numerous catch basins that tie into storm drain pipes located throughout the development area that will channel runoff from slopes and paved areas into larger catch basin facilities prior to entering the public storm drain system in Freedom Boulevard. A silt and grease trap will be required at the lowest catch basin for additional filtration prior to the runoff entering the existing drainage facilities within Freedom Boulevard, in order to ensure adequate sediment and contaminant removal prior to downstream discharge.

The potential for erosion and sedimentation of any downstream waterway will also be minimized by confining site clearing, grading, and excavation for the project to the dry season, and by implementing the provisions of a detailed Erosion Control Plan and the SWPPP that will be prepared for the project The graded slopes will be replanted pursuant to the erosion control measures identified on the preliminary grading plan.

The onsite storm drain system for the project will connect to two exisfing culverts that cross Freedom Boulevard and outlet into a natural drainage channel downstream. The engineer's calculations (Attachment 12) include an analysis of the drainage area tributary to these culverts, and, based on the County's design criteria for a 50-year storm, confirmed that the culverts are adequate to convey the storm water runoff to the drainage channel. The post-project runoff will also be reduced from pre-project levels (see B.3 above).

5. *Degrade septic system functioning?*	—	—	X	—

See A.6 above. The existing septic system is required to be upgraded to County Environmental Health Service standards for permanent occupancy. A new centralized sanitary sewer system will be installed to collect and convey wastewater under gravity flow to a new wastewater treatment facility onsite. The system will be constructed of small diameter PVC piping rated for sewage with lines ranging from to 6- to 8-inches in diameter. The system will also include cleanouts at each building connection and manholes at each junction. Because the site is located in a 'groundwater recharge area and the subsurface soils are very sandy, the County of Santa Cruz is requiring that the wastewater be treated to tertiary levels and that the BOD, total suspended solids, and total nitrogen be reduced to no greater than 10mg/L for all three parameters. The project proposes to install a wastewater treatment system, which includes the installation of a two-stage trickling filter plant, that is designed to achieve tertiary treatment levels and reduce organic matter (carbon) and nitrogen levels to a low level to meet the County standards. The schematic layout of the proposed treatment system is presented in Attachment 9.

The onsite wastewater disposal system consists of wastewater distribution via pressurized lines to seepage pits and a subsurface dispersal irrigation system (Geoflow). Historically, the onsite septic systems on the property have relied on seepage pits for wastewater disposal and the continued use of seepage pits is the most feasible option to dispose of wastewater at the site. The approximately 84 seepage pits (in six zones of 14 each) required for this site will typically be placed into 4-foot diameter holes that are 50 feet deep. An overflow system is provided near the treatment plant to provide for the case of a temporary power outage or pumping equipment failure. This system has been designed such that the groundwater will not be compromised by sewage. The new system will be a great improvement

EXHIBIT D

	Significant Or Potentially significant impact	Less Than Significant Wilh Mitigation Incorporation	Less Than Significanl impact	NO Impact
over the existing conditions onsite.				
6. *Alter the existing drainage pattern of the* **site** *or area, including the alteration of the course* of *a stream or river, in a manner which could result in flooding, erosion, or siltation* on *or off-site?*	___	___	X	___

See Item 5.4, above. Runoff from the property will be controlled, in contrast to the current situation, but the overall drainage pattern, which flows entirely toward Freedom Boulevard, will not be altered.

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

The replacement permanent units will be larger in size than the RV park units, but there will be an overall reduction in impervious surface coverage for the site due to *the elimination* of *30 units. See 8. 3. above. A Storm Drain System analysis was provided by Bowman & Williams (Attachment 12) that demonstrated that there is adequate capacity in the two existing downstream 24 inch road culverts that cross Freedom Boulevard to handle all of the site and upstream runoff (based on the County's criteria for a 50-year storm). This report included watershed maps and analysis of the drainage area tributary to these culverts to ensure that the culverts are adequate to convey the storm water runoff to the drainage channel. New onsite storm drains are proposed to handle the project drainage onsite. The final drainage plan for the project will include calculations to verify the adequate sizing of drains and will be reviewed for compliance with County DPW Drainage requirements (see Attachment I I). No additional source of polluted runoff will be created. This project will reduce the existing runoff and contamination problems onsite. See also 5.4 and 5.6 above.*

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

The project site is not located near a floodway or floodplain therefore, flood levels will not be increased and there are no nearby streams, rivers or other natural watercourses that could be affected by this project. All collected runoff will be treated to sufficient levels prior to being discharged into the public storm drain system in Freedom Boulevard. See 8.4 above.

9. *Otherwise substantially degrade water supply or quality?*	___	___	X	___

Erosion, siltation, and urban pollutant contamination will be minimized through the use of BMPs during construction and RWQCB oversight, septic pre-treatment, required filtering of drainage, and other site improvements and facilities designed to protect groundwater, which will improve onsite conditions. See also 8.3, 8.4, B.5, and B.7, above.

C. Biological Resources

EXHIBIT D 1

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant impact	No impact

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 **US .** Fish and Wildlife Service? ___ ___ X ___

Due *to* the heavily disturbed and altered nature of the subject site and the lack of suitable habitat, it *is* unlikely that any special-status plant or animal species occur in *the* project area and no special status plant species or animals were observed *on* the project site.

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

No sensitive biotic community, riparian corridor, wetland, native grassland, special forest, or intertidal zone exists *on* or near the subject 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 ___

It is *unlikely that* any special-status species occur in the study area due to *the* existing heavily impacted nature of the Golden Torch Trailer Park.

4. Produce night-time lighting that will illuminate animal habitats? ___ ___ X ___

No sensitive wildlife habitats exist in the immediate area, and thus the lighting associated with the 67 unit residential development and the community *center/manager's* quarters and street lighting is not expected *to* significantly disturb any *wildlife*. Nonetheless, a permit condition of *the* project will require that lights be directed such that fugitive light does not affect adjacent properties.

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

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

6. Conflict with any local policies or ordinances protecting biological

EXHIBIT D 4

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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	__

This site is located outside of the coastal zone so the Significant Tree Protection Ordinance does not apply to this project. However, there are many tall trees with a 6-inch or greater diameter interspersed throughout the existing trailerpark development and within the large grove of eucalyptus trees along the western boundary that must be removed in order to re-grade the site to provide for permanent housing at this location. Approximately 136 trees will be removed and an additional 39 trees (including two large groups of trees along Freedom Boulevard) will be retained onsite. Though the large majority of the trees to be removed are non-native eucalyptus trees (85%), some pine, fir, and coast live oaks are also proposed for removal. The proposed tree removal is necessary to accomplish a project design that accomplishes all of the housing, open space, street, parking, drainage, wastewater treatment, utility, and other facility and structural improvements and amenities necessary to serve a replacement housing development on this site. The removal of two groups of trees along the bank facing Freedom Boulevard is necessary due to the instability of the trees from severe erosion problems. Nonetheless, all of the trees proposed for removal will be replaced with over 148 new trees of species that will grow to significant sizes including native species such as coast redwood, coast live oak, and California sycamore trees. See Attachment 6.

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

There are no conservation plans or biotic conservation easements in effect on the property.

D. *Enerav and* **Natural Resources**

Does *the project have the potential* to:

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

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

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

The parcel carries a Rural Residential General Plan designation and the implementing zoning is Residential Agriculture. The portion of the parcel proposed for conversion from temporary trailers to permanent modular housing has provided housing for various numbers of units since 1964, and during that time fhere has not been any agricultural production on this property. Nor are there any known

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation incorporation	Less Than Significant Impact	NO Impact

agricultural uses currently existing on adjacent lots. Therefore, the section of the County Code that requires a minimum setback of 200 feet between agricultural uses and other land uses to prevent conflicts that could ultimately curtail agricultural use does not apply to this project. Likewise, the agricultural buffer setback policies of the General Plan Chapter 5.13 and County Code Section 16.50.095 do not apply and there will not be any agricultural/residential use conflicts.

3. *Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?* ___ ___ ___ X

The reduction in units onsite from 98 to 68 is expected to result in a commensurate decrease in the use of resources such as fuel. A public bus transit stop is located at the bottom of the project access driveway to provide alternatives to individual auto trips. Water use should not exceed the previous use on the parcel.

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

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

E. Visual Resources and Aesthetics

Does the project have the potential to:

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

There is no mapped scenic road or public view that will be obstructed or otherwise adversely impacted by the proposed project. The slope of the bank along Freedom Boulevard will block a large portion of the views to the site from the public roadway. Also, the significant number of trees that will be preserved and replanted along the slope adjacent to Freedom Boulevard will provide addifional screening of the site. Earth-tone exterior colors and wood siding appearing materials will be utilized for construction on site. Further, the proposed improvements constitute an enhancement of the previous assortment of travel trailers on the site.

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

The project site contains no scenic resources such as rock oufcroppings or historic buildings. There will be approximately 136 trees lost as a result of grading that is necessary to re-terrace the site. Close to 150 new trees are proposed to replace those trees onsite.

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant impact	No Impact
3. *Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline?*	___	___	X	___

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

The re-grading and terracing of the site will change the topography, however, the work is necessary to stabilize the slopes, provide adequate circulation and parking and create a harmonious permanent affordable housing development, All of the existing trees onsite to be removed (approximately 136) will be replaced to soften the visual impacts of the terraced development.

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

*The project site is presently characterized by lighting associated **with** temporary occupancy. Lighting for the proposed project will consist of permanent lighting for 67 residential units, a community center and manager's quarters. A permit condition will require that lighting be directed away from any adjacent parcels. Overall, the project will not create light and glare that will adversely affect day and nighttime views. See E.3, above for reference to non-glare building colors and materials to be used.*

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

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

F. Cultural Resources

Does *the project have the potential* to:

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

According to the Santa Cruz County Survey of Historic Resources, the project site is not in the vicinity of any structures that are listed or eligible for listing on the California Register of Historic Places, any State historical landmarks, points of historical interest, historical resources identified in historic resource surveys, or locally designated historic properties or districts.

EXHIBIT D

	Significant Or Potentially Significant impact	Less Than Significant With Mitigation Incorporation	LessThan Significant Impact	No Impact
2. *Cause an adverse change in the significance of an archaeological resource pursuant* to CEQA *Guidelines* 15064.5?	___	___	___	X .

According to Countyresourcemaps (Santa CruzArchaeological Society Inventory, 1992), the project site is not located within an area of archeological sensitivity and therefore, the proposedproject would have no direct impact on prehistoric resources. The site has been previously disturbed and pre-historical cultural resources were not evident. No further archaeological review is required for the proposed development.

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

***As** discussed in F.2 above, it is highly unlikely that prehistoric or historic-era cultural materials are present, including human remains. However, the permit will be conditioned pursuant to Sections 16.40.040 and 16.42.100 of the Santa Cruz County Code, so if at anytime during the site preparation, excavation, or other ground disturbance associated with this project, any artifact or other evidence of an historic archeological resource, or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains.*

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

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

G. *Hazards* and *Hazardous* Materials
Does the project have the potential to:

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

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

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

EXHIBIT D

	Significant Or Potentially Significant impact	**LessThan Significant With Mitigation Incorporation**	*Le% Than* Significant Impact	**No Impact**

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

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

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

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

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

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

The project design will incorporate all applicable fire safety code requirements and will include sprinklers and fire hydrants as specified by the Aptos-La Selva Fire Protection District.

6. *Release bioengineered organisms or chemicals into the air outside* of *project buildings?* — — — X .

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

H. Transportation/Traffic

Does the project have the potential to:

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

The traffic impacts associated with the proposed project are considered to be negligible as there ***is*** *a reduction in project density (of 30 units) from the number of units previously approved for the trailerpark. The project will result in a reduction of vehicle trips generated so a traffic study is not required.*

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

EXHIBIT D

	Significant Or Potentially Significant impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

Based on the development standards set forth in Section 13.10.685of the Santa Cruz County Zoning Code, one off-street parking space must be provided and located near each permanent unit. Guest parking of an additional 20 percent over the residential requirement must be provided throughout the park. Based on 68 units, 68 spaces are required by the units and an additional 14 spaces are required for guests, for a total of 82 spaces. The project proposes 136 total parking spaces, which accommodates an average of two per unit, with an additional seven reserve parking spaces provided if needed in the future. A parking management plan is pari of the project proposal to address the long-term management of the parking serving the development (see Attachment 13). This number may decrease slightly in final engineering to accommodate the circulation improvements onsite, which may result in removing parking spaces. However, there will be a substantial excess of spaces above minimum requirements even in that case.

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

Freedom Boulevard is currently improved with one lane in each direction and a transit bus stop adjacent to the driveway to the subject site. As this project shouldresult in a net reduction in vehicle, bicycle and pedestrian trips over the previously approved project at this location (98 trailers), there will not be an increase in hazards to motorists, bicyclists, orpedestrians on area roadways. See also, item H.1. No improvements are proposed to Freedom Boulevard or nearby intersections. Regarding internal circulation, a one-way, 78-foot wide loop road including IO-foot asphalt paving with two 4- foot grade adjacent walkways along each side was proposed. However, in order to respond to concerns identified by the County Public Works Road Engineering Division regarding the potential of vehicular and pedestrian conflicts, a modified plan is proposed with a wider one-way road with 13-feet of asphalt paving (which satisfies the conversion ordinance requirement) and a standard roll curb to achieve a grade separated 4-foot wide pedestrian access along one side (see Attachment 14). An accessible ramp andpathways are proposedthroughout the site from the upper units to the lower communitycenterarea. to provide safe pedestrian and accessible access throughout the site. Speed bumps may also be added along the internal roads for traffic control.

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

*See **H.**1, above.*

I. Noise

Does the project have the potential to:

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

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Miligation Incorporation	Less Than Significant Impact	NO impact

No increase in noise in the vicinity is expected due to the proposed decrease in number of living units onsite from the previously approved 98 trailer units to the proposed 68 permanent housing units. Ambient noise levels should further be reduced, as the replacement permanent housing units will be of more solid building materials than the existing trailer units. Also, since there will be an overall reduction in traffic generation; there will not be increases in noise levels based on project related traffic. A compatible noise environment for the nearby land uses is assured through the project site planning, building orientation and design, interior layout, as well as, physical barriers, landscaping, setbacks, and buffer areas that will serve to further reduce potential noise impacts offsite.

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

The project is not expected to exceed noise standards established in the Santa Cruz County General Plan (i.e., 60 dBL for outdoor noise and 45 dBL for indoor noise). The primary noise source that could affect the proposed development is noise generated from traffic along Freedom Boulevard. This traffic is typically sporadic, although higher traffic volumes do occur during peak hours. Buildings will shield most of the project's exterior areas from road noise, with the exception of a proposed playground and basketball court located in the southeast and southwest corners of the property, respectively. However, these outdoor play areas are located over 60 to 110 feet back from Freedom Boulevard, and from 12 to 30 feet above the roadway elevation. These distance and topographic features should serve to lessen outdoor noise impacts. Permanent housing building features such as insulation with thicker walls and windows will reduce indoor noise levels from the previous trailer units. The proposed sewage treatment facility will not result in high noise levels like the units that employ blowers and pumps, which can be heard from a distance. Consequently, noise impacts are expected to comply with County standards.

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

Noise generated during construction for the proposed project would increase the ambient noise levels for adjoining areas. Construction would be limited in duration, however, and a condition of approval will be included to limit all construction to the time between 8:00 AM and 5:00 PM weekdays, to reduce the noise impact on nearby residences. The proposed development would therefore increase ambient noise levels to surrounding properties, but not permanently and limits on construction timing would reduce temporary impacts to a less than significant level.

J. Air Quality

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

1. *Violate any air quality standard* **or**

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation incorporation	Less Than Significant Impact	No Impact
contribute substantially to an existing or projected air quality violation?	___	___	X	___

The North Central Coast Air Basin is currently classified as a non-attainment area with respect to State standards for particulate matter (PM_{10}), which means that the area does not fully meet the standards set by the Monterey Bay Unified Air Pollution Control District (MEUAPCD). However, based on the CEQA Air Quality Guidelines prepared by MBUAPCD last update in September, 2002, Tables 5-1 and 5-2, in calculating PM_{10} emissions for determining significance thresholds for individual projects, MBUAPCD applies an emission rate of approximately 37 pounds of PM_{10} per day per acre of grading, with the actual rate depending on the scale of earthmoving activity, and estimates threshold limits at 82 lb/day. Eased on the level of grading activity for the proposed project at under 2.2 acres of active grading area per day, PM_{10} emissions will constitute a less than significant impact to air quality standards. See also, J.3, below.

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

The project will not result in significant emissions of criteria pollutants such as ozone precursors or particulate matter (see J.1 above and J.3 below). Therefore, the project would not be likely to conflict with or obstruct implementation of the Air Quality Management Plan for the Air District.

3.	*Expose sensitive receptors to substantial pollutant concentrations?*	___	___	X	___

The temporary impacts created by additional dust and particles (PM_{10}) during construction will be minimized by wetting down exposed soils regularly during construction activities. Final grading and erosion control plans that will include methods to control dust will be submitted to the Department of Public Works and Environmental Planning for review and approval prior to issuance of a Grading Permit. Also, pursuant to MEUAPCD guidelines for emissions thresholds to reduce PM_{10} impacts, no more than 2.2 acres of the site will be graded or excavated per day (see also J.1 above). Impacts to air quality will be short term in nature and, with the reduced site area to be graded per day and the dust reduction techniques, the project is anticipated to have a less than significant impact.

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

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

K. Public Services and Utilities

Does the project have the potential to:

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

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
a. *Fire protection?*	___	___	X	___

Based on the number of previously permitted trailer units, the project represents a reduction in the need for services. This project will meet all the standards and requirements of the Aptos-La Selva Fire Protection District. The project will include all applicable fire safety features including hydrant and sprinkler requirements.

b. *Police protection?*	___	___	X	___

The project represents a decrease in the maximum number of units onsite and the resulting need for services and proposes fulltime onsite management, thus, the project will not create a significant demand for new services, nor will it require additional personnel.

c. Schools?	___	___	X	___

The project represents a decrease in the need for school services of up to 30 families from what has previously been necessary to serve the trailer park in the past.

d. *. Parks or other recreational facilities?*	___	___	X	___

This project will result in a decrease in public parks usage, based on a reduction of up to 30 families. The project includes three designated play areas on-site, as well as additional green area that can be used for picnics, barbeques, and additional play area. The project satisfies the conversion ordinance onsite open space requirements.

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

See H.I above. Due to the reduction in vehicle trips resulting from the reduced number of replacement units onsite from the previously approved trailer park, it was determined that the project will not impact any offsite County maintained roads, nor would frontage improvements be necessary.

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

See B.4, B.6, and 8.7 regarding the new onsite improvements required to accommodate project-generated stormwater runoff. No new or expanded offsite storm water or drainage facilities are needed to serve the project.

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*				

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation incorporation	Less Than Significant Impact	NO Impact
effects?	___	___	X	___

A will serve letter has been received from the Central Water District for water service to the site. Additionally, a new onsite wastewater treatment facility to serve only this project is proposed for construction in the southwestern portion of the development, under the proposed basketball court. NO significant effects are expected. See also B.5, above.

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

See A.6 above. The project will be conditioned to obtain a Waste Discharge Requirements permit from the RWQCB prior to any discharge from the wastewater facility. The owner will also be required to conduct routine monitoring and reporting of the treatment plant performance in accordance with a Monitoring and Reporting Program adopted by RWQCB and to submit the monitoring reports to RWQCB and County Environmental Health Agency.

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

The Central Water District has issued a will serve letter for water service at the site. Onsite water supplies will be sufficient to satisfy the Aptos-La Selva fire Protection District and the development will not impair the capability of the system to provide adequate fire flows to other properties. Additionally, the County Fire Marshall has reviewed the project plans to assure conformity with fire protection standards.

6. *Result in inadequate access* for *fire protection?*	___	___	X	___

The project entrance provides adequate access for fire equipment throughout the site. The final site plan will be subject to the approval of the Aptos-La Selva fire Protection District with respect to fire access.

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

The regional landfills in the area have sufficient capacity to serve the project's domestic needs for the foreseeable future, although the additional solid waste generated by the project would reduce the remaining life of the existing landfills incrementally. Approximately 1,400 cubic yards of excess soil material will be removed as part of the onsite slope terracing. This export material is anticipated to go to the local landfill and will result in additional reduction in landfill capacity. However, the addition of approximately 1,400 cubic yards of export is not expected to result in a significant reduction in the landfill capacity due to the size of 1,400 cubic yards relative to the amounf of space available at the landfill. The export materials may be suitable for offsite fill needs on other nearby projects, which would keep all or a portion of the materials from entering the landfill. However, if it is used by another contractor the use of this material will require environmental review.

EXHIBIT D 1

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a. *Result in a breach of federal, state, and local statutes and regulations related to solid waste management?*	___	___	___	X

The development will now have adequate solid waste service and will not violate any solid waste regulations.

L. Land Use, Population, and Housing

Does the project have the potential to:

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

The County of Santa Cruz General Plan was reviewed for project conformance with policies directly applicable to the project The General Plan and the County ordinances that address project design, preservation of significant trees, and erosion control all encourage the protection of mature trees wherever feasible. In this case a subsfantial number of mature trees, primarily eucalyptus with some coast live oaks, will be removed. However, most of the trees will be lost as a resulf of the terracing and grading that must occur to stabilize the slopes to provide for the future development. It is not feasible for these trees to remain to accommodate the proposed affordable housing with adequate circulation and parking. As many trees as can be salvaged will be, and as many replacement trees of large scale and native species as will fit within the new development will be planted (about 150). Considering this, the project conforms to General Plan policies and the County Code.

2. *Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?*	___	___		___

The Golden Torch project is designed to be in compliance with policies and development standards in County Code Ordinance 13.10.685 regarding the conversion of transient occupancy recreational vehicle and travel trailer parks fo permanent occupancy parks. Tree protecfion ordinances will also be complied with. See discussion item L. 1, above.

3. *Physically divide an established community?*	___	___	___	X

The land uses surrounding the project site include predominately rural residential uses. The project would not introduce a new physical division in the 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	___

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant impact	No impact

Although the project is located within an area designated as residential agricultural, a County ordinance was passed that allows the Golden Torch property to be developed at urban densities. The proposed development results in a reduction of 30 units from the 98 unit trailer park approved by Use Permit #2209-U in 1964. See B.3 above. The project requires that Central Water District provide water service for the site and the district has provided a will serve letfer to accommodate this development The District is requiring a replacement of the two existing 1-inch services (to be abandoned) to a 3-inch domestic service and a new 8-inch fire service line to serve the development. This is required to respond to current standards for permanent residential development with adequate bathrooms and laundry facilities (the previous service was not adequate to serve the permanent trailer units) and to accommodate adequately sized lines and pressure for additional fire protection facilities including sprinkling the units and more fire hydrants closer to the units. These facilities will be served by the existing 8-inch water main available in Freedom Boulevard, and the proposed increases will only serve this development (see Attachment 15).

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

The project will have a beneficial effect on affordable housing supply. Although the proposed project will involve the temporary displacement of up to 55 families because of demolition of existing temporary housing units, the project will insure the continuation of affordable housing that would otherwise be lost due to rapid deterioration and health and safety considerations. The current residents will be temporarily housed elsewhere either on or off site while permanent houses are built and then relocated to the new units. This project will help address a shortage of affordable housing by providing affordable permanent residential housing units in place of previous transient housing.

M. *Non-Local Approvals*

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

Which agencies? *California Regional Water Quality Control Board*

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, 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 .

EXHIBIT D

	Significant Or Potentially Significant impact	Less Than Significant Wilh Mitigalion Incorporation	Less Than Significant Impact	No Impact
2. Does the project have impacts that are individually limited, but cumulatively considerable ([cumulatively considerable1means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?		Yes ___	No X .	
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		Yes ___	No X .	

EXHIBIT D 4

TECHNICAL **REVIEW** CHECKLIST	REQUIRED	COMPLETED*	N/A
APAC REVIEW			XX.
ARCHAEOLOGIC REVIEW			XX.
BIOTIC REPORT REVIEW			XX.
GEOLOGIC HAZARD ASSESSMENT			XX.
GEOLOGIC REPORT			XX.
RIPARIAN PRE-SITE			XX.
SEPTIC LOT CHECK	XX**	**4/7/04**	
SOILS REPORT	XX*	12/11/01	___.
OTHER:			
_____	_____	_____	
_____	_____	_____	

* Attach summary and recommendation from completed reviews (Complete reports are on file at the County Planning Department)

** The final reports and studies will be required for review and approval prior to issuance of the building permit.

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

See Attachments, also County of Santa Cruz General Plan, Zoning Code, and GIS resource and constraints mapping on file in the County Planning Department.

EXHIBIT D

ENVIRONMENTAL REVIEW ACTION

On the basis of this initial evaluation:

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

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

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

Claudia Slater
Signature

5/26/04
Date

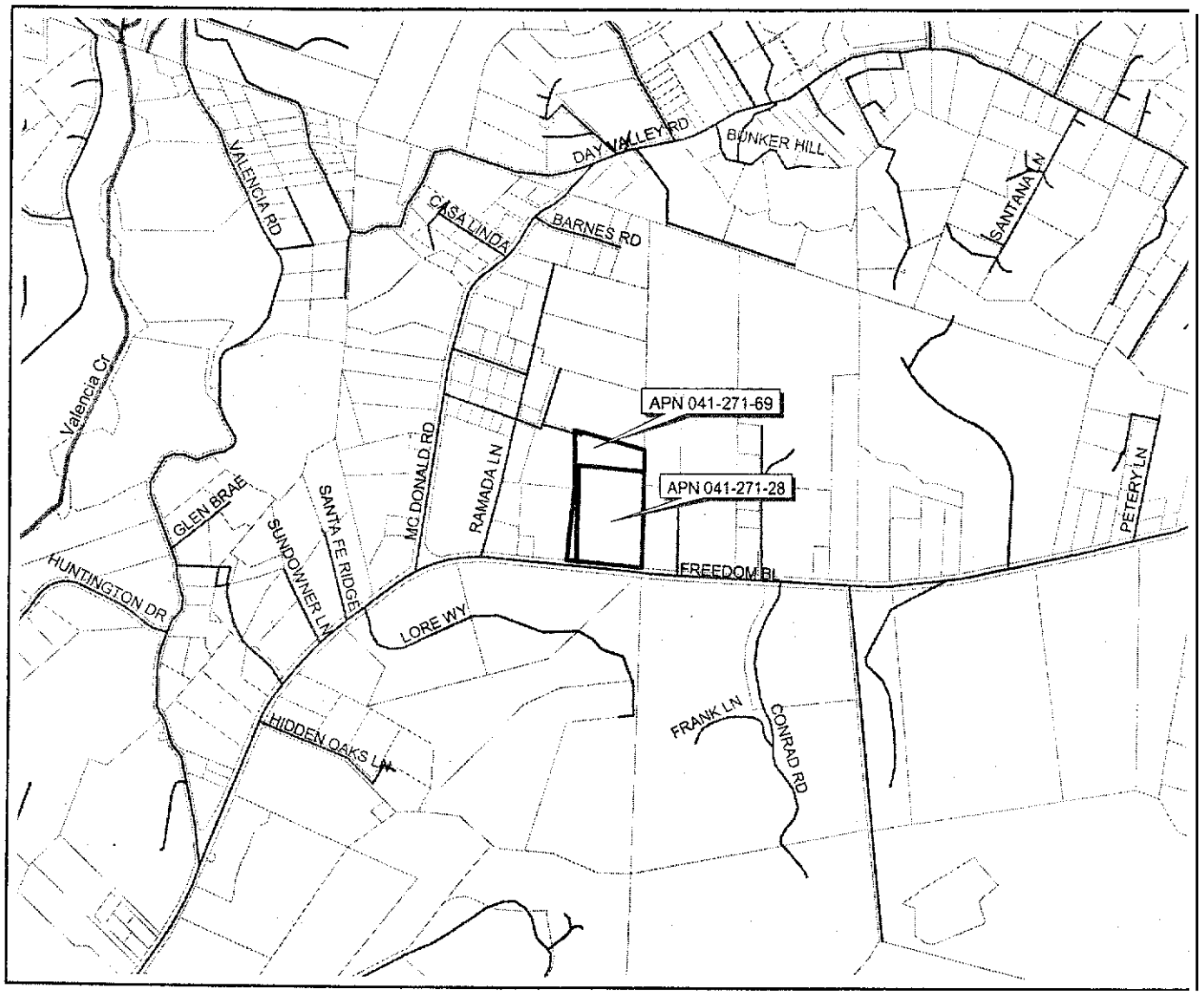
For: Ken Hart
Environmental Coordinator

Attachments:
1. Location Map
2. Zoning Map
3. General Plan Map
4. Assessor's Parcel Map
5. Approved Trailer Park Plan
6. Project plans including site plan, site sections, typical elevation, tree mitigation plan, landscape plan, typical planting plans, preliminary grading and drainage plan, site section and road profiles, site survey, and lot line adjustment plan
7. USGS Topographic Contour Map
8. Geotechnical Investigation by Haro, Kasunich and Associates, Inc., dated December 11, 2001
9. Wastewater Treatment System Project Description with wastewater treatment and disposal system layout and schematic
10. Water will serve letter from Central Water District, dated May 5, 2004
11. Comments from Department of Public Works, Drainage division, dated 2/12/04 and **4/9/04**
12. Storm Drain System Calculations by Bowman & Williams, dated March 12, 2004
13. Parking Management Plan
14. Modified site plan, road plan, and road sections to address DPW concerns
15. New Water Service Connection letter and exhibit by Fall Creek Engineering, Inc., dated May 18, 2004

Notes:
1) Attached plans are copied at ***8.5"*** x 11" format, however full size exhibits are available in the County Planning Department for reference.
2) Attached reports only have the cover sheets, conclusions, and recommendations included, however, the full reports are available for review in the County Planning Department.

EXHIBIT D

Location Map



0.5 0 0.5 Miles

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ATTACHMENT 1

APPLICATION 04-0034

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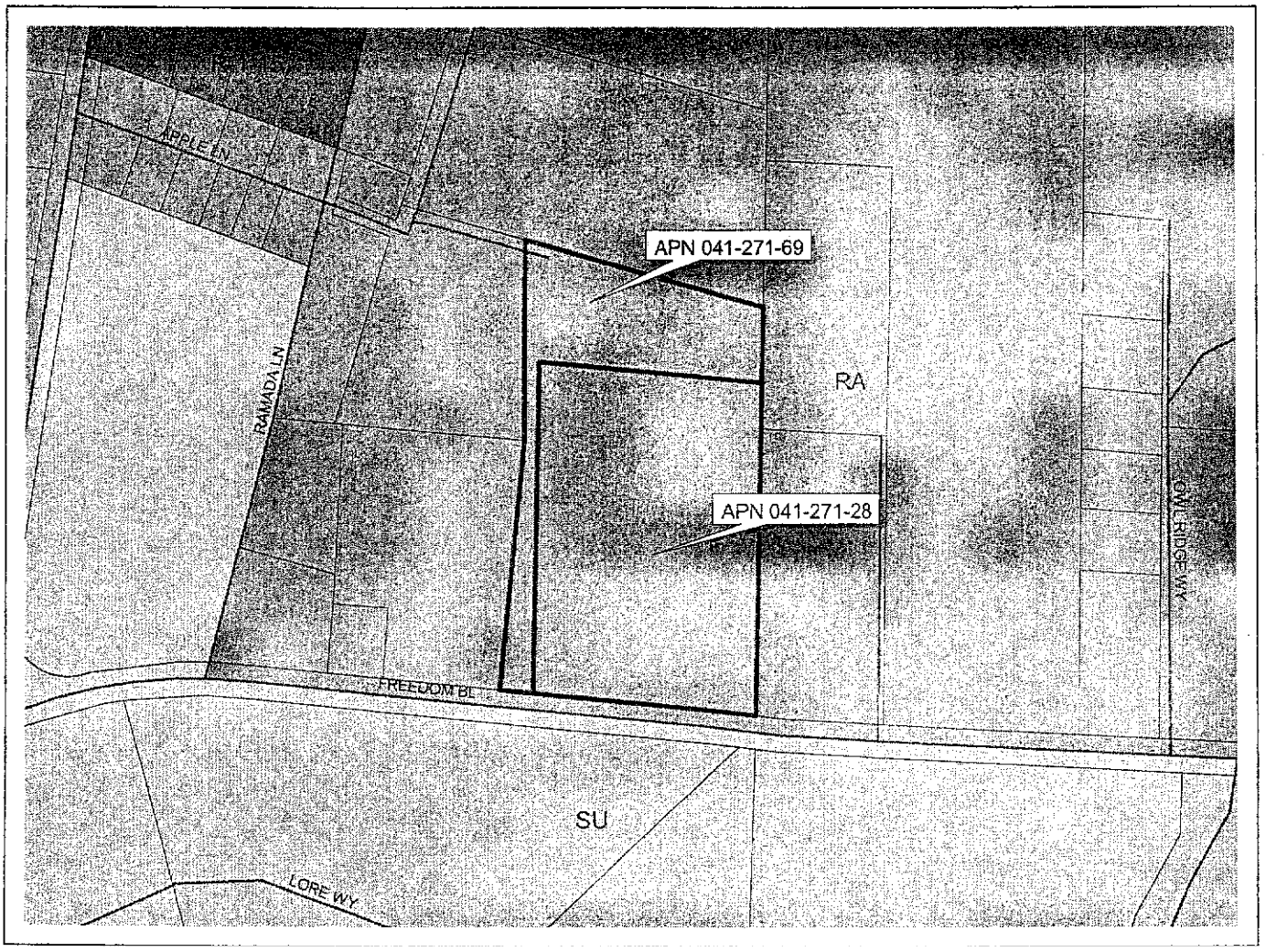
Map created by Santa Cruz County
Planning Department:
February 2004

EXHIBIT D

Zoning Map



500 0 500 1000 **Feet**

N

Legend

- APN 041-271-28,69
- Streets
- SU
- RA
- R-1-15

Map created by Santa **Cruz** County Planning Department: February 2004

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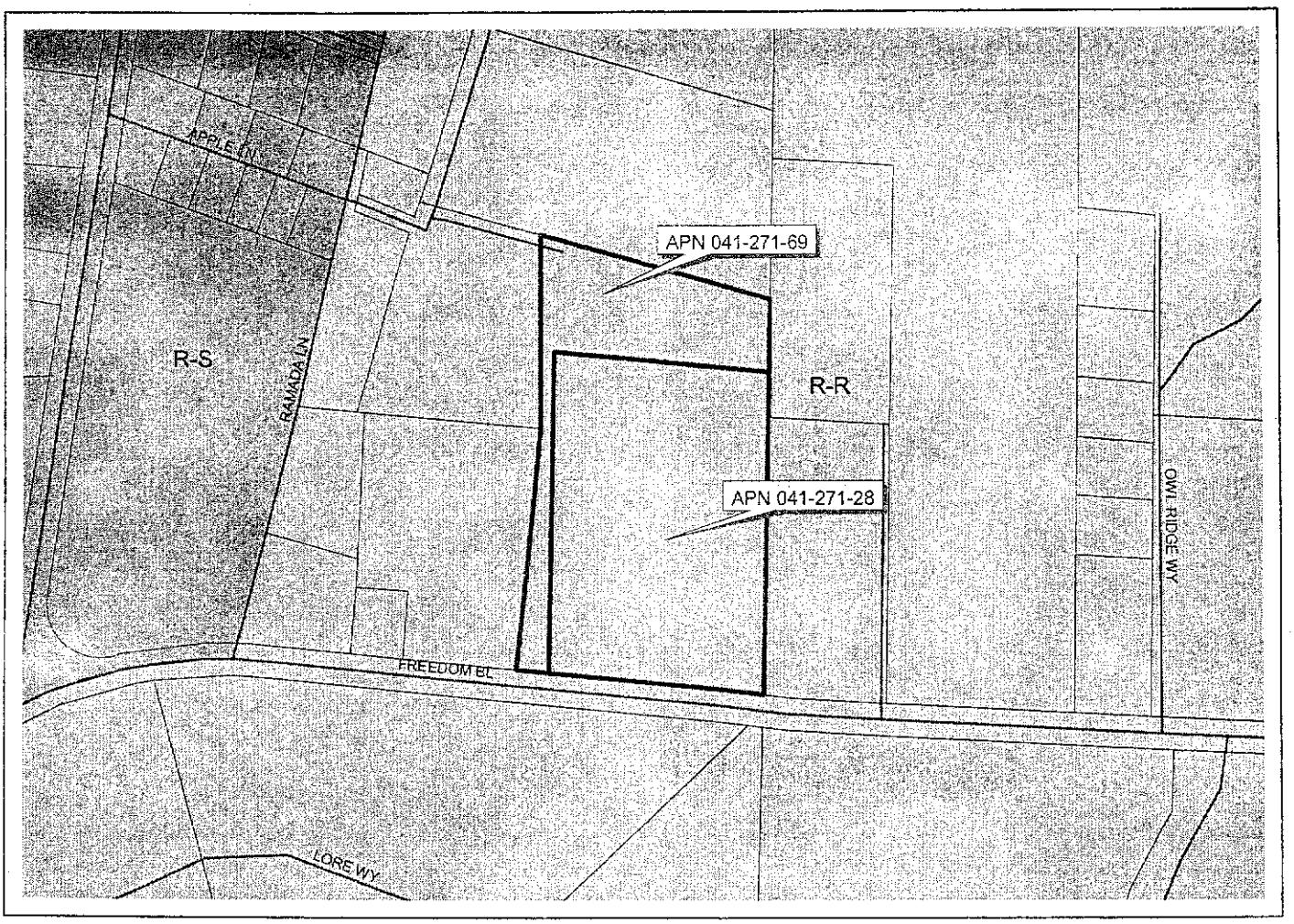
ATTACHMENT 2
APPLICATION 04-0039

EXHIBIT D

General Plan Map



500 0 500 1000 Feet

N

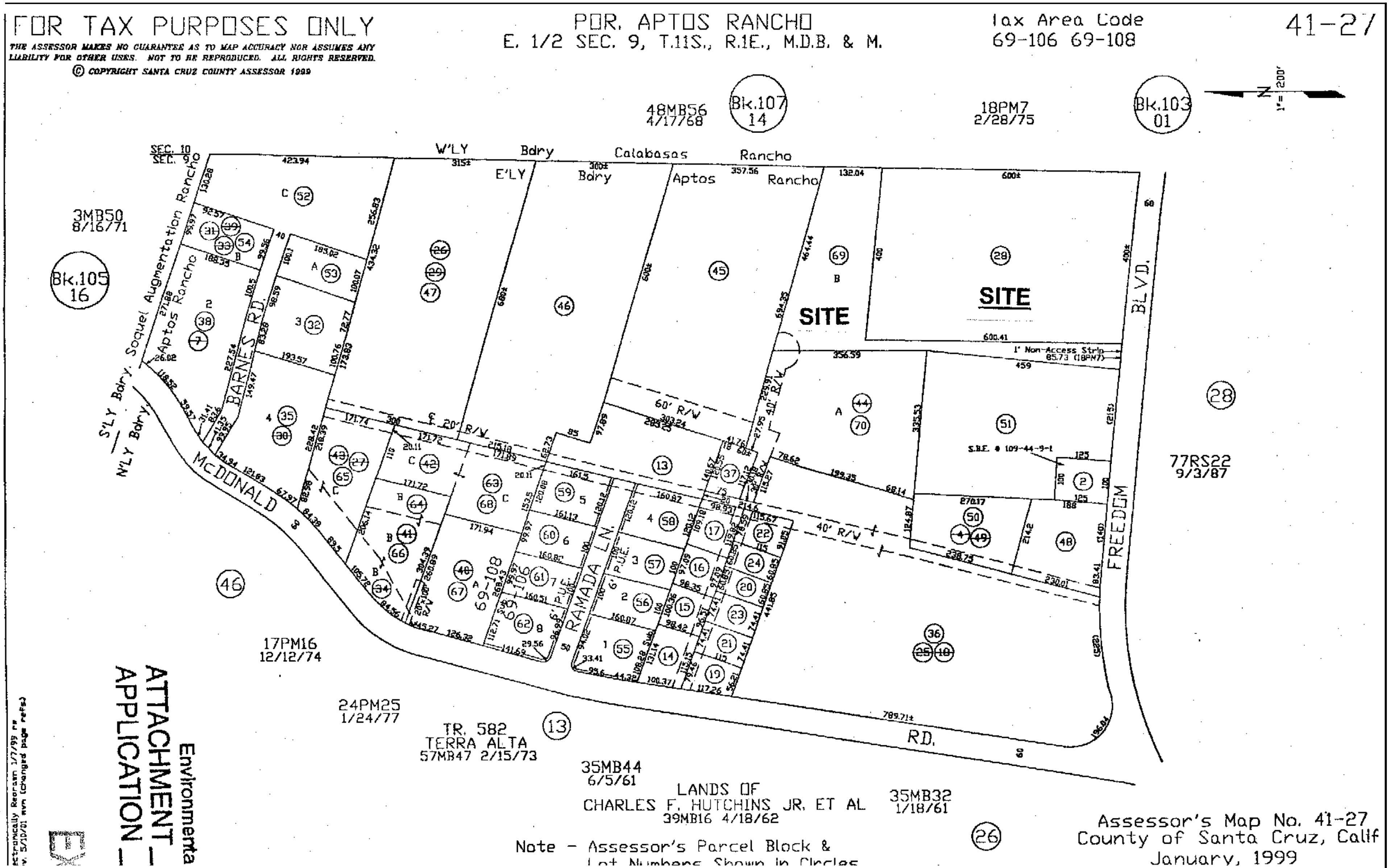
Legend

- APN 041-271-28,69
- Streets
- Rural Residential
- Suburban Residential

Map created by Santa Cruz County Planning Department: February 2004

Environmental Review Inital Study
ATTACHMENT 3
APPLICATION 04-0039

EXHIBIT D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POR. APTOS RANCHO
E. 1/2 SEC. 9, T.11S., R.1E., M.D.B. & M.
Tax Area Code
69-106 69-108
41-27
1" = 200'
48MB56
4/17/68
Bk.107
14
18PM7
2/28/75
Bk.103
01
W'LY Bdry Calabasas Rancho
E'LY Bdry Aptos Rancho
3MB50
8/16/71
Bk.105
16
Soquel Augmentation Rancho
Aptos Rancho
S'LY Bdry.
N'LY Bdry.
BARNES RD.
McDONALD
SITE
SITE
1' Non-Access Strip
60' R/W
40' R/W
20' R/W
RAMADA LN.
FREEDOM
BLVD.
RD.
28
77RS22
9/3/87
46
17PM16
12/12/74
24PM25
1/24/77
TR. 582
TERRA ALTA
57MB47 2/15/73
13
35MB44
6/5/61
LANDS OF
CHARLES F. HUTCHINS JR. ET AL
39MB16 4/18/62
35MB32
1/18/61
26
Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles
Assessor's Map No. 41-27
County of Santa Cruz, Calif
January, 1999
Environmenta
ATTACHMENT 4
APPLICATION 24-0039

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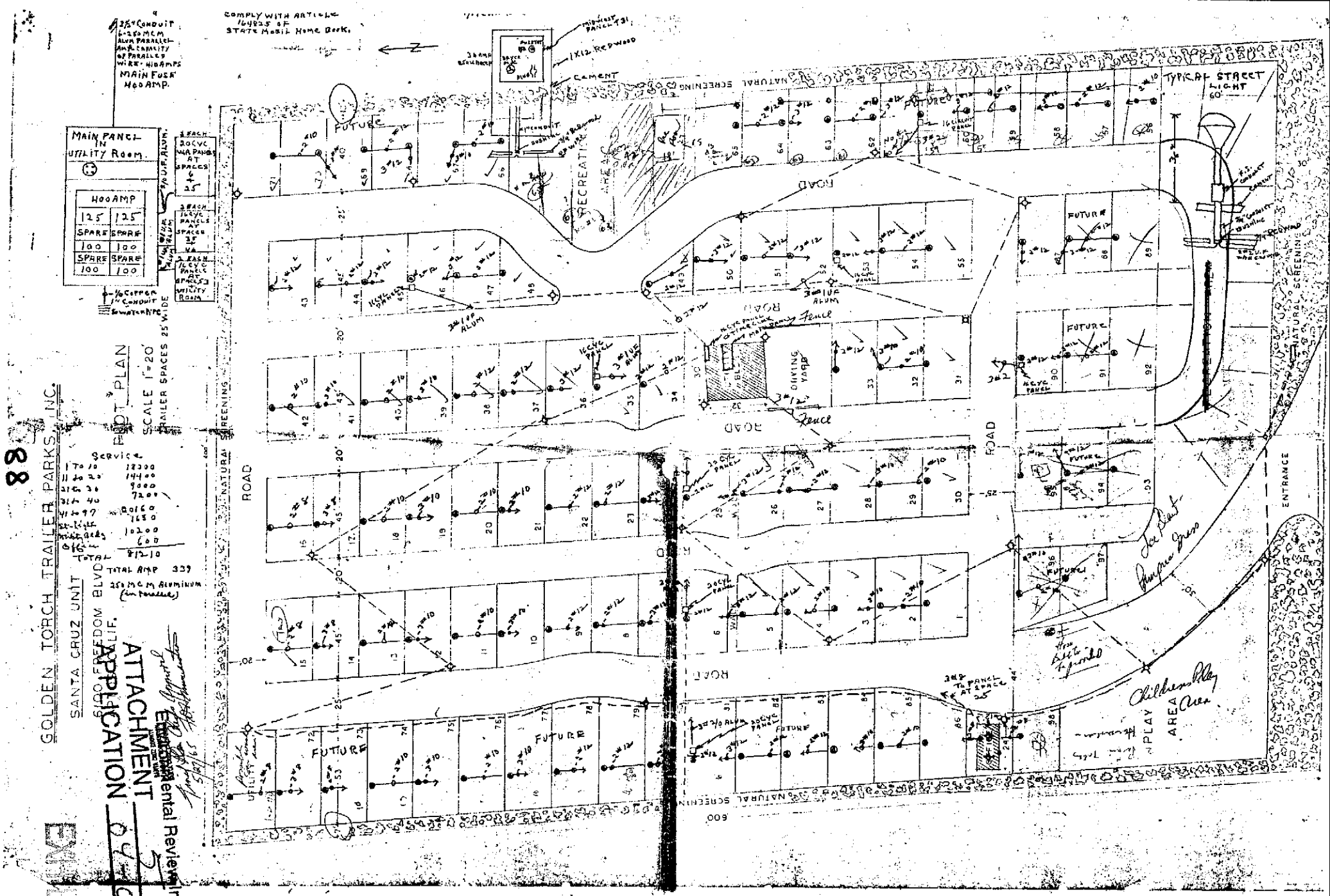
EXHIBIT D

ASSESSOR'S PARCEL MAP

041-271-69)



Approved Trailer Park Plan, 1965

SCHEMATIC DESIGN
AFFORDABLE HOUSING AT THE GOLDEN TORCH MOBILE ESTATE
6100 FREEDOM BOULEVARD, WATSONVILLE, CALIFORNIA

SYMBOLS

- GRIDLINE ON CENTER OF WALL OR COLUMN
- GRIDLINE TO FACE OF STRUCTURE
- DIMENSION TO CENTERLINE OF WALL OR COLUMN
- DIMENSION TO FACE OF FINISH
- CONTROL POINT / DATUM
- BUILDING SECTION
- WALL SECTION
- DETAIL
- INTERIOR OR EXTERIOR ELEVATION
- WALL TYPE
- DOOR MARK (SEE SCHEDULE)
- WINDOW MARK (SEE SCHEDULE)
- REVISION NUMBER
- ALUMINUM
- CONCRETE
- EARTH
- GLASS
- GRAVEL
- GYPSUM BOARD
- INSULATION
- PLYWOOD
- SAND
- STEEL
- FINISH LUMBER
- FRAMING LUMBER
- BLOCKING OR WOOD SHIM

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	LAV	LAVATORY
A.F.G.	ABOVE FINISH GRADE	LT FXT	LIGHT FIXTURE
ADJ	ADJUSTABLE	MAX	MAXIMUM
ALUM	ALUMINUM	MTL	METAL
APPROX	APPROXIMATELY	MIN	MINIMUM
BLDG	BUILDING	O.C.	ON CENTER
BLK(G)	BLOCK(ING)	O.D.	OUTSIDE DIAMETER
BM	BEAM	PL	PLATE
BOT	BOTTOM	PLWD	PLYWOOD
C.M.U.	CONCRETE MASONRY UNIT	R	RISERS
CAB	CABINET	R.D.	ROOF DRAIN
CLG	CEILING	R.O.	ROUGH OPENING
COL	COLUMN	REQ'D	REQUIRED
CONC	CONCRETE	RET	RETAINING
CONST	CONSTRUCTION	RM	ROOM
CONT	CONTINUOUS	S.S.	STAINLESS STEEL
DBL	DOUBLE	SCHED	SCHEDULE
DET	DETAIL	SECT	SECTION
DIA	DIAMETER	SHT	SHEET
DIM	DIMENSION	SIM	SIMILAR
DN	DOWN	SPEC	SPECIFICATION
D.S.	DOWNSPOUT	SQ	SQUARE
DWG	DRAWING	STD	STANDARD
EA	EACH	STL	STEEL
EL	ELEVATION	STRUCT	STRUCTURAL
EQ	EQUAL	T	TREADS
EXIST	EXISTING	T & G	TONGUE AND GROOVE
EXT	EXTERIOR	T.O.	TOP OF
F.D.	FLOOR DRAIN	TEL	TELEPHONE
FIN	FINISH	TYP	TYPICAL
F.F.E.	FINISH FLOOR ELEVATION	V.C.T.	VINYL COMPO TILE
FLR	FLOOR	VERT	VERTICAL
FT	FOOT	W/	WITH
FTG	FOOTING	W.C.	WATER CLOSET
G.I.	GALVANIZED IRON	W.P.	WATERPROOF
GA	GAUGE	WD	WOOD
GALV	GALVANIZED		
GYP BD	GYPSUM BOARD		
HD	HEAD		
HDWD	HARDWOOD		
HORIZ	HORIZONTAL		
HT	HEIGHT		
I.D.	INSIDE DIAMETER		
INT	INTERIOR		
LAM	LAMINATE		

PROJECT DESCRIPTION

THE PROJECT PROVIDES FOR THE REDEVELOPMENT OF AN EXISTING 91-UNIT RECREATIONAL VEHICLE PARK TO ACCOMMODATE 68 UNITS OF AFFORDABLE MANUFACTURED HOUSING

IMPROVEMENTS INCLUDE A 2-STORY SITE-BUILT COMMUNITY BUILDING WITH MANAGER'S UNIT ABOVE, OUTDOOR RECREATIONAL AREAS, LANDSCAPE IMPROVEMENTS, AND AN ON-SITE WASTEWATER TREATMENT FACILITY

PROJECT TEAM

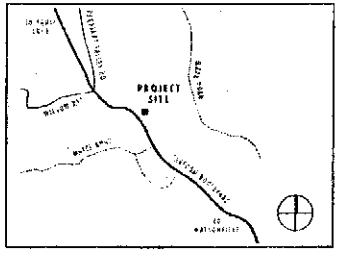
OWNER	MID-PENINSULA HOUSING COALITION 77 ASPEN WAY, SUITE 103 WATSONVILLE, CA 95076 TEL (831) 761-7216
ARCHITECT	JOHN R. MCKELVEY, ARCHITECT 536 SOQUEL AVENUE SANTA CRUZ, CA 95062 TEL (831) 429-8206
SURVEYOR/SEPTIC CONSULTANT	FALL CREEK ENGINEERING P.O. BOX 7894 SANTA CRUZ, CA 95061 TEL (831) 426-9054
LANDSCAPE ARCHITECT	STEVEN SUTHERLAND LANDSCAPE ARCHITECTS, INC 303 POTRERO STREET SANTA CRUZ, CA 95060 TEL (831) 459-0455
CIVIL/STRUCTURAL ENGINEER	BOWMAN AND WILLIAMS 1011 CEDAR STREET SANTA CRUZ, CA 95060 TEL (831) 426-3560
SURVEYOR	PAUL HANAGAN LAND SURVEYING 305-C SOQUEL AVENUE SANTA CRUZ, CA 95062

PROJECT DATA

LOT AREA	267,314 SQ. FT. (6.9 ACRES)
NO. DWELLING UNITS	68
PROPOSED GROSS AREA	70,900 SQ. FT. (INC. COMM. BAL)
OFF-STREET PARKING	
STANDARD	65
COMPACT	65
ACCESSIBLE	6
TOTAL	136
PROPOSED LOT COVERAGE	14%

LOCATION MAP

NO SCALE



SHEET INDEX

JOHN R. MCKELVEY
ARCHITECT
ARCHITECTURE
PLANNING
536 SOQUEL AVENUE
SANTA CRUZ, CA 95062
TEL 831.429.8206 FAX 831.423.3224

JOHN R. MCKELVEY
LIC. NO. C25894
EXP. 05.31.05

CONSULTANTS

PROJECT
AFFORDABLE HOUSING AT THE GOLDEN TORCH MOBILE ESTATE

WATSONVILLE, CALIFORNIA

CONTENTS
TITLE SHEET

PROJECT ARCHITECT
JRM
DRAWN
JRM
DATE
01.26.04
REVISION
03.15.04 RESUBMITTAL

SHEET
SD-01 of 6

Environmental Review Initial Study
ATTACHMENT
APPLICATION 04-0039

EXHIBIT D

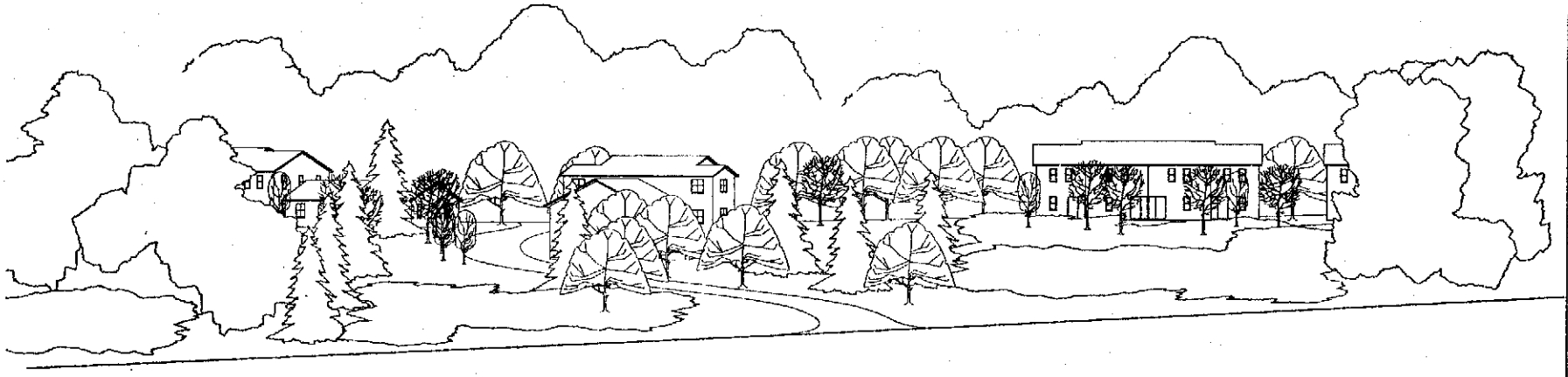
89

Environmental Review Inital Study

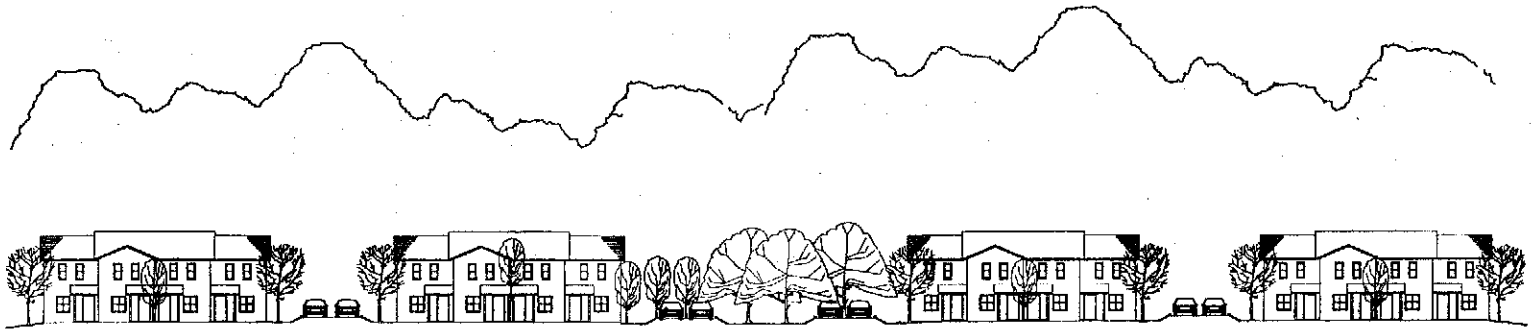
ATTACHMENT~, 7-7-14

APPLICATION 04-0039

EXHIBIT D



FREEDOM BOULEVARD ELEVATION
SCALE: 1/16"=1'-0"



EAST-WEST PARTIAL SITE ELEVATION
SCALE: 1/16"=1'-0"

NORTH-SOUTH PARTIAL SITE ELEVATION
SCALE: 1/16"=1'-0"

JOHN R. McKELVEY
ARCHITECT
ARCHITECTURE
PLANNING
214 SOQUEL AVENUE
SANTA CRUZ, CA 95062
TEL 831.459.9206 FAX 831.423.2754

CONSULTANTS

PROJECT
AFFORDABLE HOUSING
AT THE GOLDEN TORCH
MOBILE ESTATE

WATSONVILLE, CALIFORNIA

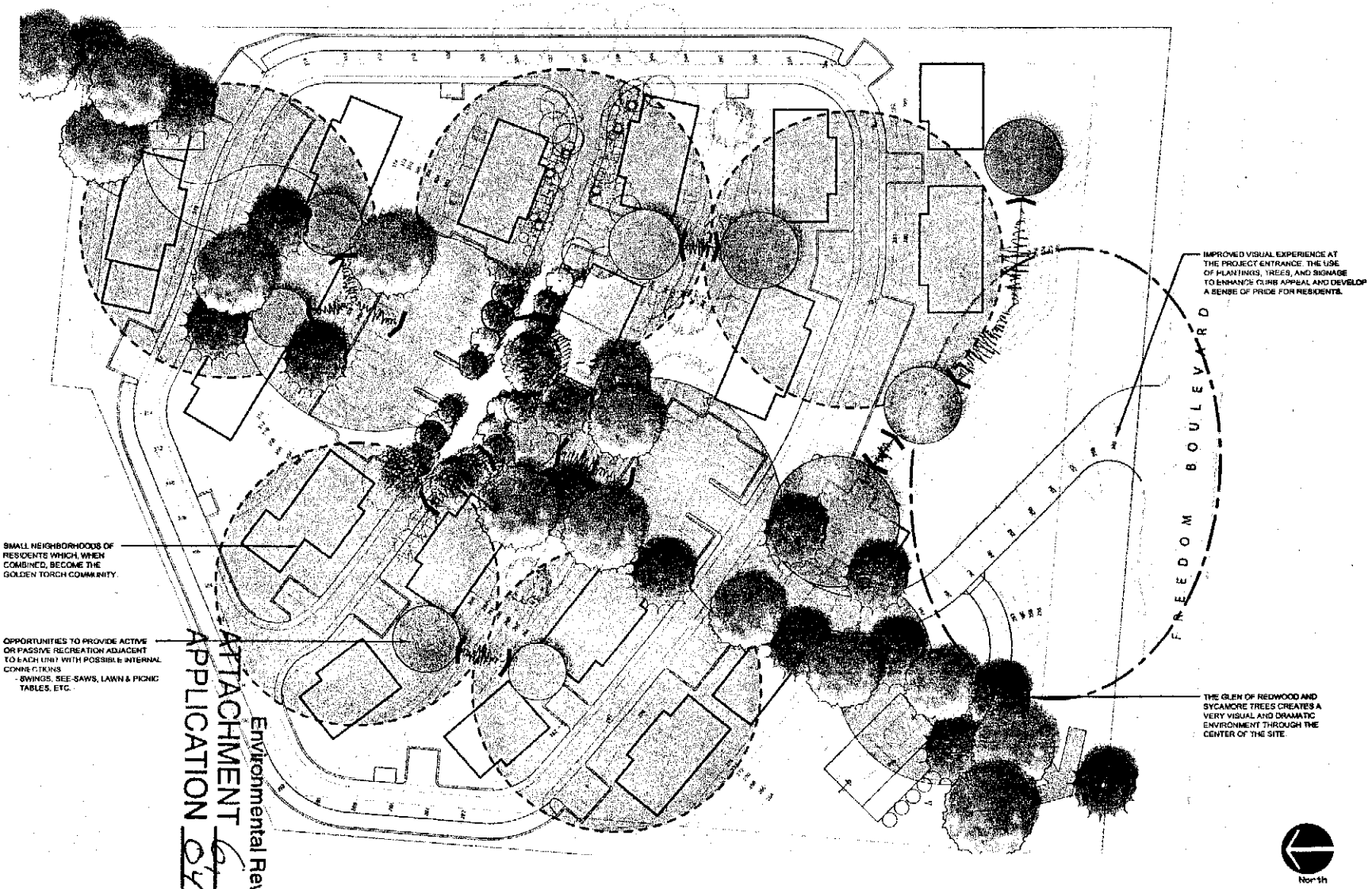
CONTENTS
SITE SECTIONS

PROJECT ARCHITECT
JRM
DRAWN
JRM
DATE
01.26.04
REVISION
03.15.04 RESUBMITTAL

SHEET
SD-06 OF 6

91

Environmental Review Inital Study
ATTACHMENT 3 pg 14
APPLICATION 04-0039 EXHIBIT D



Golden Torch

March 11, 2004

NOT TO SCALE

SHEET L-1 of 14

CONCEPTUAL SITE PLAN

SSA
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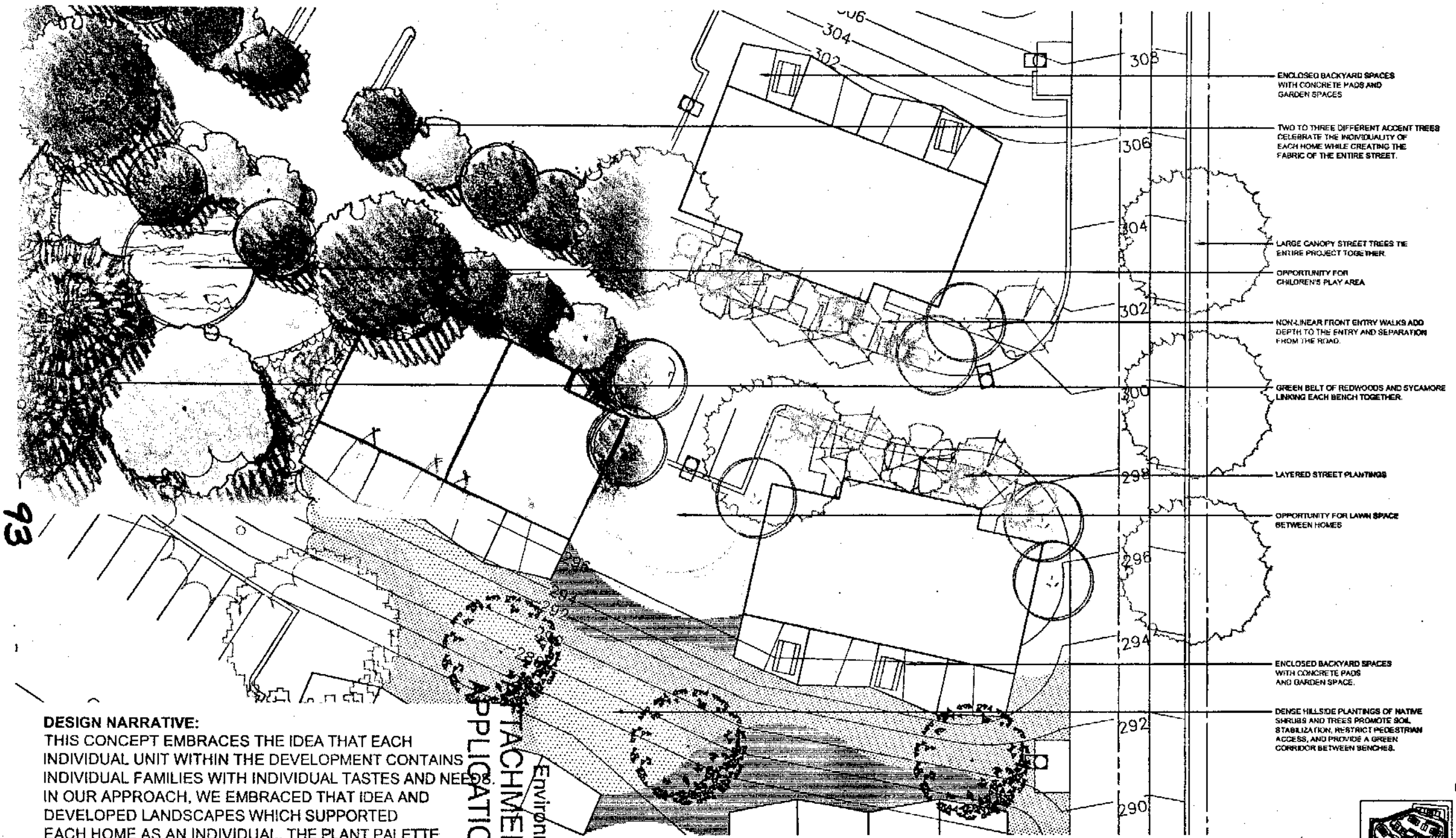
Golden Torch

92

ATTACHMENT 6 4 of 14
APPLICATION 04-0039

Environmental Review Initial Stud

EXHIBIT D



DESIGN NARRATIVE:
THIS CONCEPT EMBRACES THE IDEA THAT EACH INDIVIDUAL UNIT WITHIN THE DEVELOPMENT CONTAINS INDIVIDUAL FAMILIES WITH INDIVIDUAL TASTES AND NEEDS. IN OUR APPROACH, WE EMBRACED THAT IDEA AND DEVELOPED LANDSCAPES WHICH SUPPORTED EACH HOME AS AN INDIVIDUAL. THE PLANT PALETTE OFFERS COHESION ALONG EACH STREET, AND CONNECTIVITY THROUGHOUT THE ENTIRE SITE. THROUGH THIS DESIGN, THE LANDSCAPE CREATES A CONTINUOS FABRIC FOR GOLDEN TORCH.

Environmental Review Inital Stud
ATTACHMENT 6, 5 of
APPLICATION 04-0039

EXHIBIT D

Golden Torch

PLAN VIEW - CONCEPT A

Golden Torch
March 11, 2004
SCALE: 1" = 10'-0"
SHEET L-2 of 14

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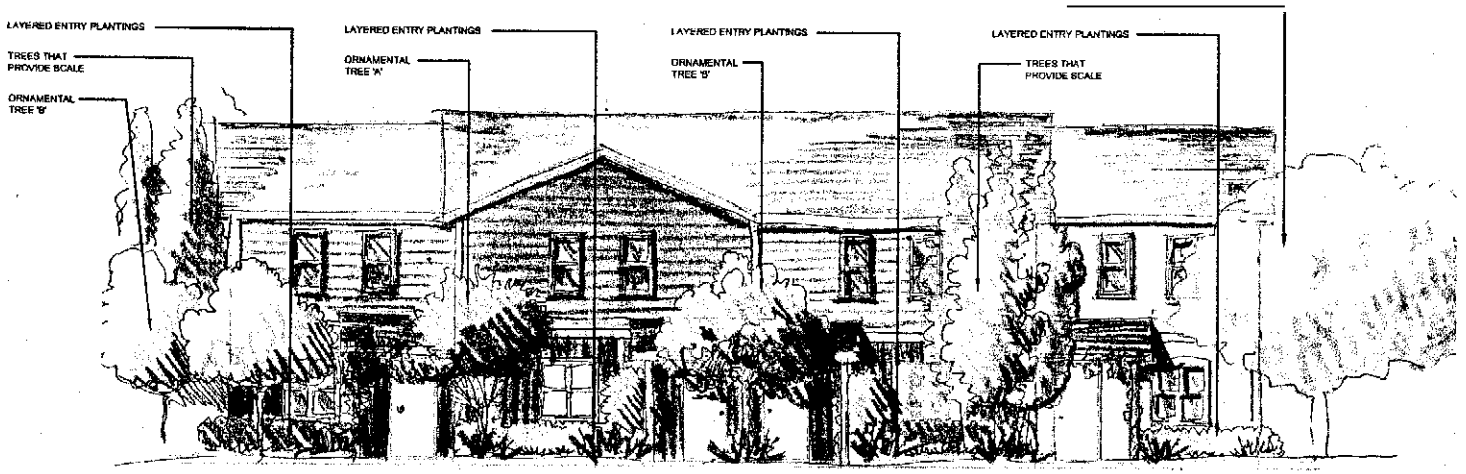

Golden Torch

January 26, 2004

SCALE: 1/4" = 1'-0"

SHEET L-6 of 14

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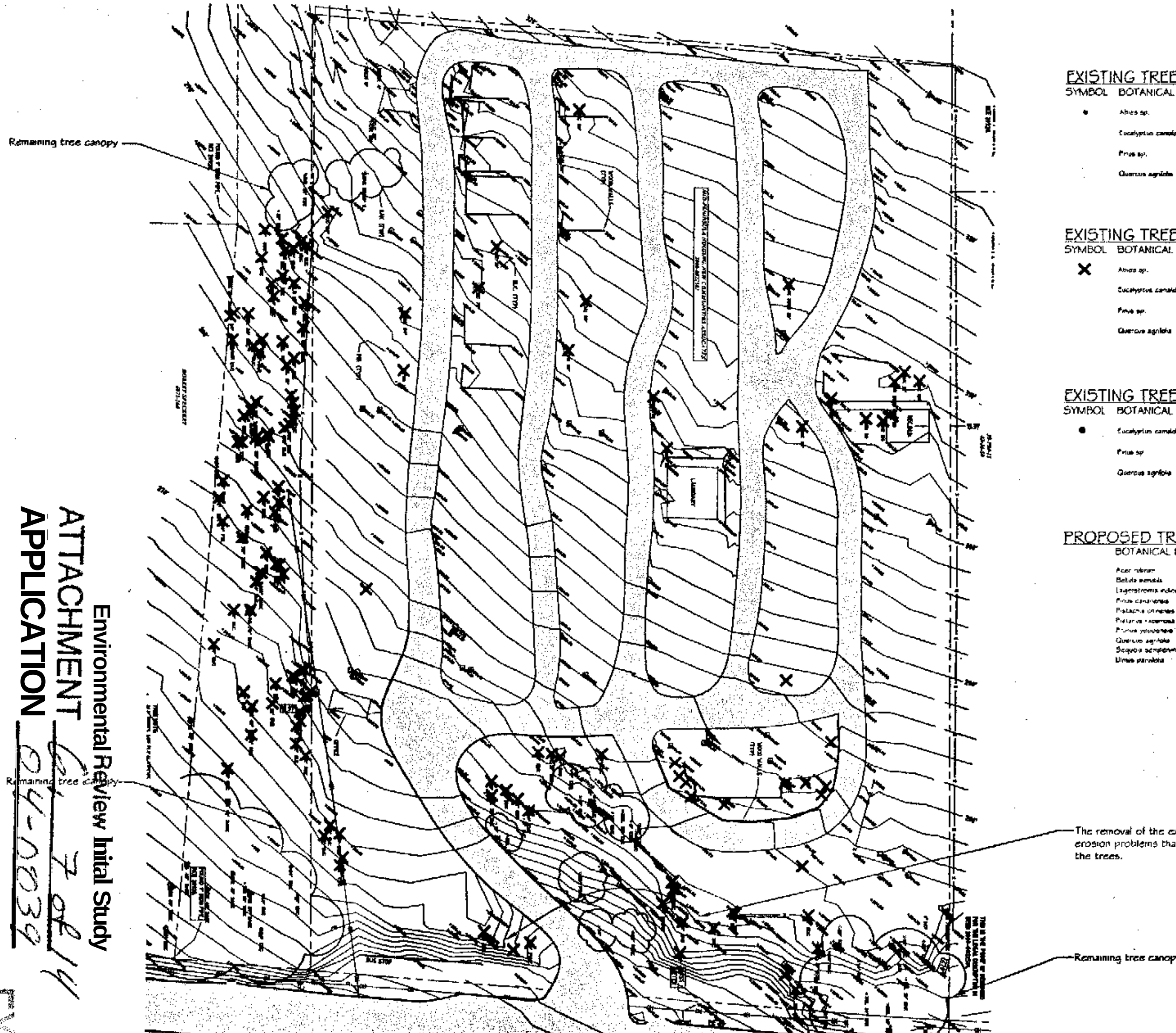
TYPICAL RESIDENTIAL ELEVATION

Golden Torch

EXHIBIT D

Environmental Review Initial Study
ATTACHMENT 6, 6 of 7
APPLICATION 04-0039

4b



EXISTING TREES ON SITE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUA
●	Abies sp.	Fir	3
	Eucalyptus camaldulensis	Eucalyptus	140
	Pinus sp.	Pine	[illegible]
	Quercus agrifolia	Coast Live Oak	25
			175 Total

EXISTING TREES TO BE REMOVED

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY
X	Abies sp.	Fir	3
	Eucalyptus camaldulensis	Eucalyptus	115
	Pinus sp.	Pine	2
	Quercus agrifolia	Coast Live Oak	14
			136 Total

EXISTING TREES REMAINING ON SITE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY
●	Eucalyptus camaldulensis	Eucalyptus	25
	Pinus sp.	Pine	5
	Quercus agrifolia	Coast Live Oak	11
			39 Total

PROPOSED TREES TO BE PLANTED (See Planting Plan for location)

BOTANICAL NAME	COMMON NAME	QUANTITY
Acer rubrum	Scarlet Maple	TBD
Betula pendula	European White Birch	TBD
Lagerstroemia indica	Crape Myrtle	TBD
Pinus canariensis	Canary Island Pine	TBD
Pistacia chinensis	Pistache	TBD
Platanus racemosa	California Sycamore	TBD
Prunus yedoensis 'Akebono'	Flowering Cherry	TBD
Quercus agrifolia	Coast Live Oak	TBD
Sequoia sempervirens	Coast Redwood	TBD
Ulmus parvifolia	Chinese Elm	TBD
		148 Total

Exact quantities of each species to be determined. The total number is given below.

North

Sheet L-8 of 14

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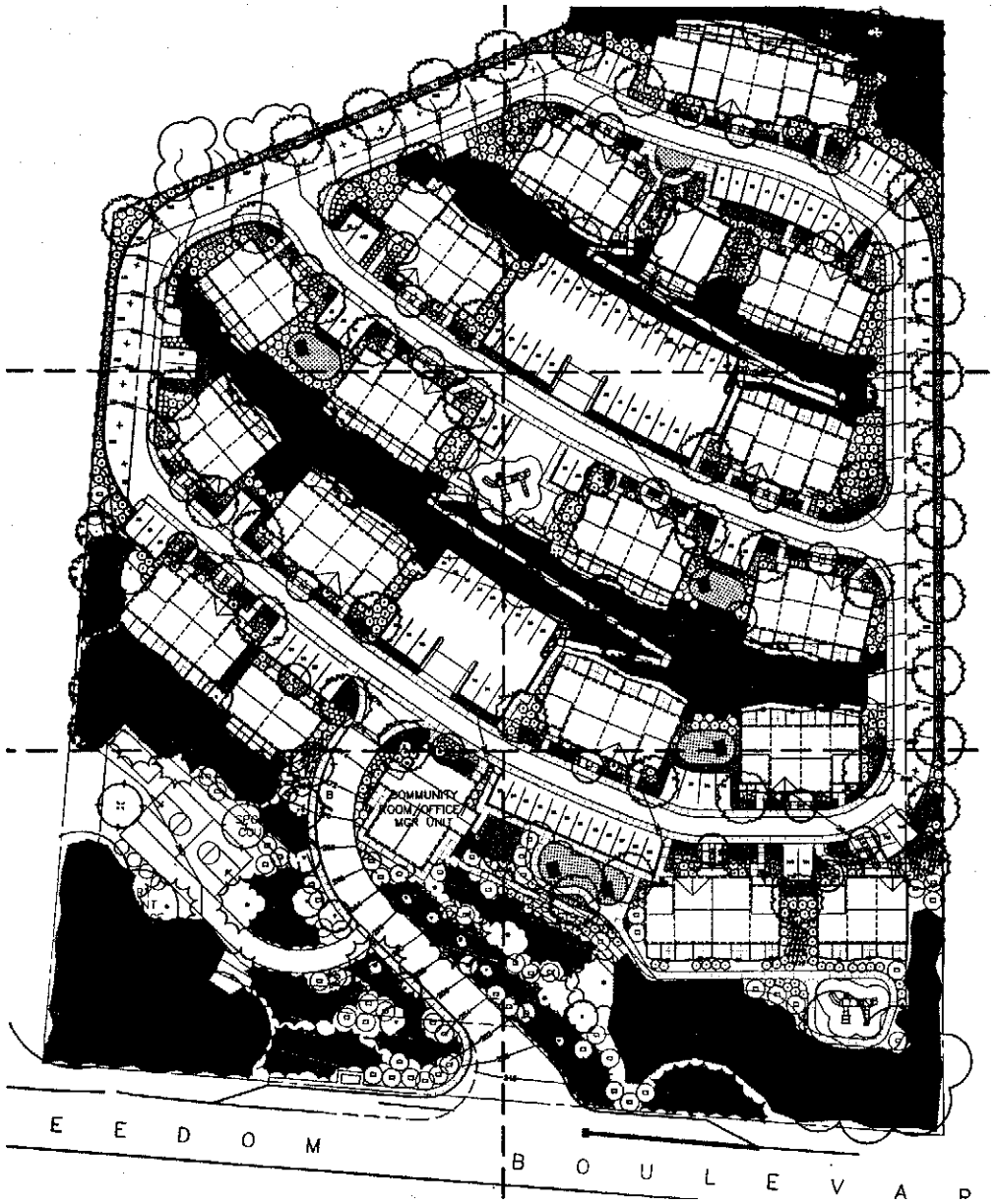
TREE MITIGATION PLAN

Golden Torch

Environmental Review Inital Study
ATTACHMENT 6, 7 of 14
APPLICATION 04-0039

EXHIBIT D



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TREES			
T-1	Acer rubrum	Scarlet Maple	24" box -
T-2	Betula pendula	European White Birch	24" box -
T-3	Lagerstroemia indica	Crape Myrtle	36" box -
T-4	Pinus canariensis	Canary Island Pine	24" box -
T-5	Pistacia chinensis	Pistache	36" box -
T-6	Platanus racemosa	California Sycamore	24" box -
T-7	Prunus yedoensis Akebono	Flowering Cherry	24" box -
T-8	Quercus agrifolia	Coast Live Oak	24" box -
T-9	Sequoia sempervirens	Coast Redwood	24" box -
T-10	Ulmus parvifolia	Chinese Elm	36" box -
SHRUBS			
C	Choisya ternata	Mexican Orange	1 gal. @ 4' OC
D	Ceanothus 'Joyce Coulter'	Wild lilac	5 gal. @ 10' OC
E	Cotoneaster horizontalis	Cotoneaster	1 gal. @ 5' OC
F	Dietes bicolor	Fortnight Lily	1 gal. @ 3' OC
G	Dietes vegeta	Fortnight Lily	1 gal. @ 3' OC
H	Edgeworthia chrysantha	Paper Bush	5 gal. @ 6' OC
I	Garrya elliptica	Coast Silktassel	5 gal. @ 6' OC
J	Lavandula dentata	French Lavender	1 gal. @ 3' OC
K	Rosmarinus officinalis 'Collingwood Ingram'	Rosemary	1 gal. @ 3' OC
L	Teucrium chamaedrys	Germander	1 gal. @ 2' OC
M	Tibouchina urvilleana	Princess Flower	5 gal. @ 6' OC
GROUNDCOVERS			
G-1	Aphelandra squarrosa 'Dania'	Aphelandra	1 gal. @ 1' OC
G-2	Lantana montevidensis	Lantana	1 gal. @ 3' OC
G-3	Trachelospermum jasminoides	Star Jasmine	1 gal. @ 3' OC
	Hydroseed	Mix T.B.D.	
TURF			
	"Tifway 419" bermuda	Sod	Available from Pacific Sod [illegible]
MULCH			
	3" thick bark mulch		

PLANTING INFORMATION

- All planting areas to be mulched with 3" thick bark mulch
- All landscaping includes, soil conditioning and underground, automatic irrigation system according to the Santa Cruz County Landscape Guidelines 13.11.075
- Total Project Area - 259,000 s.f.
- Total Landscaping - 00% (00,000 s.f.)
- Total Turf - 00% (0,000 s.f.)

PLANTING LEGEND (SLOPE)

SYM	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
SHRUBS AND GROUNDCOVERS			
Et	Elymus triticoides	Wild Rye	seed @ 1 lb. per 1,000 s.f.
Ko	Keckiella ebracteata	California Blackberry	1 gal. @ 10' OC
Bp	Baccharis pilularis	Coyote Bush	1 gal. @ 6' OC
L	Lonicera hispidula	Honeysuckle	1 gal. @ 8' OC
Rc	Ribes californicum	California Coffeeberry	1 gal. @ 8' OC
Ro	Rosa californica	California Wild Rose	1 gal. @ 4' OC
Sa	Symphoricarpos albus laevigatus	Common Snowberry	1 gal. @ 3' OC
Rm	Rubus melanolasius	Chaparral Currant	1 gal. @ 6' OC

Golden Torch

March 15, 2004

Scale 1" = 30'-0"

North

Sheet L-7 of 14

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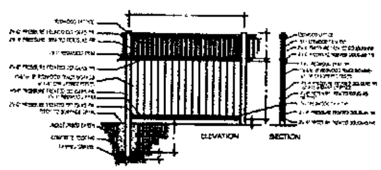
CALA #2865

SITE

Environmental Review Initial Study
ATTACHMENT 6
APPLICATION 04-0039

EXHIBIT D

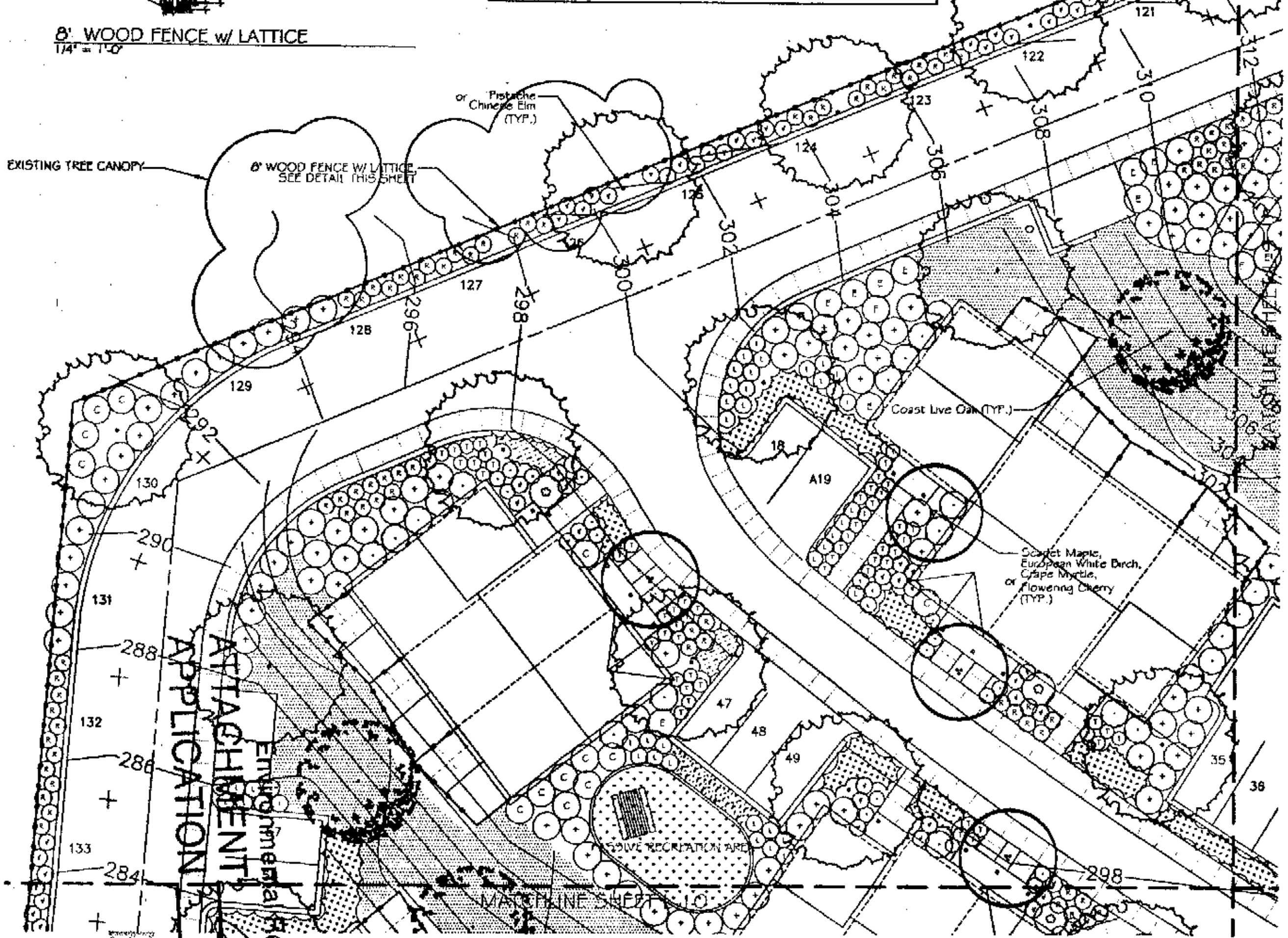
96



8' WOOD FENCE w/ LATTICE
1/4" = 1'-0"

PLANTING LEGEND (SLOPE)

SYM	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
SHRUBS AND GROUNDCOVERS			
Ar	Elymus triticoides	Wild Rye	seed @ 1 lb per 1000 s.f.
Ru	Rubus ursinus	California Blackberry	1 gal. @ 10' OC
Bp	Baccharis pilularis	Coyote Bush	1 gal. @ 6' OC
Li	Lonicera involucrata	Twinberry	1 gal. @ 8' OC
Rc	Rhamnus californica	Coffeeberry	1 gal. @ 8' OC
Ro	Rosa californica	California Wild Rose	1 gal. @ 4' OC
Sa	Symphoricarpos albus laevigatus	Common Snowberry	1 gal. @ 5' OC
Rm	Ribes malvaceum	Chaparral Currant	1 gal. @ 6' OC



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
TREES			
T-1	Acer rubrum	Scarlet Maple	24" box -
T-2	Betula pendula	European White Birch	24" box -
T-3	Lagerstroemia indica	Crape Myrtle	36" box -
T-4	Pinus canariensis	Canary Island Pine	24" box -
T-5	Pistacia chinensis	Pistache	36" box -
T-6	Platanus racemosa	California Sycamore	24" box -
T-7	Prunus yedoensis 'Akebono'	Flowering Cherry	24" box -
T-8	Quercus agrifolia	Coast Live Oak	24" box -
T-9	Sequoia sempervirens	Coast Redwood	24" box -
T-10	Ulmus parvifolia	Chinese Elm	36" box -
SHRUBS			
C	Choisya ternata	Mexican Orange	1 gal. @ 4' OC
D	Ceanothus 'Joyce Coulter'	Wild Lilac	5 gal. @ 10' OC
+	Cotoneaster horizontalis	Cotoneaster	1 gal. @ 5' OC
·	Dietes bicolor	Fortnight Lily	1 gal. @ 3' OC
V	Dietes vegeta	Fortnight Lily	1 gal. @ 3' OC
E	Echium candicans	Pride of Madeira	5 gal. @ 6' OC
·	Garrya elliptica	Coast Silktassel	5 gal. @ 4' OC
L	Lavandula dentata	French Lavender	1 gal. @ 3' OC
R	Rosmarinus officinalis 'Collingwood Ingram'	Rosemary	1 gal. @ 3' OC
T	Teucrium chamaedrys	Germander	1 gal. @ 2' OC
O	Tibouchina urvilleana	Princess Flower	5 gal. @ 6' OC
GROUNDCOVERS			
G-1	Arctostaphylos edmundsii 'Carmel Sur'	Manzanita	1 gal. @ 10' OC
G-2	Lantana montevidensis	Lantana	1 gal. @ 3' OC
G-3	Trachelospermum jasminoides	Star Jasmine	1 gal. @ 3' OC
(hatch)	Hydroseed	Mix T.B.D.	
TURF			
(dots)	'Tifway 419' blend	Sod	Available from Pacific Sod, 2006 Loquat Ave., Patterson, CA 95363, Phone: (800) 692-8690
MULCH			
(pattern)	3" thick bark mulch		

PLANTING INFORMATION

- All planting areas to be mulched with 3" thick bark mulch
- All landscaping includes, soil conditioning and underground, automatic irrigation system according to the Santa Cruz County Landscape Guidelines 13.11.075
- Total Project Area - 259,000 s.f.
- Total Landscaping - 00% (00,000 s.f.)
- Total Turf - 00% (0,000 s.f.)

North

Golden Torch

March 11, 2004

Scale 1" = 10'-0"

Sheet L-8 of 14

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CRLA #2803

PRELIMINARY PLANTING PLAN

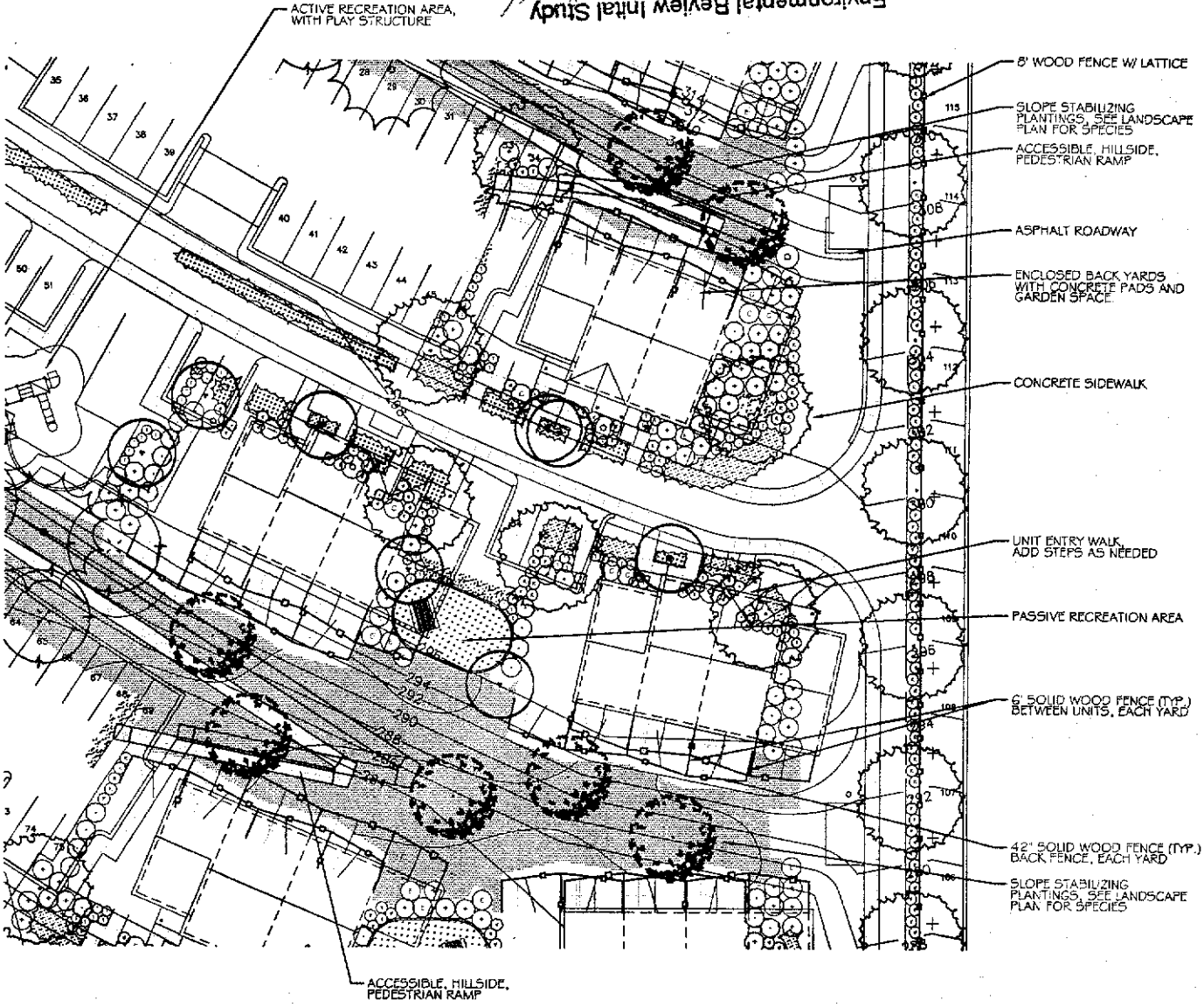
Golden Torch

Environmental Review Inital St...
ATTACHMENT 6, 9 of 14
APPLICATION 04-0039

EXHIBIT D

EXHIBIT D

ATTACHMENT 98
APPLICATION 04-0234
Environmental Review Initial Study



PLANTING INFORMATION

- All planting areas to be mulched with 3" thick bark mulch
- All landscaping includes, soil conditioning and underground, automatic irrigation system according to the Santa Cruz County Landscape Guidelines 13.11.075
- Total Project Area - 259,000 s.f.
- Total Landscaping - 48% (123,200 s.f.)
- Total Turf - 1.2% (3,100 s.f.)

SSA
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Golden Torch

SUPPLEMENTAL SUBMITTAL

303 Potrero St. Ste 40-C
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TEMPORARY EROSION CONTROL MEASURES

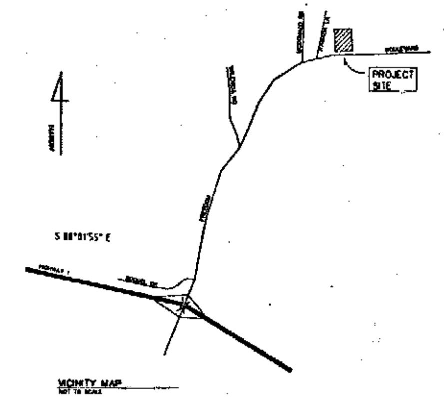
1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BETWEEN OCTOBER 15TH AND APRIL 15TH.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE PERCOLATED INTO THE GROUND, CARRIED TO DRAINAGE COURSES IN LINED CONDUITS, OR DISPERSED OVER DENSE VEGETATION IN AN APPROVED MANNER, WHICH WILL NOT CAUSE EROSION.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION, PREVENT SEDIMENT TRANSPORT OFF THE SITE, AND TO CREATE A COMPATIBLE NATIVE PLANT REVEGETATION SCENARIO. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FIELD INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES WILL BE REQUIRED.
4. RUNOFF FROM THE CONSTRUCTION SITE MUST NOT BE ALLOWED TO FLOW OVER ANY FILL SLOPES.
5. RUNOFF SHALL BE DIRECTED TOWARDS THE NEAREST CATCH BASIN WITH TEMPORARY EARTHEN BERMS.
6. SILT BARRIERS SHALL BE CONSTRUCTED ALONG THE BOTTOM OF ALL GRADED SLOPES.
7. AT LOW POINTS IN THE SILT BARRIER, A TEMPORARY OUTLET MAY BE CONSTRUCTED. IT SHALL BE PLACED AT THE DIRECTION OF THE ENGINEER WITH A PROPER OUTLET DISSIPATER.
8. CATCH BASINS SHALL BE ENCIRCLED BY A SILT BARRIER ON ALL FOUR SIDES.
9. ON ALL FINISH GRADED SLOPES AND ALL AREAS NOT BEING USED FOR CONSTRUCTION THE FOLLOWING NATIVE, PERENNIAL, BUNCHGRASS SEED MIX SHALL BE HAND BROADCAST AND LIGHTLY RAKED INTO THE SOIL SURFACE.

SEED TYPE	SEED APPLICATION RATE
BROMUS CARINATUS (CALIFORNIA BROME)	7# PER ACRE
FESCUTA RUBRA (RED FESCUE)	10# PER ACRE
HORDEUM BRACHYANTHERUM (MEADOW BARLEY)	4# PER ACRE

ONCE SLOPES ARE SEEDED AND RAKED, COVER THEM WITH TWO INCHES (2") OF STRAW. IF AVAILABLE, USE NATIVE BUNCHGRASS STRAW (PREFERABLY BROMUS CARINATUS), IF NOT AVAILABLE, USE COMMONLY AVAILABLE TYPES (I.E. WHEAT, OAT, BARLEY, ETC.)

FERTILIZER REQUIRED FOR THIS SEED MIX IS AMMONIUM PHOSPHATE AT AN APPLICATION RATE OF 200# PER ACRE.

10. 48 HOUR NOTICE SHALL BE GIVEN TO ENVIRONMENTAL PLANNING AT 454-3168 PRIOR TO COMMENCING WORK, AND UPON COMPLETION OF GRADING AND EROSION CONTROL. FAILURE TO COMPLY WILL RESULT IN ISSUANCE OF A STOP WORK ORDER.
11. ALL PERMANENT ROADS, DRIVEWAYS AND PARKING AREAS SHALL HAVE A MINIMUM OF 6 INCHES OF BASEROCK IN PLACE BY OCTOBER 15.



LEGEND

- DENOTES HEIGHT OF RETAINING WALL
- DENOTES LOCATION OF PROPOSED RETAINING WALL.
- DENOTES LOCATION OF PROPOSED CATCH BASIN.
- DENOTES LOCATION OF PROPOSED STORM DRAIN.
- DENOTES LOCATION OF PROPOSED STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING SANITARY SEWER CLEANOUT WITH VENT STACK
- EXISTING 2'X2' WOOD ACCESS COVER FOR SEPTIC TANK
- DENOTES LOCATION OF PROPOSED DUMPSTER.
- WM DENOTES LOCATION OF EXISTING WATER METER.
- GM DENOTES LOCATION OF EXISTING GAS METER.

PRELIMINARY GRADING QUANTITIES	
TOTAL FILL	5108 U. YD (+)
10% SHRINKAGE	510 CU. YD (+)
TOTAL CUT	7020 CU. YD (-)
NET CUT (EXPORT)	1404 CU. YD (-)

EXISTING AND PROPOSED IMPERVIOUS SURFACES

PRE-DEVELOPMENT IMPERVIOUS AREAS, SQ. FT. (ACRES)

EXISTING PAVED ROADWAYS (TO BE REMOVED)	54,563	(1.25)
*EXISTING MOBILE HOMES	68,600	(1.57)
TOTAL PRE-DEVELOPMENT IMPERVIOUS AREA	123,163	(2.82)

*BASED ON AN 98 MOBILE HOMES WITH AN AVERAGE AREA INCLUDING CARPORT OF 700 SF.

POST-DEVELOPMENT IMPERVIOUS AREAS, SQ. FT. (ACRES)

NEW ROADS AND PARKING AREAS	[illegible]	(1.30)
NEW HOMES	28,074	[illegible]
TOTAL IMPERVIOUS AREA POST-DEVELOPMENT	[illegible]	[illegible]

STATEMENT REGARDING DRAINAGE AREAS:

THERE ARE NO PROPOSED CHANGES IN THE DRAINAGE PATTERNS FOR SITE; PRE AND POST DEVELOPMENT DRAINAGE IS CONVEYED TO AN EXISTING PAIR OF CULVERTS UNDER FREEDOM BLVD. TO A DRAINAGE DITCH ON THE OPPOSITE SIDE OF FREEDOM BLVD.

STATEMENT REGARDING TREE REMOVAL:

SEE TREE REMOVAL PLANS BY OTHERS.

PLAN NOTES:

- (A) PROPOSED MULTIPLE FAMILY HOUSING UNITS SEE PLANS BY JOHN MOXLEY
- (B) PROPOSED MANAGERS UNIT AND LAUNDRY FACILITY
- (C) PROPOSED ON SITE ADVANCED SEWAGE TREATMENT FACILITY. SEE PLANS BY FALL CREEK ENGINEERING
- (D) EXISTING ROAD TO BE REMOVED
- (E) LIMITS OF GRADING LINE
- (F) PROPOSED PLAY AREA
- (G) ORIGINAL BOUNDARY TO BE ADJUSTED
- (H) PROPOSED NEW (ADJUSTED) BOUNDARY
- (I) IMPROVE EXISTING BUS SHELTERS AND TURNOUTS PER METRO DESIGN REQUIREMENTS
- (J) PROPOSED CONCRETE VALLEY GUTTER
- (K) PROPOSED BUS CATCH BASIN
- (L) PROPOSED GRADING TO INCREASE SIGHT DISTANCE.
- (M) NEW GRADE SEPARATED 4'-WIDE SIDEWALK
- (N) INSTALL REMOVABLE BOLLARD
- (P) WIDEN BUS TURNOUT TO 10' AND INSTALL NEW BUS SHELTER
- (Q) PROPOSED MAINTENANCE BUILDING

PRELIMINARY
NOT FOR CONSTRUCTION

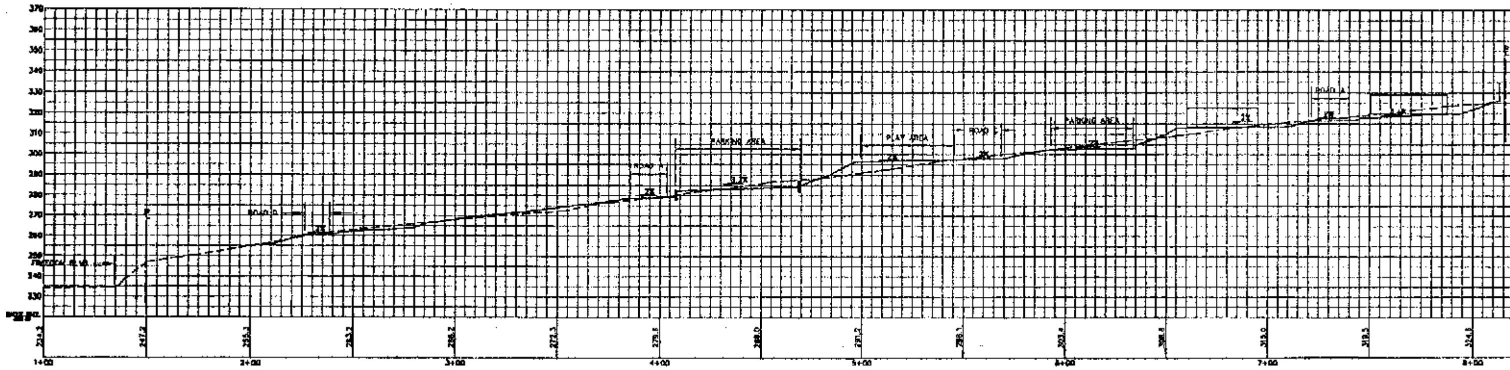
APN 041-271-28

REVISED		
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560 REGISTERED CIVIL ENGINEER NO. 55136	PRELIMINARY GRADING AND DRAINAGE PLAN GOLDEN TORCH MOBILE ESTATE APTOS, CA 95003	
SCALE 1"=30'	DRAWN JC	JOB NO. 22651
DATE MARCH 15, 2004	CHECKED ACR	INDEX AP1052
DESIGN JC	DWG NAME 22651SITE	FILE NO. 22651

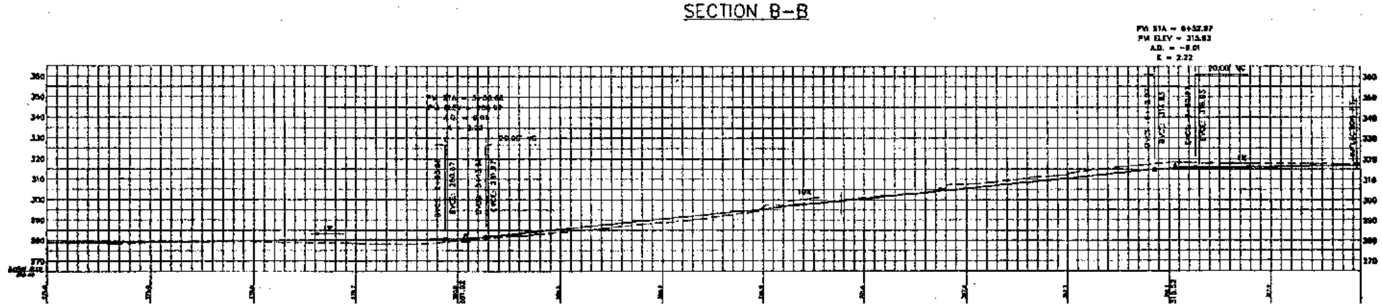
SHEET C1 OF 3

Environmental Review Inital Study
ATTACHMENT 6, 11 of 14
APPLICATION 04-0039

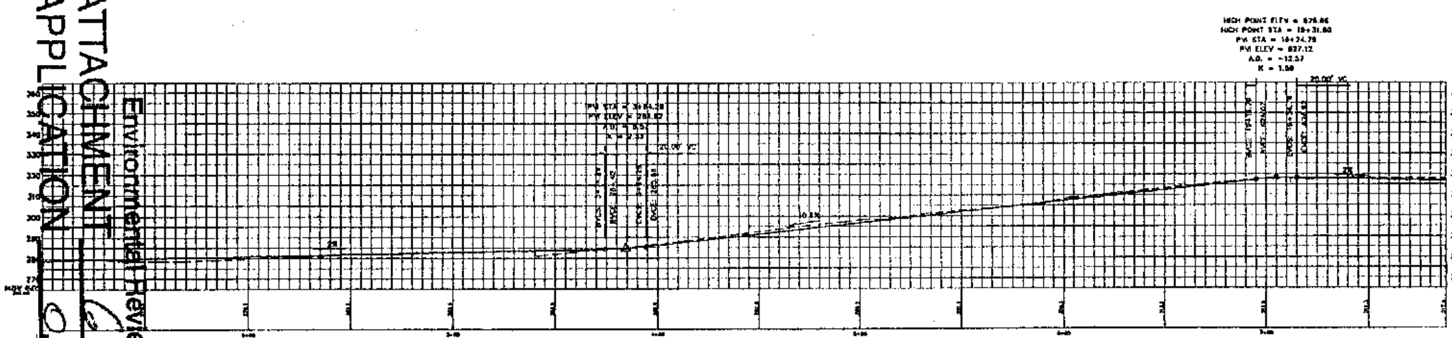
EXHIBIT D



SECTION B–B



PROFILE ROAD A



PROFILE ROAD B

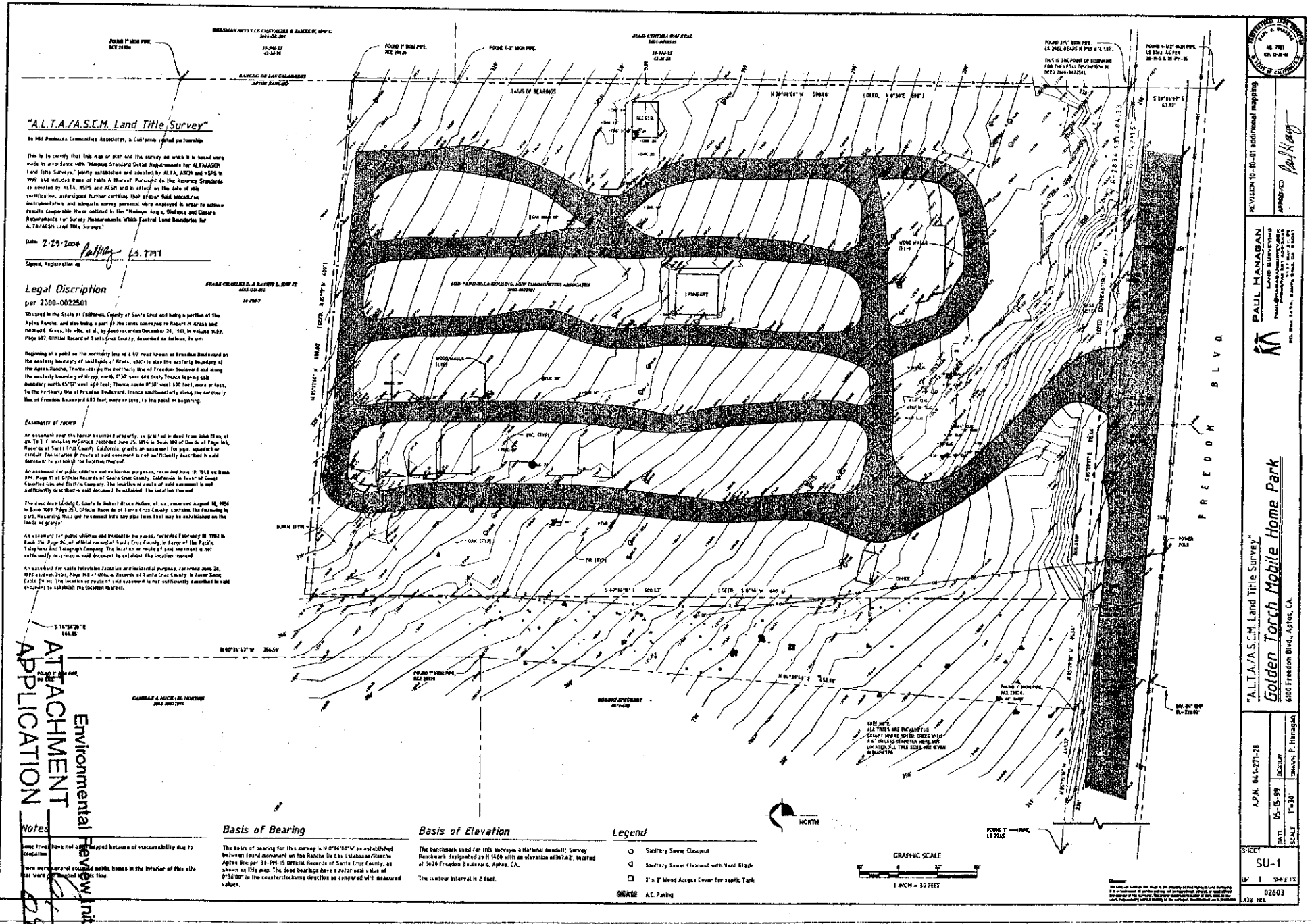
PRELIMINARY
NOT FOR CONSTRUCTION

APN 041-271-28

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560 REGISTERED CIVIL ENGINEER NO. 56135		SITE SECTION AND ROAD PROFILES GOLDEN TORCH MOBILE ESTATE APTOS, CA 95003	
SCALE 1"=30'	DRAWN JC	JOB NO. 22631	SHEET C2
DATE MARCH 15, 2004	CHECKED ACR	INDEX AP7082	
DESIGN JC	DWG NAME 22631SITE	FILE NO. 22631	OF 3

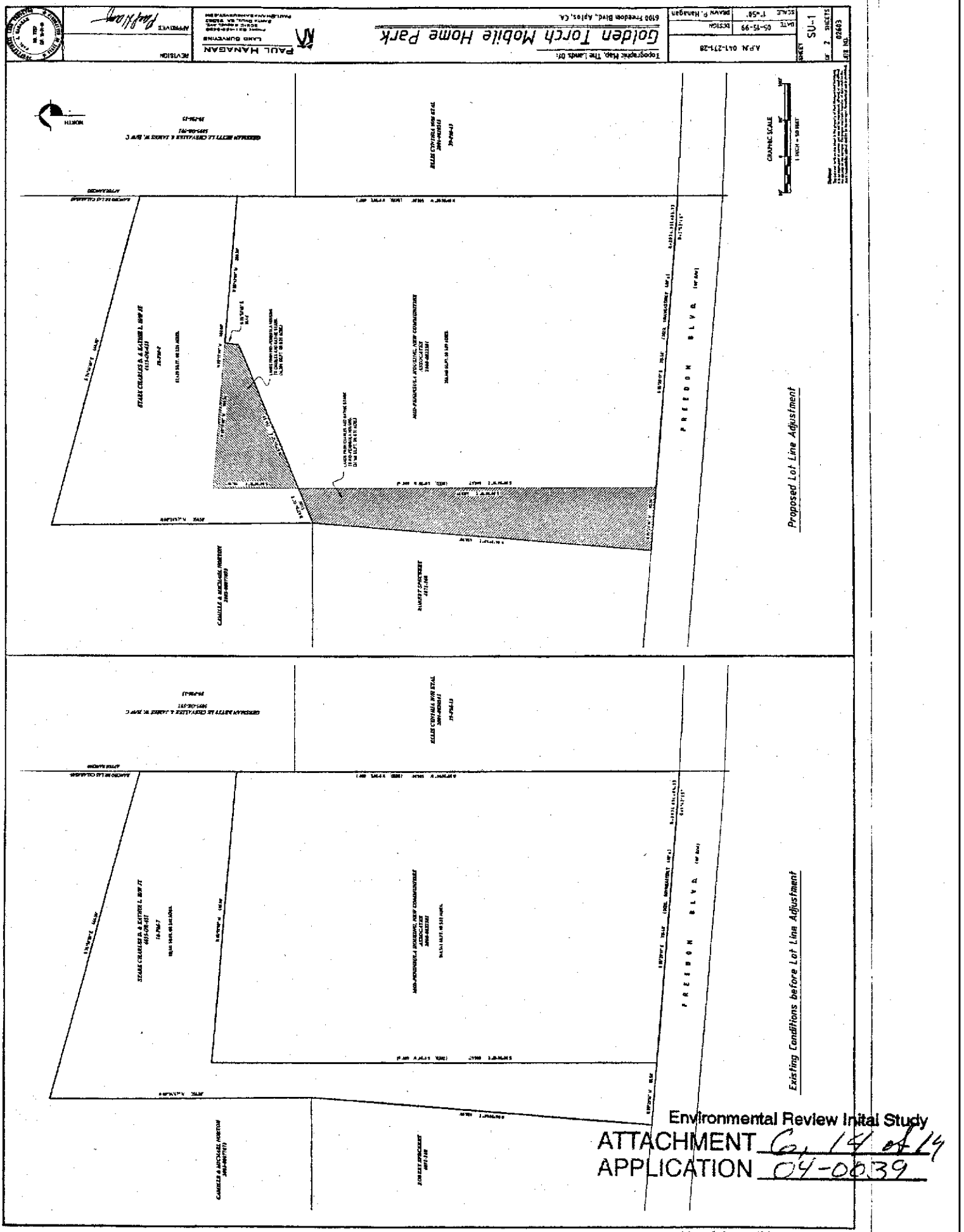
Environmental Review Inital Stu
ATTACHMENT 6, 12 of 14
APPLICATION 04-0039

EXHIBIT D



Environmental Review Initial Study
ATTACHMENT
APPLICATION 13-0034

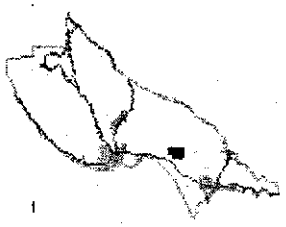
EXHIBIT D



Environmental Review Inital Study
ATTACHMENT C, 14 of 14
APPLICATION 04-0039

EXHIBIT D

Golden Torch - USGS Topographic Contour Map



Legend

Selected Features

- Parcel (Assessor)
- State Highways
- County Streets
- Major Streets
- Streams
- Intermittent
- US
- Perennial
- Lakes
- Santa Cruz County Boundary

USGS Quads (contour maps)

Environmental Review Initial Study
ATTACHMENT 7
APPLICATION 04-0039

EXHIBIT D

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GEOTECHNICAL INVESTIGATION
for
GOLDEN TORCH PARK
6100 Freedom Blvd.
Aptos, Santa Cruz County, California

Prepared For
Mid-Peninsula Housing Coalition

Preparec By
HARO, KASUNICH AND ASSOCIATES, INC.
Geotechnical & Coastal Engineers
Project No. SC7479
December 2001

1

Environmental Review Inital Study
ATTACHMENT 6 Lof 15
APPLICATION 34 0239

EXHIBIT D

DISCUSSIONS AND CONCLUSIONS

The proposed development is feasible from a geotechnical standpoint. The recommendations presented in this report are to be incorporated into the design and construction of the proposed development.

The site was previously graded to existing contours for the current development. As part of the planned grading to achieve final pad and pavement grades, these soils should be removed.

Shallow foundations are recommended for one to two-story structures placed on slopes less than 20 percent. Level building pads are to be graded for the new structures. The existing retaining walls should be removed. The existing man-made fill and backfill from the retaining walls should be excavated.

The proposed building pads should be cut to rough subgrade, scarified to a depth of **12** inches, moisture conditioned and compacted to 95 percent relative compaction. Engineered fill should then be placed to design subgrade elevations.

If shallcw foundations are used to support the structures, the base of all footings should be compacted once the trenches are cut. This should be accomplished by scarifying the base of the trench ***6*** inches, moisture conditioning the exposed soil, and compacting to a minimum relative density *of* 90 percent.

Environmental Review Inital Study
ATTACHMENT 5, 3 of 15
APPLICATION 04-0034

EXHIBIT D

RECOMMENDATIONS

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

We request the opportunity to review project grading and foundation plans during the design phase of the project. We can then provide our opinion regarding geotechnical-related considerations.

Site Grading

1. Observation and testing services for earthwork performed at the project site should be provided by Haro, Kasunich and Associates. The observation and testing of earthwork allows for contractors compliance evaluation to project plans and specifications and the geotechnical recommendations. It also allows the geotechnical engineer an opportunity to confirm that actual soil conditions encountered during construction are essentially the same as those anticipated based on the subsurface exploration.

2. The geotechnical engineer should be notified **at least four (4) working days** prior to any site clearing or grading so that 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 D1557-91.

4. Areas to be graded or to receive building foundations should be cleared of obstructions including loose fill, debris, foundations, trees not designated to remain and their principal roots, or other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.

5. Areas to receive engineered fill should be scarified to a depth of 12 inches, moisture conditioned and compacted to a minimum of 90 percent relative compaction. Following compaction, these areas may then be brought to design grade with engineered fill.

6. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness, moisture conditioned, and compacted to a minimum of 90 percent relative compaction. The upper 8 inches should be compacted to a minimum of 95 percent relative compaction. Engineered fill placed on slopes steeper than 15 percent should be keyed

Environmental Review Inital Study
ATTACHMENT 8, 5 of 15
APPLICATION 04-0039

EXHIBIT D 1

and benched into the slope. A typical keying and benching detail is provided in the appendix.

7. Any imported fill should meet the following criteria:

a. Be free of wood, brush, roots, grass, debris and other deleterious materials.

b. Not contain rocks or clods greater than 2.5 inches in diameter.

c. Not more than 20 percent passing the #200 sieve.

d. Have a plasticity index less than 15.

e. Be evaluated by the geotechnical engineer. Submit to the geotechnical engineer, a minimum of 4 days before it is delivered to the job site, samples of import material or utility trench backfill for compliance testing.

8. The on-site soil may be re-used once the majority of organics are removed. Cut slopes should be graded no steeper than 3:1 (horizontal to vertical).

9. 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 except under the observational services of the geotechnical engineer.

10. In order to enhance the potential for further favorable performance of permanent slopes, these areas should be landscaped at the completion of grading. A landscape

architect should be consulted regarding types of plants and planning configuration. If automatic timing devices are used in conjunction with the irrigation systems, provisions should be made for interrupting normal watering during and following periods of rainfall. Property maintenance personnel should be made aware that improper slope maintenance, altering site drainage, over watering and burrowing animals can be detrimental to surficial slope stability.

Conventional Shallow Foundations

11. The proposed structures may be supported on conventional spread footings founded on firm/dense native soil or engineered fill as recommended in the grading section of the report. The base of all footing trenches should be scarified 6 inches, moisture conditioned, and compacted to a minimum of 90 percent relative compaction. Footing dimensions should be determined in accordance with anticipated use and applicable design standards, but should be a minimum of 15 inches wide and be embedded a minimum of 12 or 18 inches for one and two-story structures, respectively. The footings should be reinforced as required by the structural engineer based on the actual loads transmitted to the foundation and for shrinkage and temperature stress considerations.

12. Foundations designed in accordance with the above recommendations may be designed for an allowable soil bearing pressure of 2,500 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.

13. Lateral load resistance for the buildings supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 is considered applicable. Passive resistance of 200 pcf may be used below a depth of 12 inches.

Retaining Walls and Lateral Pressures

14. Retaining walls should be designed to resist the lateral earth pressures listed in Table 1. The values listed in Table 1 are for non-seismic conditions and are based on the assumption that walls will be adequately drained.

Table 1-Active and At-Rest Pressures

	(pcf)	
Level	35	55
2:1	40	60

15. Active pressures should be used for walls where horizontal movement at the top of the wall is not restricted. At-rest pressures should be used to design walls with movement restrained at the top, such as basement walls and walls structurally connected at the top. The walls should also be designed to resist one half of any surcharge loads imposed on the backfill behind the walls. The designer should account for the surcharge loading created during backfill operations.

Environmental Review Initial Study
ATTACHMENT 8, 8 of 15
APPLICATION 04-0039

EXHIBIT D

111

16. To account for seismic loading, a horizontal line load surcharge equal to $10H^2$ lbs/horizontal foot of wall may be assumed to act at 0.6H above the heel of the wall base (where **H** is the height of the wall).

17. The above lateral pressures assume the walls are fully drained to prevent hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of Class 1, Type B permeable material complying with Section 68 of CalTrans Standard Specifications, latest edition, or 3/4 inch permeable drainrock. Drainage material should be wrapped in Mirafi 140 N or equivalent. The drainage material should be at least 12 inches thick. The drains should extend from the base of the walls to within 12 inches of the top of the backfill. A perforated pipe should be placed (holes down) about 4 inches above the **bottom** of the wall and discharge at a suitable location. Wall backdrains should be plugged at the surface with clayey material to prevent infiltration of surface runoff into the backdrains.

1997 UBC Seismic Design Considerations

18. For purposes of design of structural features for the proposed project, the following seismic criteria may be used based on a soil profile Sd as described in Table 16-J of the 1997 UBC. The coefficients should be based on the 1997 UBC and the Zayante-Vergeles Fault being the controlling fault (Type **B** within 2 kilometers). Refer to the 1997 UBC book for the seismic coefficients.

Slabs-on-Grade

19. Concrete slabs-on-grade planned for the site should be constructed on recompacted native soil or engineered fill as outlined in the Grading section of this report. Prior to construction of the slab, the subgrade surface should be proof-rolled to provide a smooth, firm, uniform surface for slab support. Slab reinforcement should be provided in accordance with the anticipated use and loading of the slab. As a minimum, we recommend the use of number 4 bars placed within the slab at 18 inches on center. Slab joints should be spaced no more than 15 feet on center to minimize random cracking. While some movement of slabs is likely, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

20. Where floor wetness is undesirable, a blanket of 4 inches of free-draining gravel should be placed beneath the floor slab to act as a capillary break. To minimize vapor transmission, an impermeable membrane with overlapping joints sealed should be placed over the gravel. The membrane should be covered with 2 inches of sand or rounded gravel to protect it during construction. The sand or gravel should be lightly moistened just prior to placing the concrete to aid in curing the concrete. If moisture is expected, a surface treatment or moisture retardant should be added to the concrete.

Environmental Review Inital Study
ATTACHMENT 4, 10 of 15
APPLICATION 04-0039

EXHIBIT D

Site Drainaae

21. An engineered grading, drainage and erosion control plan with appropriate specifications should be developed for the project by a licensed Civil Engineer. The plans and specifications should be prepared using the guidelines presented in this report. The grading, drainage and erosion control plan should be reviewed by the geotechnical engineer to see if the intent of the geotechnical-related recommendations have been incorporated.

22. Surface drainage should include provisions for positive slope gradients so that surface runoff is not permitted to pond adjacent to foundations, pavements, or other improvements. Surface drainage should be directed away from the building foundations and improvements. Minimum slope gradients of at least 2 percent, (1/4 inch per foot), are recommended.

23. Concentrated runoff should not be permitted to flow over the newly constructed earth slopes. Roof gutters should be placed around eaves. Discharge from the roof gutters should be conveyed away from the downspouts by closed plastic conduit or splashblocks that terminate or direct water to an appropriate location.

Environmental Review Inital Study
ATTACHMENT 8 11 of 15
APPLICATION 04-0039

EXHIBIT D

24. 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.

Erosion Control

25. The soil at the site generally consists of fine to medium grained silty sand. The sand has low cohesion and is therefore susceptible to erosion. As stated in the grading section of the report, cut slope should be graded no steeper than 3:1 (horizontal to vertical) to reduce the potential of erosion.

Flexible Pavements

26. Asphaltic concrete, aggregate base and subbase, and preparation of the subgrade should conform to and be placed in accordance with the Caltrans Standard Specifications, latest edition, except that the test method for compaction should be determined by ASTM D1557-91.

The site is underlain by sandy soil. No R-value test was performed as part of this investigation. R-value testing of roadway subgrade and assistance with pavement design can be performed by our firm if desired.

Environmental Review Inital Study
ATTACHMENT 8, 12 of 15
APPLICATION 04-0039

EXHIBIT D

115

27. To have the selected sections performed to their greatest efficiency, it is important that the following items be considered:

A. Moisture condition the subgrade and compact to a minimum relative compaction *of* at least 95 percent, at about 2 percent over optimum moisture content.

B. Provide sufficient gradient to prevent ponding of water.

C. Use only quality materials of the type and thickness (minimum) specified. Baserock should meet Caltrans Standard Specifications for Class 2 Aggregate Base and be angular in shape.

D. Compact the baserock to a relative dry density of 95 percent.

E. Place the asphaltic concrete during periods of fair weather when the free air temperature is within prescribed limits per Caltrans specifications.

F. Provide a routine maintenance program.

Plan Review, Construction Observation, **and** Testing

28. Our firm must be provided the opportunity for a general review of the final project plans prior to construction so that our geotechnical recommendations may be properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations, We recommend that our office review the project plans prior to

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

Project No. SC7479
11 December 2001

LIMITATIONS AND UNIFORMITY OF CONDITIONS

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

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

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

Environmental Review Inital Study
ATTACHMENT 3 15 of 15
APPLICATION 04-0039

EXHIBIT D

PROJECT DESCRIPTION

for

Onsite Wastewater Treatment System
Golden Torch Park, Aptos, **California**

April 2004

Fall Creek Engineering has prepared this letter report to present the conceptual plan for the proposed onsite wastewater system at the Golden Torch property in Aptos, California. This letter presents the preliminary flow estimates and conceptual layout of the proposed onsite wastewater collection, treatment and disposal system for the multiple residential development proposed for the property,

Figures 1 and 2 present the preliminary layout of the proposed wastewater treatment system improvements. The accompanied plan sheet (24" by 36") presents the same information on a larger scale.

Background

The Golden Torch Trailer Park (Golden Torch) is located at 6100 Freedom Boulevard in Aptos, California on approximately 5.5 acres. The trailer park was originally constructed as a temporary recreational vehicle campground; however, over time the facility has become used for permanent housing. Due to the substandard infrastructure and high population density maintained on the property, the facility has been operated for many years in violation of County and State health standards.

In 2001, the Mid Peninsula Housing Coalition purchased the property and is in the process of redeveloping the site for affordable housing. Currently, Mid-Peninsula is planning on replacing the trailers and trailer spaces with modular homes ranging from one to four bedrooms in size. The site master plan calls for the construction of 68 residential units. The new facility will also include a manager's residence and a central laundry facility.

The project will need a new onsite wastewater treatment system, including a sanitary sewer collection system, a wastewater treatment plant, and disposal system. FCE anticipates that all of the existing septic systems will be removed or abandoned during the reconstruction of the site.

Wastewater Flow Projections

As the initial step in the planning and design of the wastewater improvements at the site, FCE has calculated wastewater flows based on the current site plan. Wastewater flow estimates are based on the projected population that will reside at the property, as well as from ancillary facilities including the central laundry room.

Because the project has not been completed and the population size at the site is unknown, FCE projected wastewater flows for a high-density population. Based on the number of bedrooms planned for the site, FCE projected bedroom occupancy for high occupancy levels and their corresponding wastewater flows. Detailed flow estimate calculations are presented in the following tables.

The number of units to be built at Golden Torch is shown in Table 1.

Table 1. Size and Number of Units at Redeveloped Site

Unit Size	Number of Units
1 Bedroom	5
2 Bedroom	28
3 Bedroom	29
4 Bedroom	6
Total	**68**

The number of occupants per unit is estimated in order to determine the total population for the site, and Table 2 shows the projected population for the site once it is redeveloped.

Table 2. Projected Population

Unit Size	Number of People per Unit
1 Bedroom	2
2 Bedroom	4
3 Bedroom	6
4 Bedroom	8
Total Population	**344**

Domestic wastewater flow projections were calculated using Santa Cruz County's recommended unit flow of 75 gallons per person per day (Santa Cruz County's Sewer Ordinance Table 7.38.160). This results in a domestic wastewater daily flowrate of 25,800 gallons per day (gpd) for the total population shown in Table 2.

The redeveloped site will also include a central laundry facility. This flowrate was estimated by assuming each resident would wash eight loads of laundry per month, and that each load would produce 50 gallons of wastewater (Santa Cruz County's Sewer Ordinance Table 7.38.160). Based on the population projection for the site, daily wastewater flows from the laundry facility are estimated as 4,587 gpd, as shown in Table 3.

A treatment system's size must account for flow variations that will occur periodically. To account for these variations, peaking factors are used to estimate these high, temporary flowrates. A peaking factor of 1.6 was selected and used to estimate peak daily flows at the site by multiplying daily average flow by the factor. Table 3 summarizes the flowrate projections for the site.

Table 3. Wastewater Flow Projections (in gallons per day)

Domestic wastewater	25,800
Total Daily Average Flowrate	30,387
Peak Daily Flowrate	48,619

Wastewater Collection System

A new centralized sanitary sewer system will he installed to collect and convey wastewater to the wastewater treatment plant. The sewer system will operate under gravity flow for the entire site. The system will be constructed of small diameter PVC piping rated for sewage with lines ranging from 6- to 8-inches in diameter. The system will also include cleanouts at each building connection and manholes at each junction. A preliminary layout of the sanitary sewer is present in Figure 1.

Wastewater Treatment System

Because the site is located in a groundwater recharge area and the subsurface soils are very sandy, the County of Santa Cruz is requiring that the wastewater be treated to tertiary levels and reduce the biochemical oxygen demand, the total suspended solids and total nitrogen to no greater than 10 mg/L for all three parameters. To meet this treatment standard, FCE proposes a wastewater treatment system that is designed to achieve tertiary treatment levels and reduce the organic matter (carbon) and nitrogen levels to a low level. FCE proposes to install a two-stage trickling filter plant to will reduce the carbonaceous biochemical oxygen demand (BOD), the total suspended solids, and total nitrogen to meet the County standards.

A schematic layout of the proposed treatment system is presented in Figure 2. In summary, the system will consist of the following unit processes in their respective order of operation:

1. A 30,000 gallon primary clarifier and recirculation tank, which is designed and sized to remove a substantial amount of the solids in the wastewater and to convert nitrate-nitrogen into nitrogen gas;

2. Stage-One trickling filters, which are designed to remove a majority of the carbon or BOD in the wastewater;

3. A 10,000 gallon secondary clarifier to remove biological floc that will slough off of the Stage-One Trickling filters;

4. Stage-Two trickling filters, which are designed to convert the ammonia-nitrogen in the wastewater to nitrate-nitrogen;

Environmental Review Inital Study
ATTACHMENT 4 3 of 7
APPLICATION 04-0039

EXHIBIT D

121

5. A 5,000 gallon clarifier will be used to remove bio-floc that will slough off of the Stage-Two filters; and

6. A 5,000 gallon pump tank will be used to house two duplex pump stations that will be used to convey treated effluent to the onsite disposal system(s), which will consist of seepage pits and a subsurface dispersal irrigation system (Geoflow).

The proposed treatment system will be a relatively low-cost and energy-efficient system that will use fractional pumps to convey wastewater through each unit process. Once wastewater enters the 30,000 primary tank, which will house a duplex pump station in the second chamber of the tank, primary treated wastewater will be pumped over the Stage-One trickling filters. Two trickling filter beds will be installed, each filter will be 11.5 feet in diameter and approximately 7.5 feet tall. The filters will operate in parallel and each filter will receive wastewater on an alternative pump cycle, controlled by a programmable timer and a mechanically operated automatic distributing valve. Effluent from the filters will flow via gravity to the secondary clarifier. The second chamber of the secondary clarifier will also house a duplex pumping system that will pump the effluent to the Stage-Two filters, and they will operate in parallel similar to Stage-One filters.

Effluent from the Stage-Two filters will flow through a recirculating valve installed in the 30,000 gallon primary clarifier. When the level in the 30,000 gallon tank is low, wastewater will re-enter the primary tank and wastewater will be recycled through the trickling filters. The system is designed so that the wastewater will be recycled through the plant three to four times per day.

When the tank level is high in the 30,000 gallon tank, treated effluent will enter the 5,000 gallon clarifier and the effluent pump system, which will discharge effluent to the disposal system. The wastewater is recycled through the primary clarifier to facilitate denitrification of the nitrogen in the wastewater. Once the wastewater has passed through the two sets of trickling filters, a majority of the nitrogen of the wastewater will be converted from ammonia to nitrate-nitrogen. To remove the nitrate-nitrogen, the most common biological process used is denitrification, which requires two fundamental conditions to occur: an anaerobic environment (void of oxygen) and organic matter (carbon). For this reason, the wastewater is recycled back to the primary treatment tank. This treatment process has been used successfully in similar treatment systems to remove approximately 70 percent of the total nitrogen in wastewater.

Wastewater Disposal **Systems**

Seepage Pits. Historically, the onsite septic systems on the property have relied on seepage pits for wastewater disposal. Based on the large wastewater flowrates at the site, additional subsurface utilities, and limited area, the continued use of seepage pits is the most feasible option to dispose of wastewater at the site, Seepage pits consist of a vertical perforated pipe (approximately 3 to 4 inches in diameter) placed into a hole 4 feet in diameter that is filled with gravel. Pits are typically 50 feet deep at this site. Based on the projected wastewater flows and using a hydraulic loading rate of 0.6 gpd per square foot, FCE estimates that approximately 84

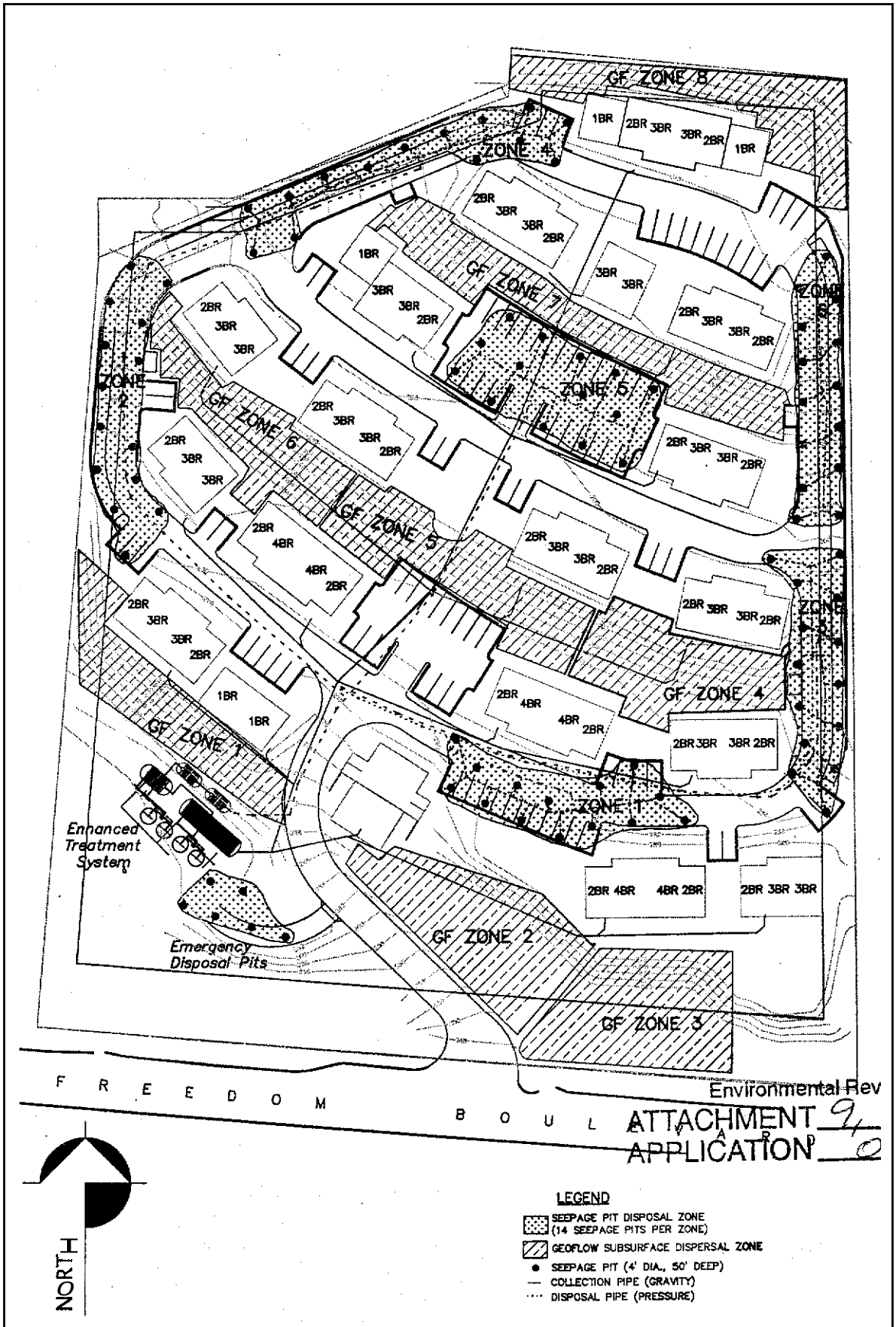
Environmental Review Inital Study
ATTACHMENT 9 4 of 7
APPLICATION 04-0039
EXHIBIT D

seepage pits will be required for this project. Figure 1 shows a preliminary layout of the disposal system. FCE has identified six zones of 14 pits each. Each pit will receive wastewater by a pressurized distribution line. The system would apply effluent to each zone sequentially to allow each zone to rest between subsequent dosing cycles.

FCE also proposes the installation of six (6) gravity flow seepage pits to be located in close proximity to the treatment plant. An overflow gravity flow line from the outlet of the 30,000-gallon primary tank would be connected to these pits to provide for overflow during a temporary power outage or pumping equipment failure.

Subsurface Dispersal (Irrigation) **System.** FCE also proposes the installation of a subsurface dispersal irrigation system (Geoflow) that will allow for the reuse of treated effluent for landscape irrigation on the site. This will provide for an alternative disposal option, increase the size of the disposal area on the site, as well as providing a method to conserve and reduce potable water use at the site.

FCE has collaborated with the Project Landscape Architect, SSA, Inc. to determine the areas most appropriate for subsurface drip irrigation. The total area of irrigated landscape on the property will be approximately 2.1 acres. At this time FCE proposes to use treated effluent to irrigate approximately 1.13 acres (49,400 square feet) of ornamental landscaping. This area represents approximately 50% of the total amount of land irrigated in the project. Preliminary water use estimates indicate that the property will need approximately 18,000 gallons per day during peak irrigation periods. Reusing treated effluent for landscape irrigation should reduce the water demand by approximately 9,000 gallons per day.



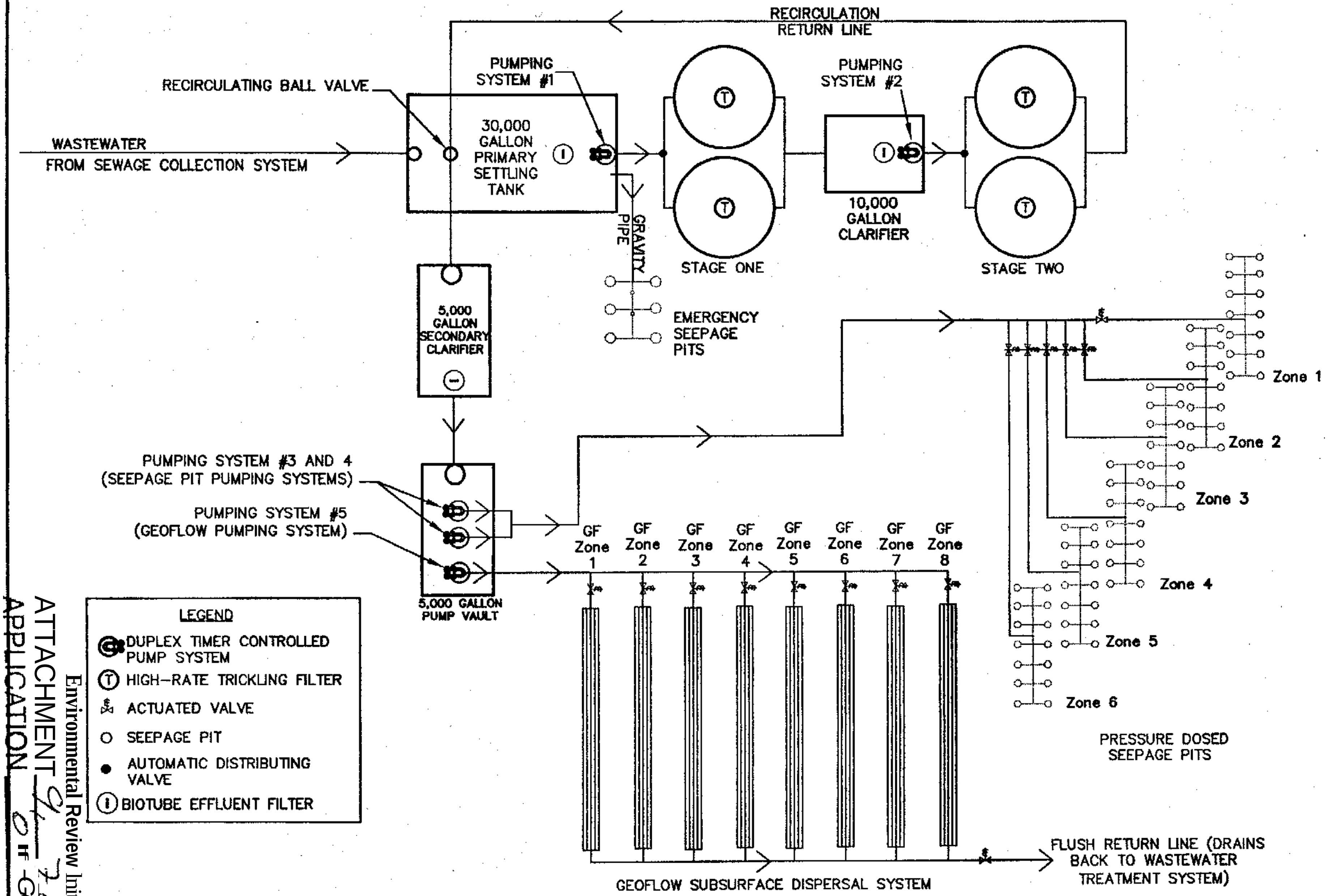
Environmental Rev
ATTACHMENT 9
APPLICATION 0

Inital Study
6 of 7
-0039

FALL CREEK ENGINEERING, INC.
Civil • Environmental • Water Resources Engineering

Figure 1. Golden Torch
Conceptual Layout of Wastewater Treatment & Disposal System

EXHIBIT D



FALL CREEK ENGINEERING, INC.
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FIGURE 2.
WASTEWATER TREATMENT SCHEMATIC

Environmental Review Inital Study
ATTACHMENT 9 7 of ?
APPLICATION 0 IF -GO 39

EXHIBIT D

CENTRAL WATER DISTRICT
400 Cox Road – Post Office Box 1869
Aptos, California 95001-1869
(831) 688-2767

May 5, 2004

Mr. Owen Lawlor
Lawlor LandUse
315 Soquel Avenue
Santa Cruz, CA 95062-2305

Golden Torch Housing Development

Dear Mr. Lawlor:

This letter is to confirm that at their meeting of April 20, 2004, the Board of Directors of the Central Water District granted permission to install a three-inch domestic water service for the Golden Torch Housing Development. The conditions set forth by the Board establish a connection fee of $93,232 for the new service, grant a credit of $10,378 for the existing services, and require the Golden Torch Mobile Home Park to participate in a mainline upgrade at a rate of 32% of the total costs incurred to mitigate the effects to the District's supply and distribution system.

A fire service is available up to eight inches in size.

Sincerely,

Clarke Wales
District Manager

CW:es

Environmental Review Inital Study
ATTACHMENT 10
APPLICATION

Post-It® Fax Note 7671	Date 5/11	# of pages ▶ 1
To Melissa Allen	From Clarke	
Co./Dept.	Co CWD	
Phone #	Phone # 688-2767	
Fax # 454-3420	Fax #	

EXHIBIT D

APPL.NO: 04-0039 REVIEW AGENCY DPW DRAINAGE
SENT TO PLNR: 4/09/04 REVIEWER ABT ROUTING NO: 2 VERSION NO: 1
COMMENTS:----------

COMPLETENESS COMMENT:
REVIEW ON FEBRUARY 12,2004 BY ALYSON B TOM ==========

Application with civil plans dated 1/26/04 **has** been received. Please address the following for discretionary completeness:

1) Demonstrate that the existing downstream 24-inch road culverts are adequate for handling **all** of the site runoff and upstream runoff. Provide watershed maps describing the upstream area draining to these facilities.

Please see miscellaneous comments for issues to be addressed prior to building/grading permit issuance.

UPDATED ON APRIL 9,2004 BY ALYSON B TOM ==========

Application with drainage calculations dated 3/12/04 has been received. The project is complete with regards to drainage for the discretionary stage. Please see miscellaneous comments for issues to be addressed prior to building permit issuance/final map approval.

MISCELLANEOUS COMMENT
REVIEW ON FEBRUARY 12,2004 BY ALYSON **B** TOM ==========

The following miscellaneous comments must be addressed prior to building/grading permit issuance.

1) Provide an updated drainage plan that incorporates storm water best management practices (BMPs) that mitigate for the proposed impervious areas and allow for dissipation and infiltration of runoff on-site. Consider utilizing pervious or semi-pervious surfacing in place of impervious surfacing wherever possible (ex: paths, patios, roads, playgrounds, etc.). Limit the amount of directly connected impervious areas by eliminating hard piping of runoff wherever feasible (ex: storm drain pipes from the basketball court and play areas can be replaced with dissipation facilities that overflow to landscaped areas, storm drain pipes can be replaced with grass-lines swales, outsloping roads and parking areas so that runoff sheer flows to the downslope landscape area, etc.). For guidance and ideas see BASMAA's "Start at the Source" and companion document available at http://\vww.scvurppp.org, or CASQA-s Stormwater BMP Redevelopment Handbook available at http:l/www.cabmphandbooks.cod. Structural BMPs will require recorded maintenance agreement(s).

2) Water quality treatment for **all** runoff from parking and road areas should be provided. This can be non-structural (ex: filtering through landscaped areas) or structural (ex: silt and grease traps) treatment. Signed, recorded maintenance agreement(s) are required for structural water quality treatment devices.

3) Provide calculations demonstrating that the final proposed storm drain system meets all design, overflow, velocity, and freeboard requirement in the County Design Criteria.

4) Provide details for connections to the existing downstream drainage facilities in the fmal **drainage** plan. All work in the County right-of-way requires an encroachment permit.

Environmental Review Inital Study
ATTACHMENT 11 1 of 2
APPLICATION 04-0039

EXHIBIT D

5) Provide updated impervious area calculations with the fmal drainage plan that include all impervious areas (including impervious paths, patios, play areas, etc.). All of these areas should be shown on the fmal plans.

6) Describe how the dumpster areas will be designed so that upstream runoff is diverted around the areas, the areas are screened or walled to prevent the off-site transport of trash, and the areas are covered or enclosed or provided with water tight lids.

7) All inlets and catch basins should be stenciled with "No Dumping - Flows to Bay" and/or graphical icons that prohibit illegal dumping. The owner will be responsible for maintaining these signs.

8) Since this project disturbs over one acre of land, the applicant is responsible for obtaining coverage under the State Water Resources Control Board's construction storm water general permit. See http://www.swrcb.ca.gov/stormwtr/gen_const.html#const_permit.

9) Submit an approval letter from the project geotechnical engineer approving of the final drainage plan and stating that the plan should not cause any erosion or stability problems on the site or downstream from the site.

10) Public Works staff will inspect the installation of all of the drainage related items. Once the plans have been approved by the other reviewing agencies please bring a set ofreproducible civil plans (with a Public Works signature block on the first sheet) to Public Works along with an engineer's estimate for the drainage related items. A 2% deposit (or $500 minimum) for inspection fees will be assessed in the final building/grading fees.

For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday.

Environmental Review Inital Study
ATTACHMENT— 11 — 2 of 2
APPLICATION— 04-0039

EXHIBIT D

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
A CALIFORNIA CORPORATION
1011 CEDAR • PO BOX 1621 • SANTA CRUZ, CA 95061-1621
PHONE (831) 4269560 FAX (8321) 426-9182 EMAIL andy@bowmanandwilliams.com

STORM DRAIN SYSTEM CALCULATIONS

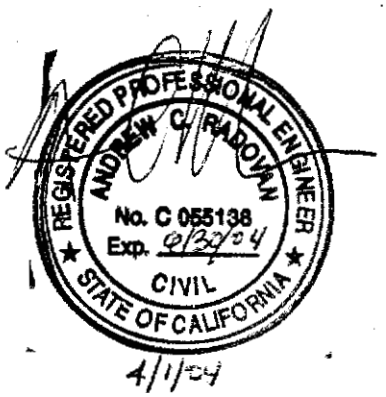
For

Golden Torch Affordable Housing Project
6100 Freedom Boulevard
Aptos, CA 95003

Prepared at the Request of

County of Santa Cruz

March 12, 2004
Job 22651



BASIS OF DESIGN:

1. October 1999, County of Santa Cruz Design Criteria
2. Topograpchic Map of Drainage Area
3. Rainfall Intensity Data from City of Santa Crur

Environmental Review Inital Study
ATTACHMENT 12, 1 of 10
APPLICATION 04-0039

EXHIBIT D

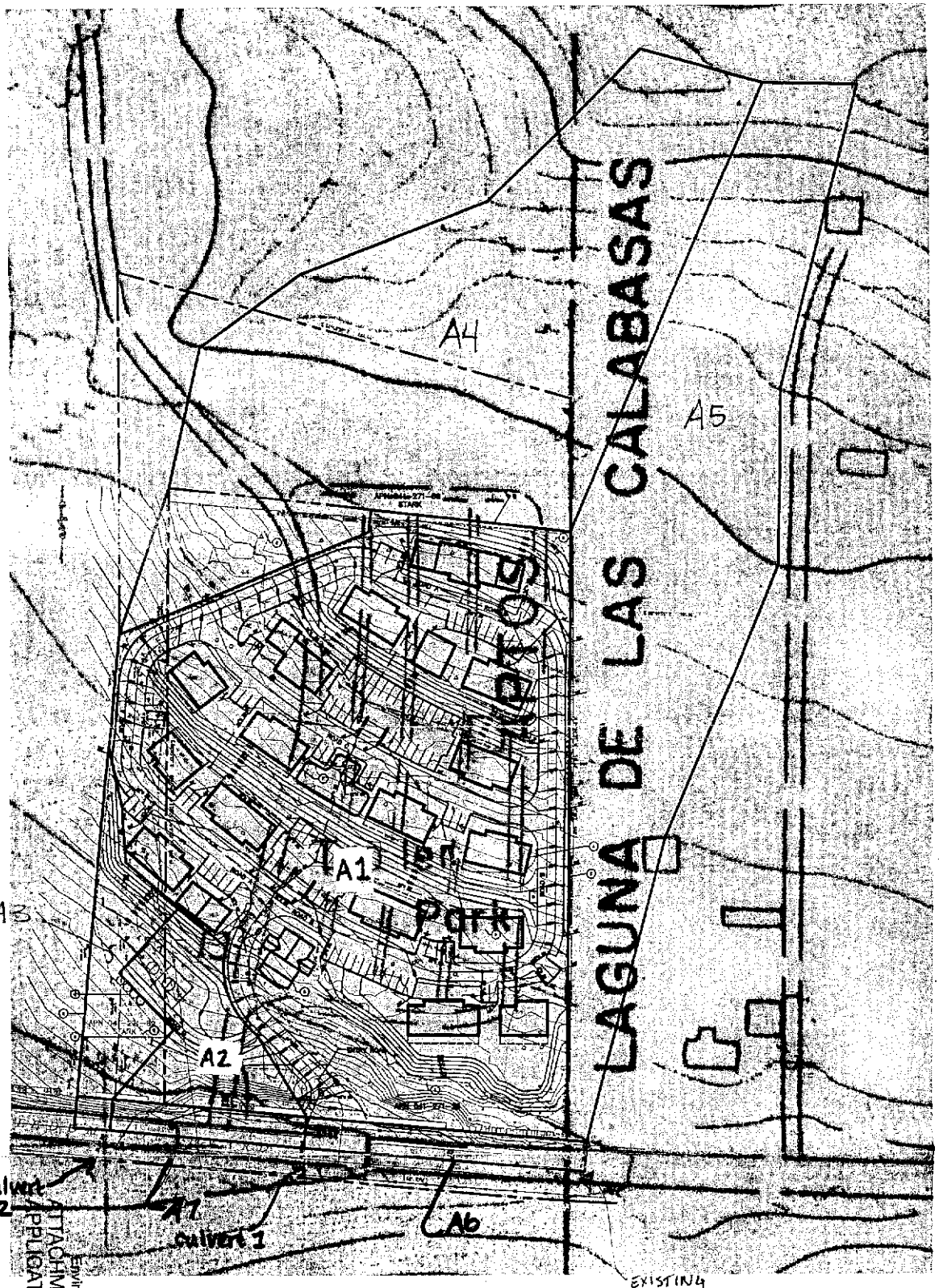
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
A CALIFORNIA CORPORATION
1011 CEDAR • PO BOX 1621 • SANTA CRUZ, CA 95061-1621
PHONE (831) 426-3560 FAX (8321) 4269182 EMAIL andy@bowmanandwilliams.com

SITE STORM DRAIN SYSTEM CALCULATIONS

THE PROPOSED STORM DRAIN SYSTEM FOR THE PROPOSED GOLDEN TORCH AFFORDABLE HOUSING PROJECT. WILL CONNECT TO (2) EXISTING CULVERTS THAT CROSS FREEDOM BOULEVARD AND OUTLET INTO A NATURAL DRAINAGE CHANNEL. THE FOLLOWING CALCULATIONS ANALYZE THE DRAINAGE AREA TRIBUTARY TO THESE CULVERTS TO SHOW THAT THE CULVERTS ARE ADEQUATE TO CONVEY THE STORM WATER RUNOFF TO THE DRAINAGE CHANNEL. THESE CALCULATIONS ARE BASED ON THE COUNTY OF SANTA CRUZ DESIGN CRITERIA FOR A 50-YEAR STORM.

Environmental Review Inital Study
ATTACHMENT 12 2 of 10
APPLICATION 04-0239

EXHIBIT D



ATTACHMENT 12
APPLICATION 04-

Environmental Review In

St

* See sheet A1 for all areas draining to natural drainage channel

131

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1011 CEDAR STREET SANTA CRUZ CALIFORNIA
(831) 126-5560

SCALE 1"=100'	JOB NO. 22651
DATE MARCH 11, 2004	DWG NAME DRAINAGE AREAS
DRAWN JC	FILE NO. 22651SITE-5

Sheet 2 of

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
A CALIFORNIA CORPORATION
1011 CEDAR • PO. BOX 1621 • SANTA CRUZ. CA 95061
(831) 426-3560 • FAX (831)426-9182
www.bowmanandwilliams.com

JOB 2265.1C Golden Torch
SHEET NO 3 OF 9
CALCULATED BY JL DATE 3/11/04
CHECKED BY DATE
SCALE

DRAINAGE CALCULATIONS

> On site drainage areas

Area draining to culvert 1 (C = 0.70) ⇒ A1 = 5.115 acres

Area draining to culvert 2 (C = 0.70) ⇒ A2 = 0.437 acres

Area draining to culvert downhill, not shown on map ⇒ A3 = 0.354 acres

> Off site drainage areas

Areas uphill from site draining onto site (C = 0.45)
- A4 = 3.720 acres
- A5 = 2.889 acres

Road areas draining to culverts (C = 0.90)
- A6 = 0.134 acres
- A7 = 0.196 acres

Environmental Review Inital Study
ATTACHMENT 12, 4 of 10
APPLICATION 04-0034

EXHIBIT D

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
A CALIFORNIA CORPORATION
1011 CEDAR • P.O. BOX 1621 • SANTA CRUZ, CA 95061
(831) 426-3560 • FAX (831) 426-9182
www.bowmanandwilliams.com

JOB 226-1 Golden Torch
SHEET NO. 4 OF 8
CALCULATED BY JC DATE 3/12/04
CHECKED BY DATE
SCALE

DRAINAGE CALCULATIONS

> Calculate total area draining to culvert 1

A1 ⇒ 5.115 acres C=0.70

A4 ⇒ 3.720 acres C=0.45

A5 ⇒ 2.889 acres C=0.45

A6 ⇒ 0.134 acres C=0.95

A_{TOT} = 11.858 acres

> Calculate composite C for area draining to culvert 1

$$C_{comp} = \frac{(5.115)(0.70) + (3.720+2.889)(0.45) + (0.134)(0.95)}{11.858 \text{ acres}}$$

C_{comp} = 0.56

> Calculate flow from Drainage areas into culvert 1 for a 50 yr storm

$Q = C C_a i A$

$Q = (0.56)(1.2)(2.81)(11.858 \text{ acres})$

$Q = 22.39$ cfs

A = 11.858 acres
C = 0.56
i = (2.1 in/hr)(1.34) = 2.81 in/hr
C_a = 1.2

Environmental Review Initial Study
ATTACHMENT 12 5 of 10
APPLICATION 04-0039

EXHIBIT D

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
A CALIFORNIA CORPORATION
1011 CEDAR • P.O. BOX 1621 • SANTA CRUZ, CA 95061
(831) 426-3560. FAX (831)426-9182
www.bawmanandwilliamr.com

JOB 226 Golden Torch
SHEET NO. 5 OF 8
CALCULATED BY D DATE 3/12/04
CHECKED BY DATE
SCALE

DRAINAGE CALCULATIONS

> Calculate total area draining to culvert 2

A2 ⇒ 0.437 acres c = 0.70
A1 ⇒ 0.196 acres c = 0.90

A_{TOT} = 0.633 acres

> Calculate composite c for area draining to culvert 2

$$c_{comp} = \frac{(0.437)(0.70) + (0.196)(0.90)}{(0.633)}$$

c_{comp} = 0.76 acres

> Calculate flows from drainage areas into culvert 2 for a 50-yr storm

$Q = C C_a i A$

A = 0.633 acres
c = 0.76
i = 2.81 in/hr
C_a = 1.2

$Q = (0.76)(1.2)(2.81)(0.633)$

Q = 1.62 cfs

Environmental Review Inital Study
ATTACHMENT 12, 6 of 10
APPLICATION 04-0039

EXHIBIT D

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CONSULTING CIVIL ENGINEERS
A CALIFORNIA CORPORATION
1011 CEDAR • P.O. BOX 1621 • SANTA CRUZ, CA 95061
(831) 426-3560 • FAX (831) 426-9182
www.bowmanandwilliams.com

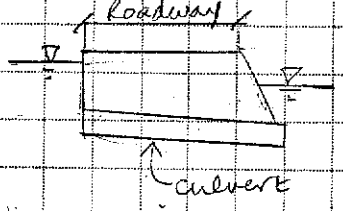
JOB 2265 Golden Torch
SHEET NO. b OF
CALCULATED BY JC DATE 3/12/04
CHECKED BY DATE
SCALE

DRAINAGE CALCULATIONS

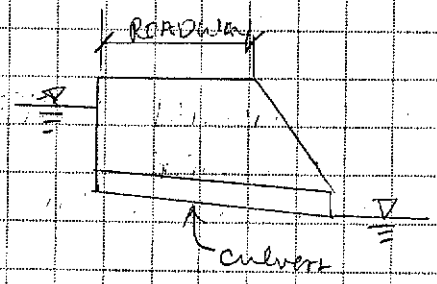
→ SINCE CULVERT 1 HAS A GREATER TRIBUTARY DRAINAGE AREA, ONLY THE CAPACITY OF CULVERT 1 IS CHECKED.

> THE CAPACITY OF THE EXISTING CULVERT WAS ANALYZED FOR TWO DIFFERENT CONDITIONS:

CONDITION 1 - The tailwater elevation at the culvert outlet is higher than the crown of the culvert. i.e. (Assume tailwater elevation is 2.75' above crown of pipe)



CONDITION 2 - The tailwater elevation at the culvert outlet is essentially at the invert elevation of the culvert



*FOR BOTH CONDITIONS THE CULVERT IS ADEQUATE TO CONVEY RUNOFF FROM A 50-YR STORM EVENT
* SEE NEXT (2) SHEETS FOR CULVERT CALCULATOR.

∴ EXISTING 24"ϕ CMP CULVERT SHALL REMAIN AND BE REUSED

Environmental Review Inital Study
ATTACHMENT 12, 7 of 10
APPLICATION 04-0039
EXHIBIT D

CONDITION 1

tmp#5.txt

Culvert Calculator

Entered Data:

Shape	Circular
Number of Barrels	1
Solving for	Headwater
Chart Number	1
Scale Number	1
Chart Description	CMP PIPE CULVERT
Scale Decsription	SQUARE EDGE ENTRANCEWITH HEADWALL
Overtopping	*Off*
Flowrate	**22.3900** cfs
Manning's n	**0.0240**
Roadway Elevation	**243.2200** ft
Inlet Elevation	**238.7200 ft**
Outlet Elevation	**235.5100 ft**
Diameter	**24.0000 in**
Length	**58.0000 ft**
Entrance Loss	**0.0000**
Tailwater	**4.7500** ft

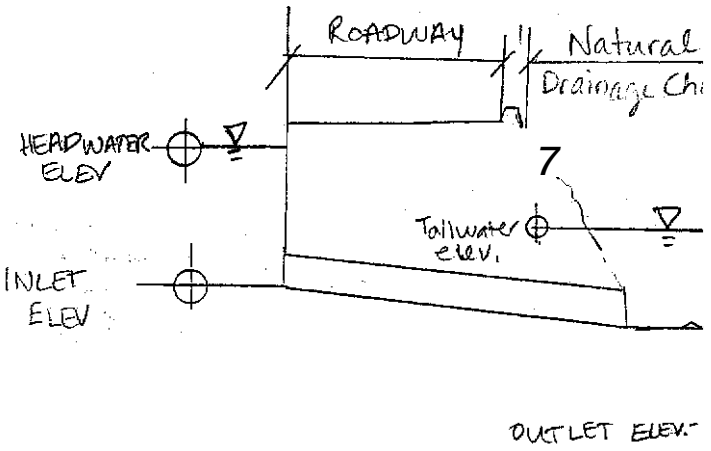
HEIGHT ABOVE OUTLET ELEV

Computed Results:

Headwater	**242.9764 ft** Outlet Control
Slope	**0.0553** ft/ft
Velocity	**7.1270** fps

Messages:

Outlet head > Inlet head.
Computing Outlet Control headwater.
Outlet submerged.
Full flow.
Headwater depth computed using FHWA equation.
Headwater: **242.9764 ft**



Environmental Review Initial Study
ATTACHMENT 12, 8 of 10
APPLICATION 04-0039

EXHIBIT D

CONDITION 2

tmp#6.txt

Culvert Calculator

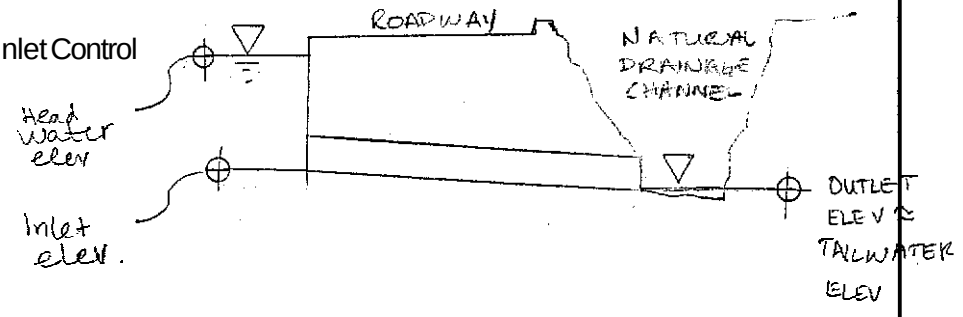
Entered Data:

Shape	Circular
Number of Barrels	1
Solving for	Headwater
Chart Number	1
Scale Number	1
Chart Description	CM PIPE CULVERT
Scale Decsription	SQUARE EDGE ENTRANCEWITH HEADWALL
Overtopping	Off
Flowrate	22.3900 **ds**
Manning's n	0.0240
Roadway Elevation	243.2200 ft
Inlet Elevation	238.7200 ft
Outlet Elevation	235.5100 ft
Diameter	24.0000 in
Length	58.0000 ft
Entrance Loss	0.0000
Tailwater	0.0500 ft e?---

HEIGHT ABOVE OUTLET ELEV

Computed Results:

Headwater	242.0263 ft	Inlet Control
Slope	0.0553 ft/ft	
Velocity	10.1412 fps	



Messages:

Inlet head> Outlet head.
Computing Inlet Control headwater.
Solving Inlet Equation 26.
Solving Inlet Equation 28.
Headwater: 242.0263 ft

Environmental Review Inital Study
ATTACHMENT 12, 9 OF 10
APPLICATION 04-0039

EXHIBIT D

AREAS DRAINING TO NATURAL DRAINAGE CHANNEL

Areas shown on sheet 2 draining to channel

Other off site areas draining to channel

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1011 CEDAR STREET SANTA CRUZ CALIFORNIA
(831) 425-3560

SCALE 1"=800'	JOB NO. 22651
DATE MARCH 11, 2004	DWG NAME DRAINAGE AREAS
DRAWN JC	FILE NO. 22651SITE-5

Sheet A-1

Environmental Review Initial Study
ATTACHMENT 12
APPLICATION 04-0029

Parking Management Plan for the reconstructed Golden Torch **RV** Park

There will be 136 parking spaces at the new Golden Torch for 68 households, including a manager's unit, and their guests. As there is no parking available on Freedom Boulevard and safety is of the highest importance to MPHC Management, the parking policy detailed below will be strictly enforced. Prospective residents will sign a Residential Parking Agreement outlining the Golden Torch Parking Policy. All vehicles will be registered with Management and parking spaces assigned; registered vehicles will be identified by a sticker attached to the rear window. Volunteers and other guests will be encouraged to car pool to specific activities and events.

Parking spaces will be assigned as follows:

- Each unit will be assigned one parking space. Parking spaces will be numbered sequentially, though not corresponding to apartment numbers (this is for liability reasons). Management will maintain a permanent assignment list for each apartment. Residents must sign a Resident Parking Agreement. Residents must register their vehicle with Management and Management will issue a resident parking sticker to each vehicle that must be prominently displayed at all times. Sub-total assigned parking spaces: **68**

- Households who wish to request a second parking space will be entered into a lottery for any available spaces for additional vehicles. The maximum number of cars allowed per household will be two. Original tenants (those who were in residence at Golden Torch in 2004), and those households in larger (3 and 4 bedroom) units will be given priority in this weighted lottery. Residents must register their second vehicle with Management and Management will issue a resident parking sticker that must be prominently displayed at all times. Sub-total assigned second parking spaces: **53**

- Guest parking permits will be issued for short-term parking for up to 15 resident guests at a given time. All guests visiting the site will be required to obtain a guest-parking permit within 15 minutes of arrival from the Community Manager during normal business hours. Guests will only be allowed to park in spaces designated "Guest". Residents will not be allowed to park in guest spaces at any time. Subtotal short-term guest spaces: **15**

- Staff parking spaces: On-site staff, such as the Manager, Services Coordinator, and Maintenance personnel will be assigned day-use parking spaces. These spaces will be available from 9am to 5pm, Monday to Friday. Subtotal staff parking spaces: **5**

Environmental Review Initial Study
ATTACHMENT 13, 1 of 2
APPLICATION 04-0034

Additional elements of the parking policy:

- The parking policy will be strictly enforced to provide better service to MPHC residents by maintaining parking availability, and keeping driveways and fire

lanes open at all times. Problems created by abandoned vehicles, illegally parked vehicles, and vehicles blocking an entry or exit will be addressed immediately. However, efforts will be made to identify illegally parked vehicles and to notify the owner prior to having a vehicle towed.

- Repeated violations of the parking policy will be considered lease violations and treated accordingly.

- Motorcycle Parking: Motorcycles will be treated the same as automobiles and must be registered and park in designated parking spaces. All automobile parking policies apply. Motorcycles may not be parked on patios or landscaped areas.

- Vehicle Registration: Vehicles must be registered annually with Management and must have current state vehicle registration. Registration must also be updated when a change in vehicle occurs.

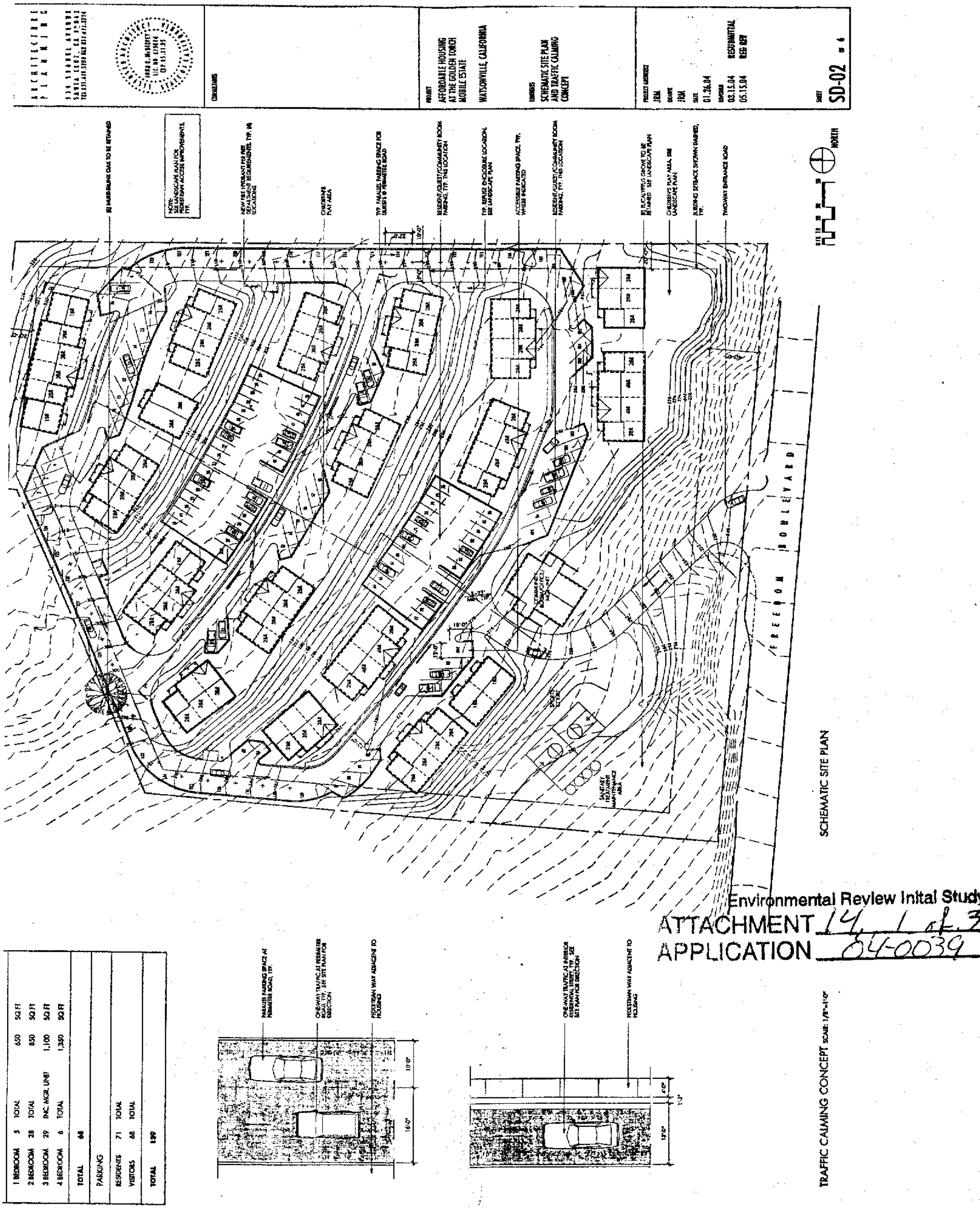
- Unauthorized Parking: Should Management find that an unauthorized vehicle in an assigned parking space, the offending vehicle will be tagged and, if not removed, towed at the owner's expense.

- Abandoned Vehicles: If a vehicle appears abandoned or inoperable, it will be tagged according to local ordinance prior to towing (unless it is blocking *a* traffic lane, a fire lane, or another resident's space).

MNB
1-08-04

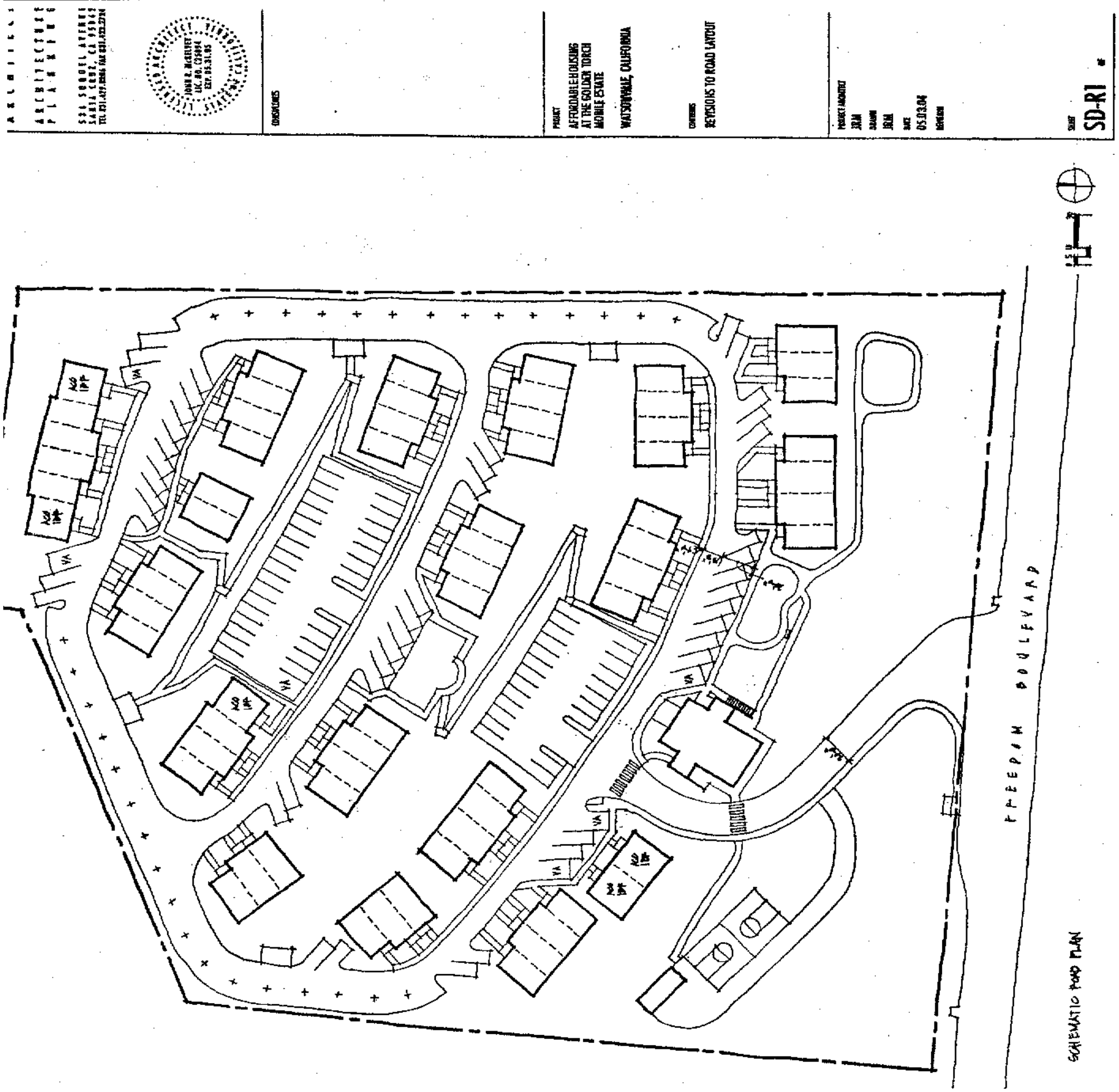
Source Material: Operations Manual (4-01-02), section 4.70 (Parking Policy) and 4.71 (Resident Parking Agreement)

Environmental Review Inital Stud
ATTACHMENT 13, 2 of
APPLICATION 04-0039


AFFORDABLE HOUSING AT THE GOLDEN TORCH MOBILE ESTATE
WATSONVILLE, CALIFORNIA
SCHEMATIC SITE PLAN AND TRAFFIC CALMING CONCEPT
01.26.04
03.15.04
05.15.04
SD-02
NORTH
FREEDOM BOULEVARD
SCHEMATIC SITE PLAN
TRAFFIC CALMING CONCEPT
1 BEDROOM 5 TOTAL 650 SQ FT
2 BEDROOM 28 TOTAL 850 SQ FT
3 BEDROOM 29 INC. MGR. UNIT 1,100 SQ FT
4 BEDROOM 6 TOTAL 1,350 SQ FT
TOTAL 68
PARKING
RESIDENTS 71 TOTAL
VISITORS 68 TOTAL
TOTAL 139

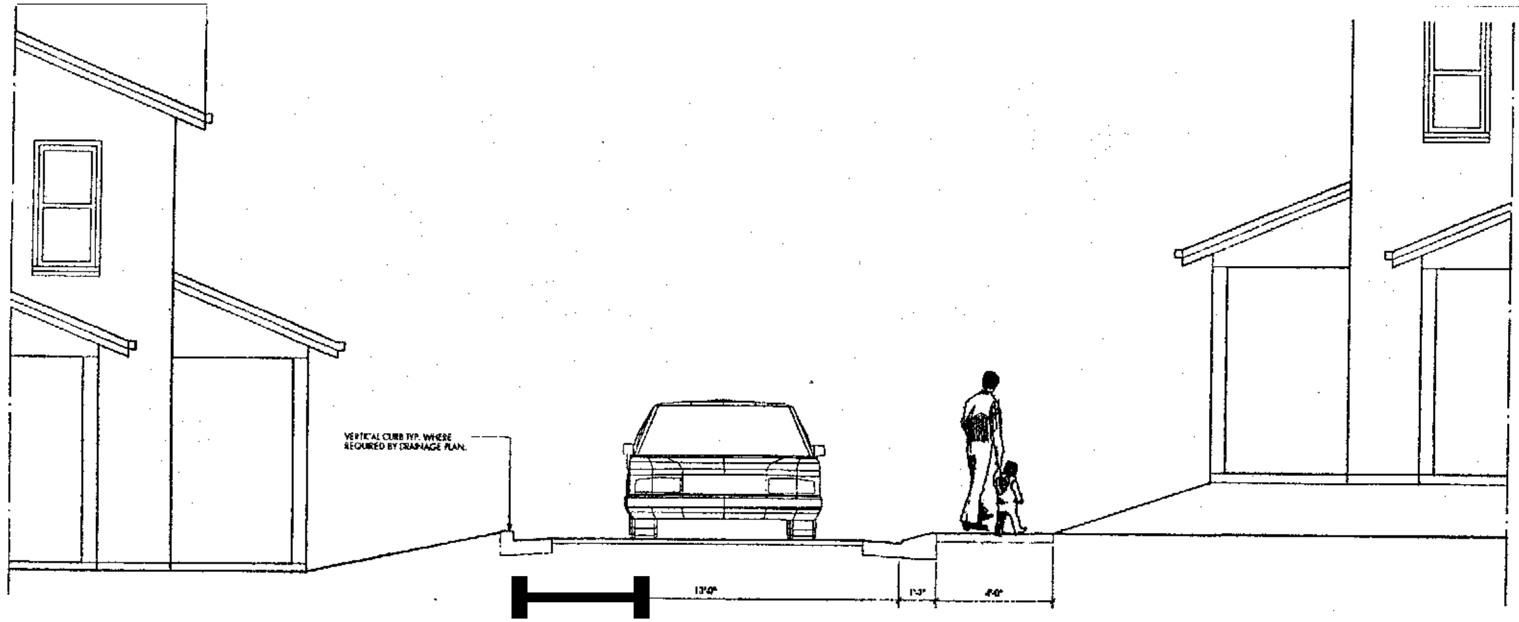
Environmental Review Inital Study
ATTACHMENT 14, 1 of 3
APPLICATION 04-0039

EXHIBIT D

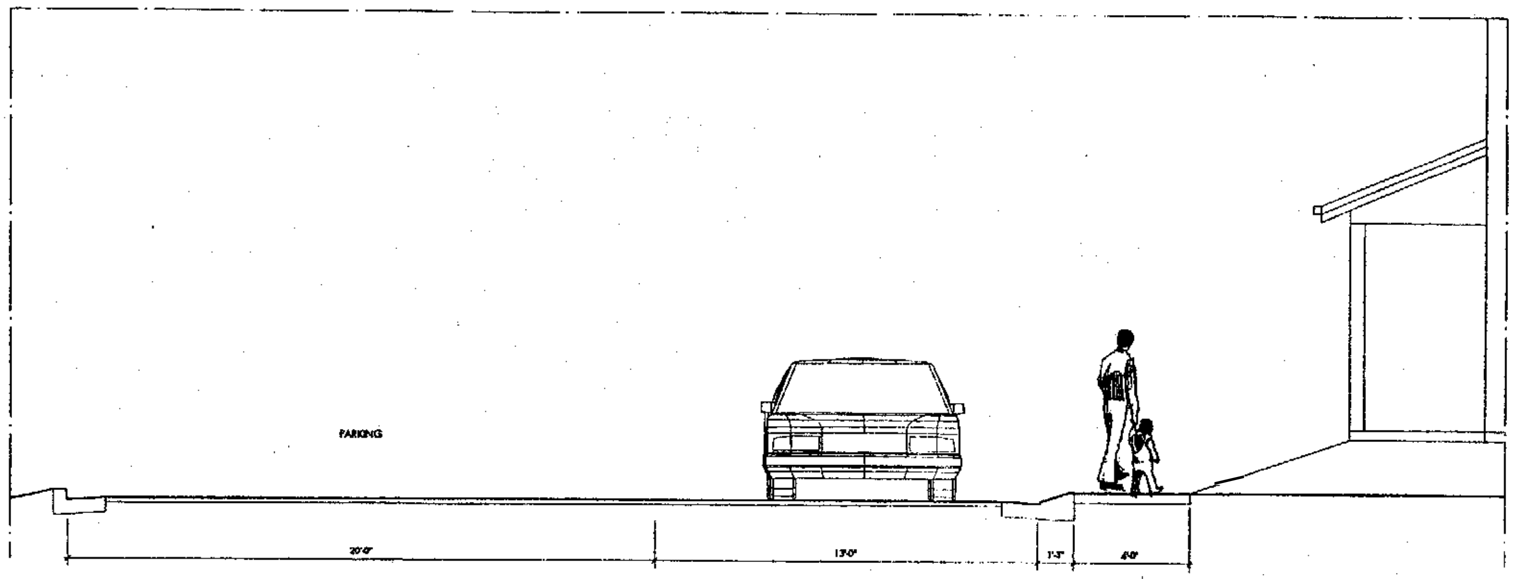


Environmental Review Inital Study
ATTACHMENT 14, 2 of 3
APPLICATION 04-0039

EXHIBIT D



ROAD SECTION @ RESIDENTIAL "STREET"



ROAD SECTION @ PARKING

ARCHITECT

ARCHITECTURE PLANNING

SOQUEL AVENUE
SANTA CRUZ, CA

LICENSED ARCHITECT
JOHN L. McKELVEY
LIC. NO. C25094
EXP. 05.31.05
STATE OF CALIFORNIA

CONSULTANTS

PROJECT
AFFORDABLE HOUSING AT THE GOLDEN TORCH MOBILE ESTATE

WATSONVILLE, CALIFORNIA

CONTENTS
STREET SECTIONS

PROJECT ARCHITECT
JRM
DRAWN
JRM
DATE
05.03.04
REVISION
05.15.04 REG REV

SHEET
SD-T1

Environmental Review Inital Study
ATTACHMENT 14, 3 of 3
APPLICATION 04-0039

EXHIBIT D

FALL CREEK ENGINEERING, INC.
Civil • Environmental • Water Resource Engineering and Sciences
Tel. (831) 426-9054 P.O. Box 7894, Santa Cruz, CA 95061 Fax. (831) 426-4932

May 18,2004

Melissa Allen
County of Santa **Cruz**
Redevelopment Agency
701 Ocean Street, Rm. 510
Santa Cruz, CA 95060

Transmittal: New **Water** Service Connection **for Golden Torch** Project

Dear Ms. Allen:

At the request of the John McKelvey Architect, Fall **Creek** Engineering, Inc. (FCE) has prepared a simple schematic showing the proposed new water service connection that will replace the two existing one (1) domestic water connections. As approved by the Central Water District, a new eight (8) inch fire service will be installed. A new three **(3)** inch domestic water service connection will tee off ***of*** the eight-inch fire line. Enclosed is a simple schematic layout that shows the existing and proposed connections.

FCE hopes this helps to clarify any potential issues regarding this item. If you have **any** questions or require additional information, please do not hesitate to contact me at (831) 426-9054.

Sincerely,

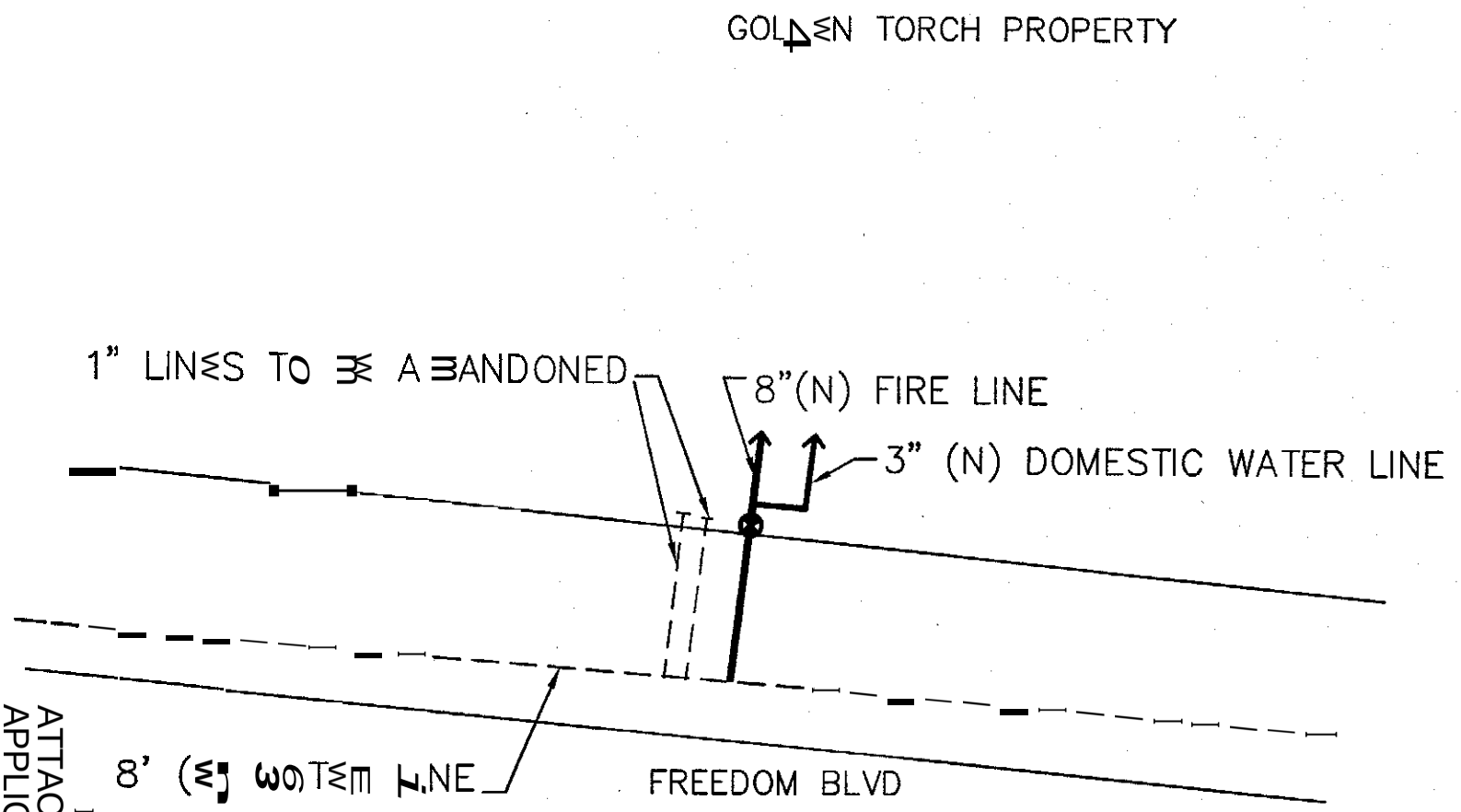
PETER HAASE, P.E.
Principal Engineer

Attachment

cc: David Quale, Watsonville
John McKelvey, Santa **Cruz**
Owen Lawlor, Santa Cruz

Environmental Review Inital Study
ATTACHMENT 15 Lot 2
APPLICATION 04-0039

EXHIBIT D



Environmental Review Initial Study
ATTACHMENT 15, 2 of 2
APPLICATION 24-0039

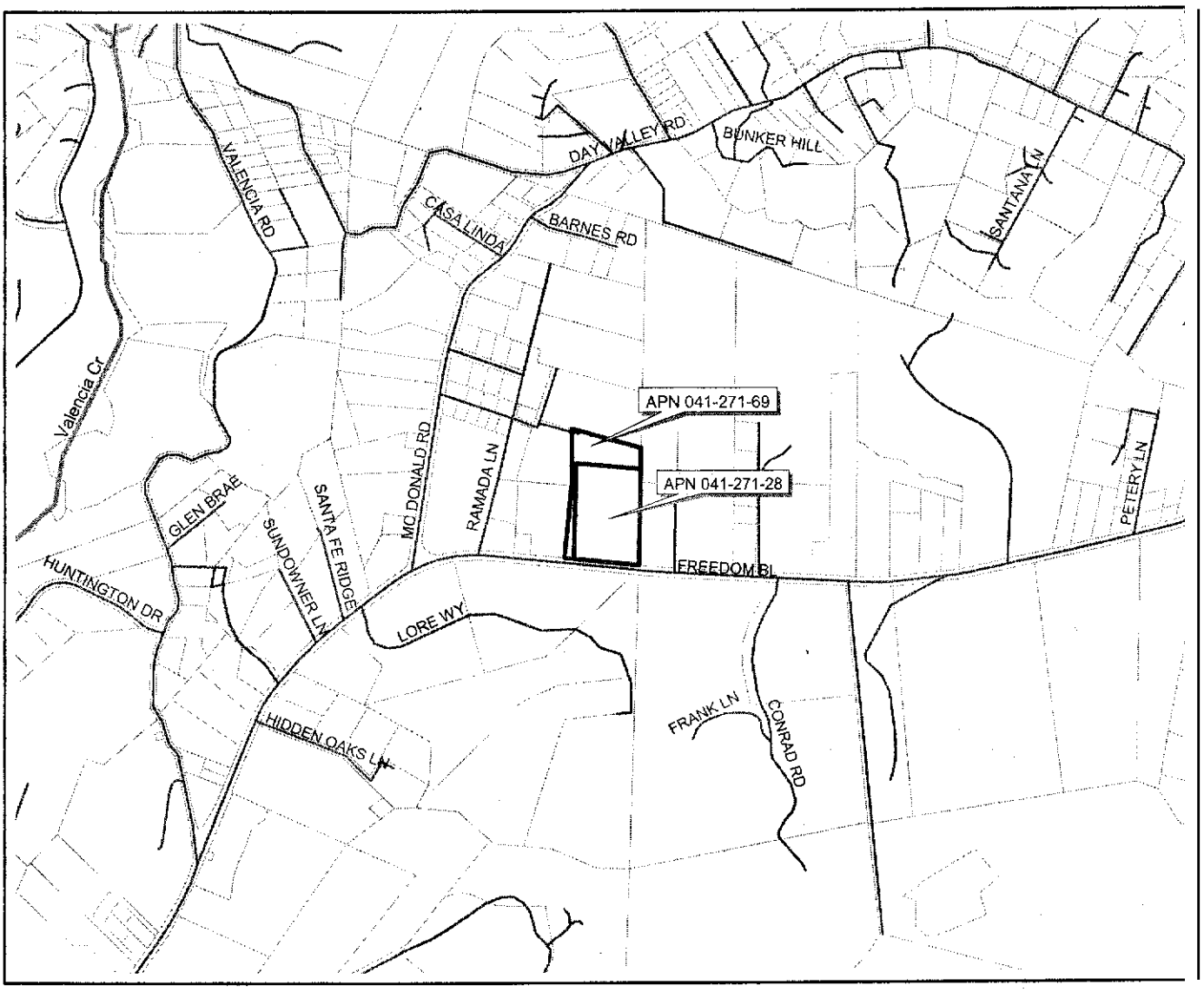
EXHIBIT D

S1

FALL CREEK ENGINEERING, INC.
Civil • Environmental • Water Resources Engineering

GOLDEN TORCH
NEW WATER SERVICE CONNECTION

Location Map



0.5 0 0 5 Miles

N

Map created by Santa Cruz County
Planning Department:
February 2004

EXHIBIT E

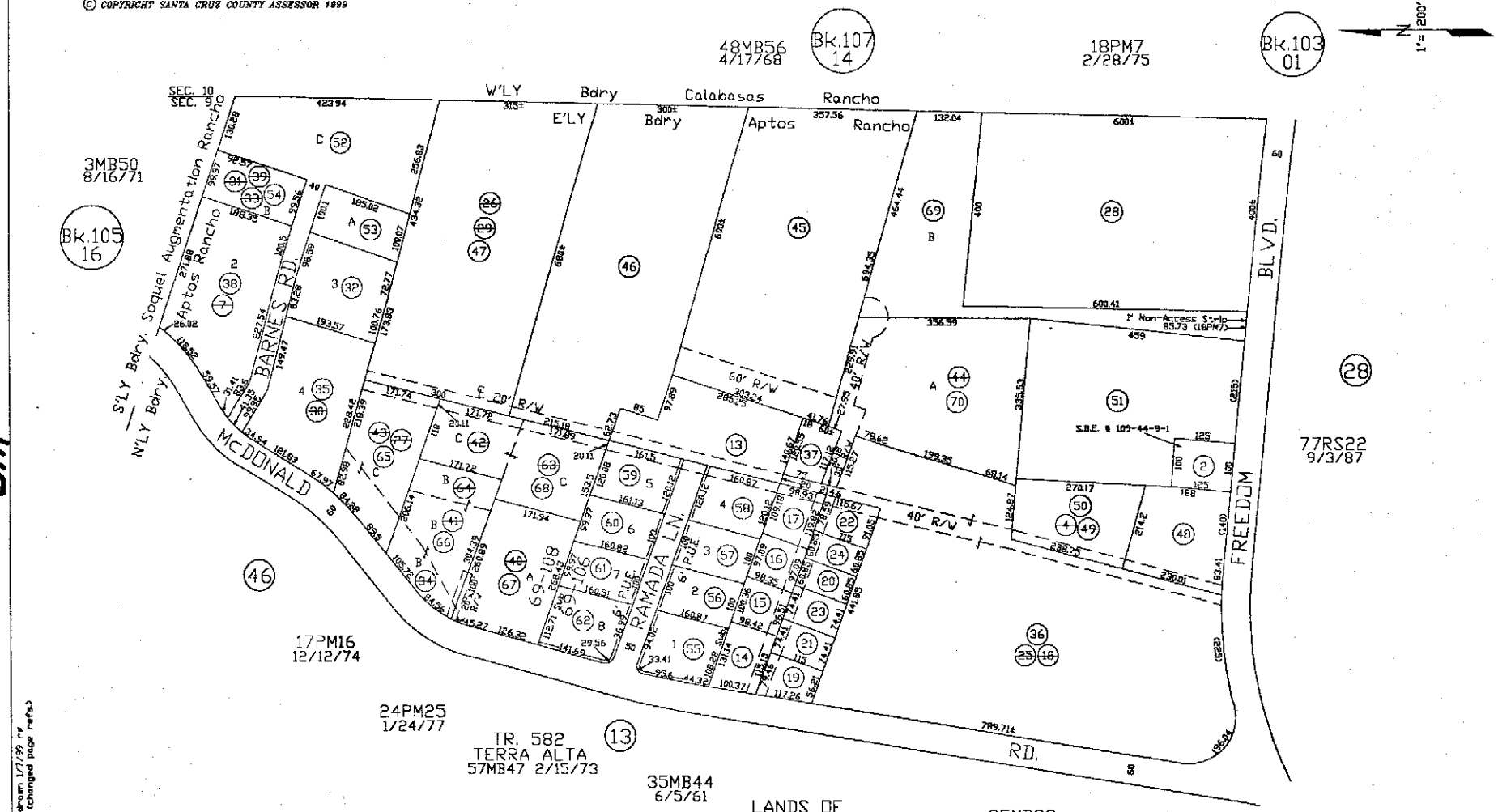
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

POR. APTOS RANCHO
E. 1/2 SEC. 9, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-106 69-108

41-27



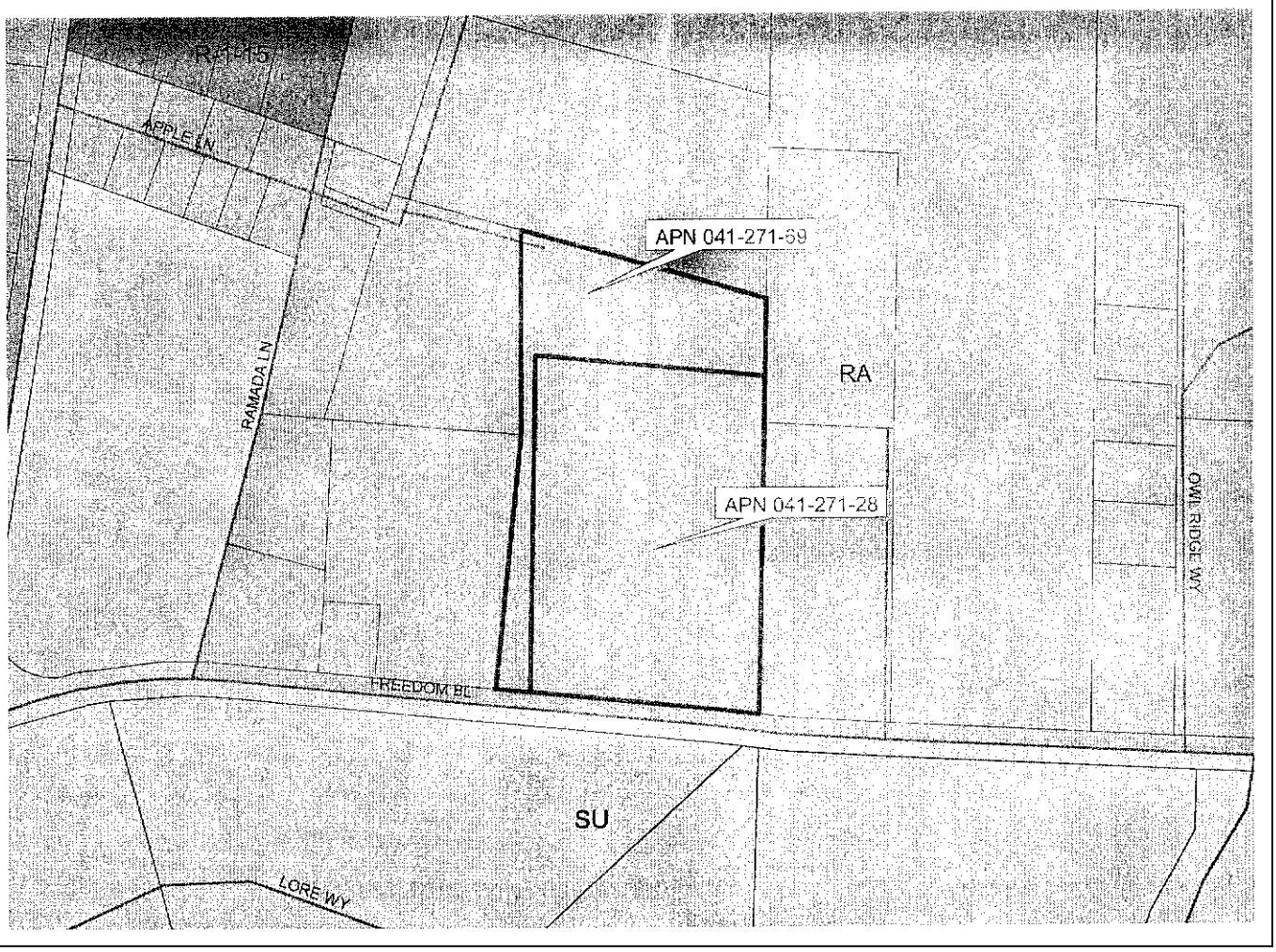
Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

Assessor's Map No. 41-27
County of Santa Cruz, Calif.
January, 1999

Electronically Redrawn 1/7/99 rf
Rev. 5/10/01 nvn (changed page refs)

EXHIBIT F1

Zoning Map



500 0 500 1000 **Feet**

N

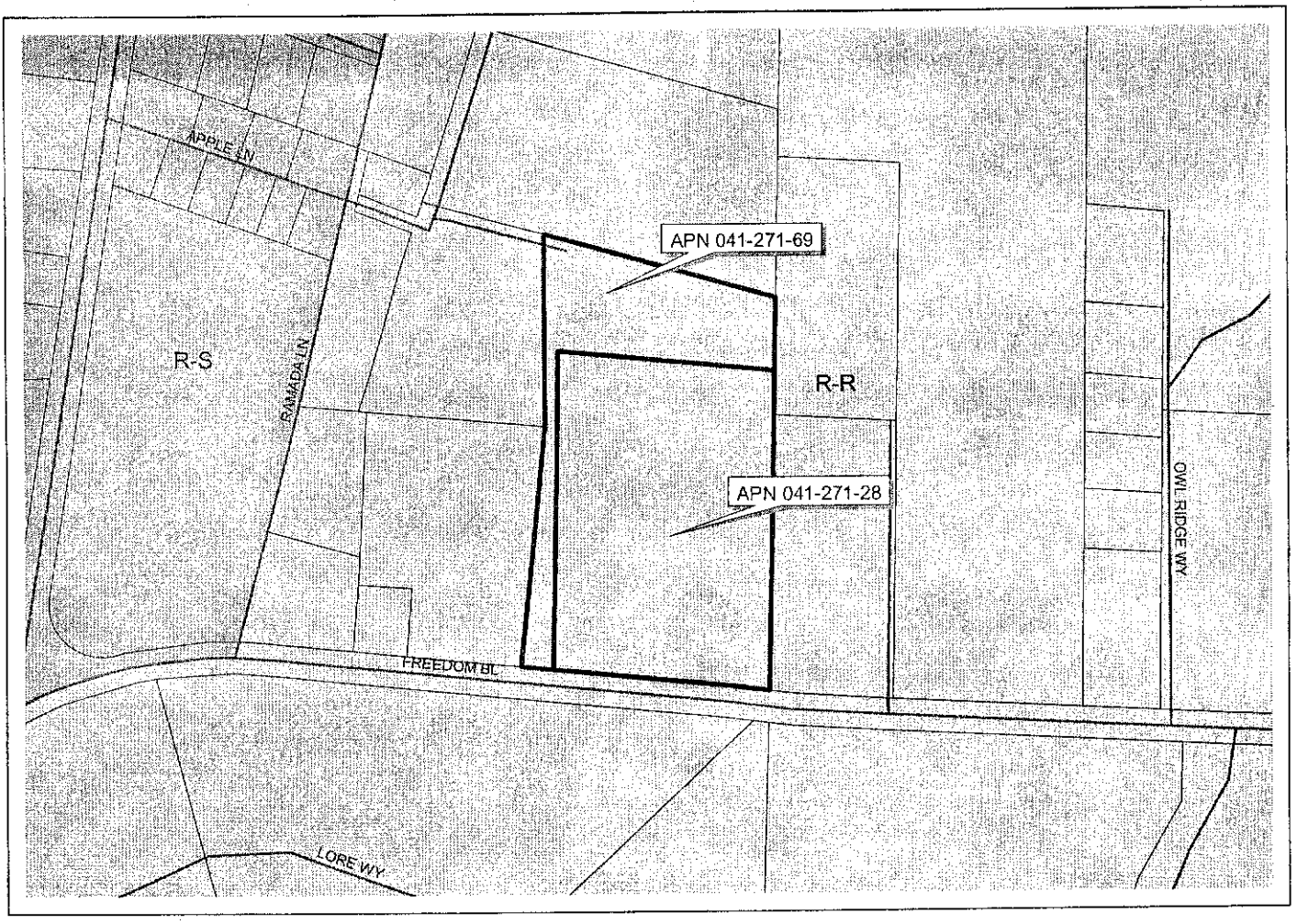
Legend

APN 041-271-28,69
/VStreets
SU
RA
R-1-15

Map created by Santa Cruz County Planning Department: February 2004

EXHIBIT E

General Plan Map



500 0 500 1000 Feet

N

Legend

- APN 041-271-28,69
- Streets
- Rural Residential
- Suburban Residential

Map created by Santa Cruz County Planning Department: February 2004

EXHIBIT E

USE PERMIT

ISSUED TO Golden Torch Trailer Park

MAILING ADDRESS P.O. Box 2005

Santa Cruz, California

LOCATION OF USE North side of Freedom Boulevard, approximately 1000 feet east of McDonald Road, Aptos Area.

PARCEL NO. 41-271-26 (part of)

PERMITTED USE Travel Trailer Park (approximately 100 spaces), subject to the condition that final plans, including drainage and grading plans be submitted to the Board of Zoning Adjustment prior to obtaining approval from the State Division of Housing and the maximum time allowed for any trailer to be kept in the park shall not exceed 30 days.

John E. Pelletier

SIGN HERE. RETURN CARBON COPIES: ORIGINAL WILL THEN BE ISSUED AS THE ONLY AUTHORIZED COPY.

ADDITIONAL CONDITIONS IMPOSED AND MADE A PART HEREOF MAY BE LISTED ON THE REVERSE SIDE.

USE MUST COMMENCE WITHIN ONE YEAR TO BE VALID. SEE ORDINANCE CODE SECTION 13.04.320.

NOTE: THIS IS NOT A BUILDING PERMIT.

SANTA CRUZ COUNTY BOARD OF ZONING ADJUSTMENT

LOUIS B. MUHLY, SECRETARY

BY [signature] DATE Dec. 21, 1964

POST IN A CONSPICUOUS PLACE

PLN-6 (REV.)

EXHIBIT E

45

EXHIBIT

0342

ORDINANCE NO. 4731

ORDINANCE AMENDING SECTION 13.10.685 OF THE SANTA CRUZ COUNTY CODE RELATING TO THE CONVERSION OF TRANSIENT OCCUPANCY RECREATIONAL VEHICLE AND TRAVEL TRAILER PARKS TO PERMANENT RESIDENCY

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity, and general welfare require the amendment of the County Zoning Ordinance Permit and Approval Procedures to implement the policies of the County General Plan relating to the conversion of transient occupancy recreational vehicle and travel trailer parks to permanent residency as listed below in Section III; finds that the proposed amendment herein *is* consistent with all elements of the Santa Cruz County General Plan; and finds and certifies that the proposed action is categorically exempt from review under the California Environmental quality Act pursuant to Sections 501 and 1805 of the County's CEQA Guidelines and Section 15305 of the State CEQA Guidelines.

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the amendment as described in Section III, and adopts the Planning Commission's findings in support thereof without modification as set forth below:

1. County Code Section 13.10.685 provides for the orderly conversion of permitted, transient occupancy recreational vehicle and travel trailer parks to permanent occupancy for the purpose of maintaining and/or establishing safe permanent housing for very low income households.

2. Section 13.10.685 allows for permanent replacement dwelling units to take the form of "multi-unit manufactured housing."

3. Section 13.10.685 contains an internal inconsistency that makes it unclear how to process applications for transient occupancy recreational vehicle and travel trailer park conversions to permanent occupancy when multi-unit manufactured housing is involved.

SECTION III

Section 13.10.685 of the Santa Cruz County Code is hereby amended to read as follows:

13.10.685. Conversion of transient occupancy recreational vehicle and travel trailer parks **to** permanent occupancy.

(a) Purpose. To provide for the orderly conversion of permitted, transient occupancy recreational vehicle and travel trailer parks to permanent occupancy for the purpose of maintaining and/or establishing safe permanent housing for very low income households.

(b) Applicability. This section applies to those recreational vehicles (RV) and travel trailer parks which, as of January 1, 2000 (i.e., the Marmos Pinto Lake Resort located at 324 Amesti Street in Watsonville and the Golden Torch Trailer Park located at 6100 Freedom Boulevard in Aptos), were the subject of court proceedings brought by the county tu resolve health, safety and use permit violations at the park and which are located outside of both the Urban Services Line and the Coastal Zone.

1. Except where modified by the requirements of this section, all requirements of the "Mobilehome Parks Act," Division 13, Part 2.1 of the California Health and Safety Code, commencing with Section 16200, and Chapter 2 of Division I of Title 25 of the California Code of Regulations shall apply for all permanent occupancy spaces approved pursuant to this section. In the case of permanent occupancy manufactured housing, the requirements and standards of Title 24 of the California Code of Regulations shall be met.

2. The requirements of Title 16 of the County Code and the Visual Resources policies of the County General Plan/Local Coastal Plan shall apply for all permanent occupancy spaces approved pursuant *to* this section.

(c) Definitions. The definitions listed below and those contained within Chapter 2 of Division I of Title 25 of the California Code of Regulations and Sections 16200-18700 of the California Health and Safety Code shall apply to this section. In the event that the following definitions conflict with those contained within the cited Code of Regulations and/or Health and Safety Codes, the following definitions shall supercede:

"Affordable Housing Guidelines" means the guidelines that are adopted from time to time by the Santa Cruz County Board of Supervisors pursuant to Chapter 17.10 of the County Code.

"Approving Body" means the Santa Cruz County Board of Supervisors.

"Capital Improvements" means improvements to the real property that must be newly constructed or replaced as a condition of approval to convert spaces within an RV park to permanent occupancy pursuant to this section. "Capital Improvements" does not include routine maintenance or repairs.

"HCD" means the Department of Housing and Community Development of the State of California.

"Permanent Dwelling Unit" means a unit, as defined below, that is located on permanent occupancy space as defined herein.

"Permanent Occupancy" means occupancy for a period of nine consecutive months or longer of either (1) a space within an RV park by the same unit, (2) a unit and space within an RV park by the same resident or residents, or **(3)** multi-unit manufactured housing.

"Permanent Occupancy Space" means a space in an RV park that has been approved for long-term or permanent occupancy pursuant to this section.

"Resident" means a person or household who resides in an RV park. For the purposes of this section, the terms "occupant," "tenant" and "resident" are used interchangeably to mean a "Resident" as defined herein and do not have the specific meanings defined in either the Recreational Vehicle Park Occupancy Law (Section 799.20, et seq., of the California Civil Code) or the Mobile Home Residency Law (Section 798, et seq., of the California Civil Code).

"RV park" means a trailer park as defined in Section 13.10.700 of the Santa Cruz County Code and regulated in the Santa Cruz County Code. The status of a property as an RV park shall be based on the County use permit and land use designation(s) irrespective of the designation given to the park by HCD or the nature of the permit to operate issued by HCD.

"Title *24"* means Title 24 of the California Code of Regulations.

"Title 25" means Chapter 2 of Division I of Title 25 of the California Code of Regulations.

"Unit" means any of the following:
(1) **A** "recreational vehicle" as defined in Section 18010(a) of the California Health and Safety Code;
(2) **A** "park trailer" as defined in Section 18010(b) of the California Health and Safety Code;
(3) **A** "manufactured home" as defined in Section 18007 of the Health and Safety Code;
(4) **A** "mobile home" as defined in Section 18008 of the Health and Safety Code; or
(5) **A** "multi-unit manufactured housing" as defined in Section 18008.7. of the Health and Safety Code.

"Very Low Income Household" means a household whose annual income is less than fifty (50) percent of the Area Median Income as adjusted for household size and updated from time to time by HCD.

(d) Procedures. A conversion of a permitted transient occupancy recreational vehicle and travel trailer park to permanent occupancy may be authorized as a discretionary land use approval granted at Approval Level VII pursuant to Chapter 18.10 of the County Code. All procedures for application, review, required findings, approval, amendments and appeals shall be in accordance with Chapter 18.10.

(e) Development Standards.

(1) Density.

(A) The number of permanent occupancy spaces shall not exceed the number of recreational vehicle and/or travel trailer spaces authorized under the current Use Permit for the recreational vehicle and/or travel trailer park issued by the County. Spaces designated for tent camping in the Use Permit may not be converted to permanent occupancy. Continued use of spaces for transient occupancy may be allowed, if such use, including any required amenities and conditions of operation, are clearly incorporated into the conversion permit.

(B) The maximum number of permanent occupancy spaces shall be established based on compliance with the following: the sewage disposal standards and requirements established by Environmental Health Services For permanent occupancy, the water supply standards and requirements established by Environmental Health Services, the California Department of Health Services or the applicable water purveyor required for permanent occupancy and the Development Standards established in this section.

(2) Yard Requirements.

(A) The front yard setback for the park shall be forty (40) feet. The side and rear yard setbacks shall be twenty (20) feet.

(B) **A** six-foot separation, as specified by Title 25, or approved fire wall as defined in Section 504.6.2 of the California Fire Code or as specifically approved by HCD shall be maintained between all permanent dwelling units.

(3) Community Areas.

(A) Open Space and Required Amenities. A minimum of two hundred (200) square feet of open space per pennanent occupancy space shall be provided, as follows:

(i) At least fifty (50) percent of the required open space area shall be provided as community open space, located in areas convenient for the benefit and use of all of the residents. Community open space areas shall have no dimension less than twenty (20) feet. Parking and roadways shall not be counted as a part of the community open space. The park shall have recreation facilities and playground(s) of sufficient size and in suitable locations to meet the needs of the park residents. The area of recreation facilities and playgrounds inay he included as community open space.

(ii) Each permanent occupancy space shall have at least one hundred (100) square feet of usable open space, defined as any side or rear yard or combination of yards with minimum dimensions of eight feet.

(B) Restrooms/Showers. Restrooms and showers shall be provided for the use of the residents. The number of restrooms and showers is dependent upon the number of permanent dwelling units, as well as the number of permanent dwelling units which have toilet and shower facilities. At a minimum, one toilet, one sink and one shower shall be provided for each gender. An additional toilet, sink and shower shall be provided for every five permanent dwelling units that do not have toilet and/or shower facilities. Lighting which meets or exceeds the minimum requirements of Title 25 of the California Code of Regulations shall be installed in these facilities. Restroom/shower buildings shall have adequate heating facilities to maintain a temperature of sixty-five (65) degrees (F) during cold weather and to provide at least three gallons of continuous hot water per hour per unit during the times of peak demand.

(C) Optional Amenities. The Approving Body may approve other amenities to serve the residents of the park, such as convenience stores and laundries, if all requirements for their installation can be met.

(4) Parking. A Parking Management Plan shall be submitted for review by the County and approval by the Approving Body. The Parking Management Plan shall specify how the park will comply with the following parking standards and detail the procedures for insuring long-term compliance with these standards. One off-street parking space shall be provided and located near each permanent unit. Guest parking of an additional twenty (20) percent over the residential requirement shall be provided at various locations in the park. All required parking shall be provided within the park boundaries. Dimensions of all parking spaces shall comply with the requirements of County Code Section 13.10.550et seq. Because parking is limited, no inoperable vehicle shall be kept within the park for a period of longer than ten (10) business days.

(5) Roads and Access.

(A) All access roads and driveways shall meet the fire agency requirements for turning radii, overhead clearance and surfacing. The minimum widths of roadways shall conform to the requirements of Title 25, including that two-way roadways shall be no narrower than eighteen (18) feet in width, and one-way roads shall be no narrower than twelve (12) feet in width and shall be clearly marked as one-way.

(B) All permanent occupancy spaces shall be served from internal private roads or walk ways within the park. There shall be no direct vehicular access between an individual space and a public or private street or alley. Internal streets shall have a clear and unobstructed access to a public thoroughfare.

(C) Pedestrian access shall be provided throughout the park to provide safe and convenient access to amenities, open space areas, and public roadways.

(6) Fencing. A six-foot high solid wood fence or masonry wall shall be provided along the side and rear property lines of the park to insure security and separation from adjacent properties. Fences and/or gates in the front yard shall be allowed only if they are compatible with the character of the neighborhood, and shall not exceed three feet in height unless it can be demonstrated that it will not adversely affect sight distance, as determined by the Department of Public Works and the applicable fire district.

(7) Landscaping. A plan for the development and permanent maintenance of landscaping for the park shall be submitted for review and approval by the Planning Department. Landscaping shall be installed to provide screening between adjacent development and the permanent units, and to enhance rhe open space areas, as appropriate.

(8) Garbage and Refuse Disposal. The park owner shall specify how garbage and recyclable materials will be stored, collected and disposed of. The park owner shall, at a minimum, provide for weekly collection of garbage and recyclable materials from the park. More frequent collection may be required, if determined to be necessary by the Approving Body.

(9) Sewage Disposal. All sewage and/or gray water shall be disposed of in a disposal system approved by County Environmental Health Services pursuant to Chapter 7.38 of the County Code.

(10) Water. An accessible, adequate, safe and potable supply of water shall be provided to each permanent unit in the park. Water service may be provided either through community water system that is approved by County Environmental Health Services pursuant to Chapter 7.71 ofthe County Code, or a system approved by the California Department of Health Services or by connection to a public water system.

(11) Drainage. A drainage plan, prepared by a Registered Professional Engineer, shall be submitted for review by the Planning Department and the Department of Public Works and approval by the Approving Body. Ponding underneath RVs is prohibited.

(12) Fire Protection. All requirements of the applicable fire protection agency shall be met, except for those road width and unit separation standards of the fire district that exceed the standards of Title 25 or this section.

(13) Lighting. Site lighting shall be provided that meets or exceeds the minimum illumination standards of Title 25.

(f) Development Standards--Permanent Dwelling Units.

(1) A compacted level pad shall be provided for each permanent dwelling unit. Each unit shall be anchored to the pad through an anchoring system approved by the County, HCD or HUD.

(2) Each permanent dwelling unit shall be pernianently connected to electrical, gas, water, and sewer systems by approved connections, per the requirements of Title 25.

(3) Skirting shall be installed on all permanent dwelling units to prevent access underneath the unit and to provide an aesthetic appearance of the unit.

(4) All replacement permanent dwelling units installed after the issuance of the conversion permit shall comply with Health and Safety Code Section 18604, which requires that units meet minimum construction standards. Allowable replacement dwelling units include:

(A) A "recreational vehicle" as defined in Section 18010(a) of the California Health and Safety Code except that neither truck campers nor tent trailers shall be allowed,

(B) A "park trailer" as defined in Section 18010(b) of the California Health and Safety Code;

(C) **A** "manufactured home" as defined in Section 18007 of the Health and Safety Code;

(D) A "mobile home" as defined in Section 18008 of the Health and Safety Code; or

(E) A "multi-unit manufactured housing" as defined in Section 18008.7 of the Health and Safety Code.

(5) Any accessory structure on a permanent occupancy space shall comply with the development standards of this section and applicable building codes, shall be specifically authorized by both park management and the enforcement agency, and shall be constructed in accordance with appropriate permit(s).

(g) Exceptions to Development Standards. Exceptions to the development standards set forth in this section may be granted in order to facilitate the conversion of existing transient occupancy recreational vehicle andior travel trailer parks to permanent occupancy parks with minimal displacement of existing residents. As part of consideration of an application by the park owner, a tenant or a tenant's organization may request exceptions and conditional exceptions to the park or unit development standards established pursuant to subsections 13.10.685(e) and (f) and the Approving Body may authorize such exceptions, other than exceptions *to* the requirements for minimum septic and water systems, provided that the following findings can be made:

(1) That the exception is necessary for either the proper design or function of the permanently occupied park or space, or to minimize the displacement of park residents; and

(2) That the granting of the exception will not be detrimental to the public health, safety and welfare or injurious to other property in the area in which the property is situated; and

(3) That the granting of the exception is in accordance with *the* objectives of the County General Plan/Local Coastal Plan.

(h) ~~(4)~~ Conversion Conditions. The conversion of an RV park to permanent occupancy may be approved in whole or in part by the Approving Body, subject to the development standards in subsections (e) and (f) of this section, the exceptions allowed under subsection (g) of this section and the following conditions:

(1) Income Eligibility of Residents. The occupancy of permanent occupancy spaces shall be restricted to Very Low Income Households for the life ofthe park. The Affordable Housing Guidelines shall be followed to establish the income and eligibility of residents. For the purposes of this section, if the park receives state or federal financial assistance the average income shall not exceed the Very Low Limits. The Approving Body may authorize the Property Manager to verify the eligibility of residents. Notwithstanding the above, the following residents shall be excluded from these income eligibility requirements:

(A) One required on-site management representative plus any other park employee(s) identified in the Management Plan; and

(B) Existing residents of the park at the time the conversion to pennanent occupancy is approved, but only to the extent the Approving Body determines it is necessary to minimize the displacement and relocation of existing tenants.

(2) Maximum Rents and Other Charges. The rents charged for permanent occupancy spaces and non-owner occupied dwelling units that occupy permanent occupancy spaces shall be restricted for the life of the park as specified below. These restrictions shall he included in the Use Permit, a recorded regulatory agreement and the individual leases with residents.

(A) Space Rent. The rent and rent increases that may be charged for permanent occupancy spaces shall not exceed the amounts that are allowed under the Mobile Home Rent Adjustment Ordinance, Chapter 13.32 of the Santa Cruz County Code, regardless of the length of occupancy of the individual residents of'these spaces.

(B) Combined Rent for Dwelling Units and Spaces and multi-unit manufactured housing. The combined rent that may be charged for non-owner occupied dwelling units and spaces or multi-unit manufactured housing shall not exceed the maximum amounts that may he charged for Very Low Income rental units under the Affordable Housing Guidelines.

(C) Alternative Standards for Assisted Projects. Notwithstanding subsection (h)(2)(B) of this section, the Approving Body may

approve alternative affordability standards and/or a range of maximum combined rents for non-owner occupied dwelling units and spaces if the park receives state or federal financial assistance and the average combined rent charged for these dwelling units and spaces will not exceed the maximum rent allowed for Lower Income rental units under the Affordable Housing Guidelines.

(3) Relocation Assistance. Relocation of tenants temporarily or permanently dislocated from the park as a result of the conversion shall be subject to relocation assistance, as provided under Chapter 8.45 of the County Code.

(4) Management, Operation and Implementation Plans. Prior to approval of a conversion permit for a park that requires capita1 improvements and/or is the subject of a current code enforcement action by the County, State of California or a local fire protection district, the park owner must submit a Park Improvements Implementation Plan, a Management Plan, and a Maintenance and Operations Plan as follows:

(A) Park Improvements Implementation Plan. This plan must address both the timing and financing plan for bringing the park into compliance within five years, in accordance with the standards of this section and related permit conditions. The Plan is subject to approval by the Approving Body and shall contain the following provisions:

(i) Improvements. The plan must include a reasonable and orderly plan for converting the physical facilities of the park and complying with the conditions of approval of the conversion permit, while minimizing the impact on park tenants and adjacent property owners/residents.

(ii) Improvement Financing. The plan must include a detailed estimate of all costs related to conversion of the park to permanent occupancy, including physical improvements and temporary and permanent tenant relocation costs. In addition, the plan must include a method for financing these costs. The financing method shall indicate **a** realistic plan for financing the costs consistent within the time allowed for conversion by the Approving Body. Financing may take the form of front-end financing (cash on hand or loan) and/or financing over time. Financing over time may be approved through the creation of a formal set-aside of part of the rent proceeds. The amount of the set-aside shall be established by the Approving Body, based upon a review of the proposed financing plan. Final approval of the park conversion may be conditioned upon evidence of a loan commitment or the existence of funds on hand. Whatever the form of financing, funds for the park conversion must be deposited in a Capital Improvement Fund independently

administered by the Property Manager, as described in subsection (h)(4)(b)(i) of this section, or other independent party approved by the County.

(iii) Extensions. If, after the park owner has demonstrated to the satisfaction of the County that additional time is needed to complete the Implementation Plan, the Approving Body may grant an extension to the completion date as specified in the approved Implementation Plan. In considering whether to approve an extension to the Implementation Plan, the Approving Body shall make a determination that the park owner has proceeded in a diligent manner to complete the Plan and to comply with the conditions of the conversion permit. This detennination shall be based on the financial data submitted by the park owner as well as a review of the quarterly reports required as a condition of this pennit. Upon granting additional time for the park owner to complete the Implementation Plan, the Approving Body may require the park owner to provide additional funding for the Capital Improvement Fund to cover expenses not identified by the park owner as a part of the approved Implementation Plan.

(iv) Waiver. The Approving Body shall waive or reduce the requirements for this Plan if (1) neither capital improvements nor the correction of code violations are conditions of approval for the conversion pennit or (2) the park will receive state or federal financial assistance that includes conditions that are comparable to those for which a waiver is requested.

(B) Management Plan. The Management Plan shall provide for long term property management and maintenance of all facilities and improvements. The Management Plan shall address all applicable conditions of the conversion permit including detailed information concerning any planned displacement and/or relocation of existing residents and the replacement of substandard units within the park. The Management Plan shall provide for both a Property Manager and an On-Site Manager, and shall include proposed lease agreements, the proposed Park Rules, and the Parking Management Plan required per subsection (e)(4) of this section, subject to the following provisions:

(i) The Property Manager shall be an experienced management agent, with demonstrated ability to operate residential facilities similar to the Project in a manner that will provide decent, safe, and sanitary housing. The Property Manager shall be responsible for overseeing the Capital Improvement Fund, hiring and managing the on-

site manager, and providing regular reports to the County. The park owner shall submit for the County's approval the initial and all subsequent Property Managers until the conversion is completed and the project has been in compliance with the conditions of the conversion permit for three years. The owner shall also submit additional information to the County relevant to the background, experience and financial condition of any proposed Property Manager as is reasonably necessary for the County to determine whether the proposed Property Manager meets the qualifications standards as set forth above. If the proposed Property Manager meets the standard set forth above, the County shall indicate its approval by notifying the owner in writing. Unless the proposed Property Manager is disapproved by the County within thirty (30) days, which disapproval shall state with reasonable specificity the basis for disapproval, it shall be deemed approved. The Property Manager shall be responsible for ensuring that all units that are moved into the park meet all standards set forth in this section and in compliance with all applicable state and local laws and regulations.

(ii) The On-Site Manager shall be an employee of the Property Manager and shall demonstrate adequate experience and qualifications for the position. While the County is not required to approve the On-Site Manager, the Property Manager must notify the County within thirty (30) days of appointing the initial and subsequent On-Site Managers of their names, responsibilities, assigned work hours and qualifications. In addition to other duties assigned by the Property Manager, the On-Site Manager shall be responsible for enforcing park rules, including monitoring of parking and abandoned vehicles consistent with this subsection and the permit requirements.

(iii) All lease agreements shall contain appropriate language pertaining to the rights and responsibilities of the owner(s) of the unit and the occupant(s) under the conditions of the conversion permit, including but not limited to:

I. **A** provision requiring compliance with the Parking Management Plan;

II. A requirement that no inoperable vehicles be stored within the park;

III. A provision that subletting is either not allowed, or that units may only be sublet to Very Low Income Households as required by subsection (h)(1j of this

section, and that the maximum combined rent for the home and space is restricted pursuant to subsection (h)(2)(B) of this section;

IV. Notice of the unit owner's responsibility to bring the unit into compliance with the standards within certain time limits, as set forth in subsection (f) of this section, and notice that if the unit is replaced at any time, the replacement unit must meet the standards as set forth in subsection (f)(4) of this section;

V. Notice that the storage of hazardous materials is not allowed; and

VI. Notice that the unit owner and/or unit occupant is responsible for compliance with the requirements of Section 13.10.685 of the Santa Cruz County Code as they apply to the unit and/or space.

(iv) Owner Operator. Notwithstanding any language in this subsection (h)(4)(B) which may indicate otherwise, the County may approve a qualified park owner or park owners to act as the Property Manager and/or On-Site Manager described in this subsection (h)(4)(B).

(v) Waiver. The Approving Body shall waive or reduce the requirements for this Management Plan if (1) the park is not the subject of a code enforcement action by the County, State of California or a local fire protection district or (2) the park will receive state or federal financial assistance that includes conditions that are comparable to those for which a waiver is requested.

(C) Maintenance and Operations Plan. The owner shall submit a plan for financing the ongoing operations and maintenance of the park within the budget for the park. That plan, which must be approved by the County, must include an annual operating budget which provides for maintenance at a level which guarantees that the park will be maintained in a safe and sanitary condition. That plan must also provide for either (i) an annual set-aside of three percent of the annual operating budget for a maintenance reserve plus a minimum annual contribution of two percent of the annual operating budget to a capital replacement reserve for the purpose of financing future capital replacement of fixtures, equipment and improvements or (ii) the maintenance of a fully funded replacement reserve account using the methods, procedures and standards laid out for common interest developments in California Civil Code Sections 1365(a) and 1365.5(e). The Approving Body shall waive or reduce the requirements for this Plan if (1) the park is not the subject of a code enforcement action by the County, State of California or a local fire protection district and neither

capital improvements nor the correction of code violations are conditions of approval for the conversion permit or (2) the park will receive state or federal financial assistance that includes conditions that are comparable to those for which a waiver is requested.

(5) Capital Improvement Fund. As a condition of permit approval, the owner shall be required to establish a Capital Improvement Fund within thirty (30) days of approval of a conversion permit for the purpose of financing the improvements and other costs related to the conversion as described in the Park Improvements Implementation Plan, and for any relocation assistance required under Chapter 8.45. The owner shall deposit all front-end contributions, proceeds from loans and rent or other set-asides into this fund, equivalent to the amount needed to meet the requirements of the approved Park Improvements Implementation Plan, as established in subsection (h)(4)(A) of this section and as approved by the Approving Body. This fund shall be administered by the Property Manager, who shall be accountable for monitoring all contributions to and expenditures from the Fund, and periodically providing a report to the owner and County on Fund activity and balance. In order to insure that all proceeds are directed to the required site improvements and related costs, all disbursements from the Capital Improvement Fund shall be subject to advance approval by the County. The Approving Body shall waive or reduce the requirements for this Fund if (1) neither capital improvements nor the correction of code violations are conditions of approval for the conversion permit or (2) the park receives state or federal financial assistance that includes conditions that are comparable to those for which a waiver is requested.

(6) Securities. The Approving Body may require securities, such as insurance, a performance bid, letter of credit or similar method, to guarantee the completion of all required park improvements and compliance with the Plans required under subsections (h)(4)(A), (h)(4)(B) and (h)(4)(C) of this section, and related relocation costs.

(i) Monitoring and Compliance.

(1) Status Reports. The park owner shall submit to the County periodic status reports detailing compliance with the conditions of the conversion permit. Such reports shall be submitted quarterly until issuance of a certificate of completion for the conversion, and annually thereafter. During the conversion period, the report shall include a status report on the Capital Improvement Fund and the capital improvement activities, prepared by the Property Manager. All status reports shall include a listing of unit occupancy and eligibility and indicate all subleases.

(2) Completion Report. At the time that the owner believes that the conversion is completed, the owner shall submit a formal report, for review and approval by the County, that summarizes

all improvements made, the total cost for those improvements, the final disposition of the Capital Improvement Fund, and any relocation payments made. Upon review of that document and a field review of the site, if the County finds that the project has met all of the permit requirements, it shall issue the owner a letter acknowledging completion of the requirements for conversion. Failure to complete the conversion within the time limits established in the use pennit may result in the revocation of the use pennit pursuant to Chapter 18.10 of the County Code.

(3) Inspections and Enforcement. County staff shall conduct inspections of a park receiving approval for conversion immediately following receipt of a status report and at other times, as warranted. All deficiencies shall be reported to the park owner in writing within ten (10) business days of their discovery. The park owner shall correct all reported deficiencies within fifteen (I 5) business days following receipt of the report from the County, unless a longer time period has been agreed to in advance by the County. Continued failure to comply with the conditions of approval of the conversion permit shall subject the property owner to the provisions of Chapter 19.01 of the County Code.

(4) Fees. The owner shall pay such fees as may be deemed necessary for the County to monitor and enforce the conditions for the conversion pennit. (Ord. 4587 § 1, 6/13/2000)

SECTION IV

This ordinance shall take effect 31 days after adoption by the Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this 5th day of August, 2003, by the following vote:

AYES:	SUPERVISORS	Wormhoudt, Campos, Almquist and Pirie
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	Beautz
ABSTAIN:	SUPERVISORS	None

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: Clerk of the Board

EXHIBIT A

0356

APPROVED **AS TO** FORM: _____
County Counsel

Copies to: Planning
County Counsel

43

105

EXHIBIT G

County of Santa Cruz

REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4000

(831) 454-2280 FAX: (831) 454-3420 TDD: (831) 454-2123

TOM BURNS, *AGENCY* ADMINISTRATOR

July 27, 2000

APPROVED AND FILED
BOARD OF SUPERVISORS
DATE: 8/8/00
COUNTY OF SANTA CRUZ
SUSAN A. MAURIELLO
EX-OFFICIO CLERK OF THE BOARD
BY _____ DEPUTY

Agenda: August 8, 2000

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

Fees *for* Recreational Vehicle Park Conversion Projects

Dear Members of the Board:

Over the past year your Board has considered options for legalizing and improving Recreational Vehicle Parks that have been converted from short term visitor use to permanent housing. These actions culminated in the approval of an RV Conversion Ordinance this past June which focused specifically on the Marmos and Golden Torch trailer parks. The purpose of this letter is to address one issue which was discussed in the preparation of the ordinance, but not clearly defined in the final ordinance language — the payment of impact fees for the projects.

New housing projects typically pay a wide variety of fees directly to the County to address the impact of the proposed development. Those fees include:

- transportation impact fees
- roadside improvement fees
- drainage impact fees
- childcare fees
- park impact fees

Mid Peninsula Housing is currently in the process of producing site development and financing plans for the two projects. This issue of impact fees has arisen as a key element of project financial feasibility. Because of the unusual nature of these development projects, staff is not clear how these fees should be administered for these two projects.

In order to clarify the County's regulations and define a clear path for financing both projects it appears that, in recognition of pnor uses and the preexisting impact of those uses on the local infrastructure, impact fees would not be appropriate for these two projects. Clearly, as these projects are redeveloped, the impacts to the community will not increase over what has been occurring for some time.

EXHIBIT H

It is therefore RECOMMENDED that your Board direct the Planning Department and other County departments to not charge impact fees for the reconstruction of the Marmos and Golden Torch Projects under the recently approved RV Park Conversion Ordinance.

Very truly yours,

Tom Burns
Redevelopment Agency Administrator

RECOMMENDED:

Susan A. Mauriello
County Administrative Officer

cc. RDA
Planning Department
Public Works Department
Parks Department

S:\BOARDPND\rvfee final.wpd

EXHIBIT H

COUNTY OF SANTA CRUZ
Discretionary Application Comments

Project Planner: Melissa Allen
Application No.: 04-0039
APN: 041-271-28

Date: December 22, 2004
Time: 18:22:20

Environmental Planning Completeness Comments

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

========== REVIEW ON FEBRUARY 13. 2004 BY JOSEPH L HANNA ========== The proposed project is complete for discreationary review.

Enviromental Planning staff does have some comments on both the soils engineering report and the civil engineered plans that must be resolved prior to the issuance of the actual grading permit. RDA will arrange a meeting so that EP staff can discuss their concerns with Bowman and Williams.

Please condition for an erosion control plan prepared by a RCE and a CPESC. The project must also be conditioned for no winter grading.
========== UPDATED ON FEBRUARY 13, 2004 BY JOSEPH L HANNA ==========
Please also place the standard condition for a grading permit. ========== UPDATED ON MARCH 30, 2004 BY JOSEPH L HANNA ==========
Specific Comments are as follows:

1.Site is highly erodable: no winter grading. 2.An erosion control plan prepared by a Certified Erosion Control Spec. must be submitted for review and approval prior to grading permit issuance. 3.Limits of cuts and fills must be shown. 4.No fill over cuts are allowed. 5.A berm or swale must be established on the tops of all cuts. 6.The geotechnical engineer must evaluate the grading around the graded slope north east of the entrance. Current fills and related erosion on the slope must be corrected as part of the grading project. 7.Along the eastern an northerly property lines drainage will sheet flow on to the property. This drainage must be recieved into the driveway system in a manner that will not flow along the edge of the improvements. Please elaborate on the details of how this drainage will flow on the project. 8. Several of the proposed stuctures will have foudations that sit at the brow of fill slopes. Please consider the reconfiguring the structures so that there is some set-back between the top of slope and edge of the structures. 7 A grading schedule must be submitted to the County Environmental Planning Division prior to the start of grading that shows that the project site will achieve a stable configuration before October 15 of any year.

Environmental Planning Miscellaneous Comments

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

========== REVIEW ON FEBRUARY 13. 2004 BY JOSEPH L HANNA ==========
NO COMMENT

Historical Completeness Comments

========== REVIEW ON FEBRUARY 6, 2004 BY STEVE D GUINEY ========== No comment

Historical Miscellaneous Comments

========== REVIEW ON FEBRUARY 6. 2004 BY STEVE D GUINEY ========== No comment

EXHIBIT I

Housing Completeness Comments

========== REVIEW ON FEBRUARY 17, 2004 BY JULIANNE WARD ========== Compliance with the regulatory restrictions in 13 10.685 (1) is required This includes a recorded regulatory agreement.

========== UPDATED ON FEBRUARY 17, 2004 BY JULIANNE WARD ==========
========== UPDATED ON FEBRUARY 17, 2004 BY JULIANNE WARD ==========

Housing Miscellaneous Comments

========== REVIEW ON FEBRUARY 17, 2004 BY JULIANNE WARD ==========

Code Compliance Completeness Comments

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

========== REVIEW ON MARCH 25, 2004 BY RUTH C OWEN ==========
========== UPDATED ON MARCH 31, 2004 BY RUTH C OWEN ==========
On 3/31/04. the property owner of parcel 041-271-28, Dan Stark, gave me a copy of a survey map that shows the encroachment detail of the gat-age (shown as a carport on the map) and the proposed location of a garage. I will attach the survey map to application 04-0039 for your information. This is in regard to a notice of violation I posted for building a garage without a building permit. ========== UPDATED ON APRIL 1, 2004 BY GUSTAVO A GONZALEZ ==========
Today, 4/1/04, I reviewed DP 04-0039. If the development permit is obtained, and the proposed project completed, it will resolve the use violation on this property.
<GAG>

Code Compliance Miscellaneous Comments

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

========== REVIEW ON MARCH 31, 2004 BY RUTH C OWEN ==========
NO COMMENT
CCI Gustavo Gonzalez will review the boundary adjustment application in regard to the existing trailer park on APN: 041-271-69. It has been determined that the lot line adjustment application 04-0039 would not improve the situation of the garage built without permits in the setbacks on the Stark property (04-271-28). On March 31, 2004, Mr. Stark, said that he has been in contact with Mr. Burns in regards to his concern that with this lot line adjustment, his property will be less than two and one-half acres, ========== UPDATED ON APRIL 1, 2004 BY GUSTAVO A GONZALEZ ==========
NO COMMENT
========== UPDATED ON APRIL 1, 2004 BY GUSTAVO A GONZALEZ ==========
NO.COMMENT

Dpw Drainage Completeness Comments

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

EXHIBIT 1

========== REVIEW ON FEBRUARY 12, 2004 BY ALYSON B TOM ========== Application with civil plans dated 1/26/04 has been received. Please address the following for discretionary completeness:

1) Demonstrate that the existing downstream 24-inch road culverts are adequate for handling all of the site runoff and upstream runoff. Provide watershed maps describing the upstream area draining to these facilities.

Please see miscellaneous comments for issues to be addressed prior to building/grading permit issuance,
========== UPDATED ON APRIL 9, 2004 BY ALYSON B TOM ========== Application with drainage calculations dated 3/12/04 has been recieved. The project is complete with regards to drainage for the discretionary stage. Please see miscellaneous comments for issues to be addressed prior to building permit issuance/final map approval.

Dpw Drainage Miscellaneous Comments

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

========== REVIEW ON FEBRUARY 12, 2004 BY ACYSON B TOM ========== The following miscellaneous comments must be addressed prior to building/grading permit issuance.

1) Provide an updated drainage plan that incorporates storm water best management practices (BMPs) that mitigate for the proposed impervious areas and allow for dissipation and infiltration of runoff on-site. Consider utilizing pervious or semi-pervious surfacing in place of impervious surfacing wherever possible (ex: paths, patios, roads, playgrounds, etc.). Limit the amount of directly connected impervious areas by eliminating hard piping of runoff wherever feasible (ex: storm drain pipes from the basketball court and play areas can be replaced with dissipation facilities that overflow to landscaped areas, storm drain pipes can be replaced with grass-lines swales, outsloping roads and parking areas so that runoff sheet flows to the downslope landscape area, etc.). For guidance and ideas see BASMAA-s - Start at the Source- and companion document available at http://www.scvurppp.org, or CASQA-s Stormwater BMP Redevelopment Handbook available at http://www.cabmphandbooks.com/. Structural BMPs willrequire recorded maintenance agreement(s)

2) Water quality treatment for all runoff from parking and road areas should be provided. This can be non-structural (ex: filtering through landscaped areas) or structural (ex: silt and grease traps) treatment. Signed, recorded maintenance agreement(s) are required for structural water quality treatment devices

3) Provide calculations demonstrating that the final proposed storm drain system meets all design, overflow, velocity, and freeboard requirement in the County Design Criteria.

4) Provide details for connections to the existing downstream drainage facilities in the final drainage plan. All work in the County right-of-way requires an encroachment permit.

5) Provide updated impervious area calculations with the final drainage plan that include all impervious areas (including impervious paths, patios, play areas, etc.)

EXHIBIT I

All of these areas should be shown on the final plans.

6) Describe how the dumpster areas will be designed so that upstream runoff is diverted around the areas, the areas are screened or walled to prevent the off-site transport of trash, and the areas are covered or enclosed or provided with water tight lids.

7) All inlets and catch basins should be stenciled with -No Dumping - Flows to Bay- and/or graphical icons that prohibit illegal dumping. The owner will be responsible for maintaining these signs.

8) Since this project disturbs over one acre of land, the applicant is responsible for obtaining coverage under the State Water Resources Control Board-s construction storm water general permit, See http://www.swrcb.ca.gov/stormwtr/gen-const.html#constpermit.

9) Submit an approval letter from the project geotechnical engineer approving of the final drainage plan and stating that the plan should not cause any erosion or stability problems on the site or downstream from the site.

10) Public Works staff will inspect the installation of all of the drainage related items. Once the plans have been approved by the other reviewing agencies please bring a set of reproducible civil plans (with a Public Works signature block on the first sheet) to Public Works along with an engineer-s estimate for the drainage related items. A 2% deposit (or $500 minimum) for inspection fees will be assessed in the final building/grading fees,

For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday.

Dpw Driveway/Encroachment Completeness Comments

========== REVIEW ON MARCH 23, 2004 BY RUTH L ZAOESKY ==========

Dpw Driveway/Encroachment Miscellaneous Comments

========== REVIEW ON MARCH 23, 2004 BY RUTH L ZADESKY ==========
========== UPDATED ON MARCH 23, 2004 BY RUTH L ZADESKY ==========
Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way

Dpw Road Engineering Completeness Comments

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

========== REVIEW ON FEBRUARY 24, 2004 BY GREG J MARTIN ==========
We have reviewed Application 04-0039 for the conversion of a recreational vehicle park to a multi-family residential use and have the following comments:

1. The project will result in a reduction of trips generated so a traffic study is not required.

EXHIBIT I

2. The sidewalks should be grade separated for pedestrian safety and drainage control or a qualified professional engineer should provide justification. The justification should include locations within this County where sidewalks have been grade separated and contact information for the reviewing jurisdiction.

3. A grade separated pedestrian walkway should be provided along the main access road to the transit stop on Freedom Boulevard.

4. The intersection of the access road with Freedom Boulevard should be improved to provide minimum curb return of 30 feet.

5. The gradient of the access road entering Freedom Boulevard shall not be more than three percent within a distance of 20 feet from the curb line of the intersected street. An access road profile will be required verify this standard is met.

6. The access road to the basketball court should be limited to use by maintenance personnel by placing a bollard or a gate at the entrance.

If you have any questions please contact Greg Martin at 831-454-2811.

Dpw Road Engineering Miscellaneous Comments

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

========== REVIEW ON FEBRUARY 24. 2004 BY GREG J MARTIN ==========

Environmental Health Completeness Comments

========== REVIEW ON FEBRUARY 19. 2004 BY JIM G SAFRANEK ==========
Applicant must obtain a sewage disposal permit for the development.
========== UPDATED ON MARCH 26, 2004 BY JIM G SAFRANEK ==========
========== UPDATED ON APRIL 7, 2004 BY JIM G SAFRANEK ==========
NO COMMENT

Environmental Health Miscellaneous Comments

========== REVIEW ON FEBRUARY 19, 2004 BY JIM G SAFRANEK ==========
NO COMMENT
========== UPDATED ON APRIL 7, 2004 BY JIM G SAFRANEK ==========
The proposed project requires that septic system be upgraded to meet current standards. Applicant must obtain an approved sewage disposal permit for a repair/upgrade. Contact the appropriate Land Use staff of Environmental Health at 454-2761. Applicatio must be approved prior to building permit application approval

Aptos-La Selva Beach Pie Prot Dist Completeness C

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

REVIEW ON MARCH 8, 2004 BY ERIN K STOW ==========
DEPARTMENT NAME:Aptos/La Selva Fire Dept. Plans approved.
A 30 foot clearance will be maintained with non-combustible vegetation around all

EXHIBIT I

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.
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 MARCH 8, 2004 BY ERIN K STOW ==========
NO COMMENT

EXHIBIT 1

COUNTY OF SANTA CRUZ | **Planning Department**

INTEROFFICE MEMO

APPLICATION NO: 04-0039 (Second Routing)

Date: March 22, 2004

To: Melissa Allen, Project Planner

From: Larry Kasparowitz. Urban Designer

Re: Design Review for Golden Torch affordable housing project at 6100 Freedom Boulevard, Watsonville (Mid Peninsula New Communities Associates / owner, Lawlor Land Use / applicant)

COMPLETENESS ISSUES *(please see comments at the end of this for potential additional items)*

- ***Windows in elevation and plan still do not match (width in plan does not match width in elevations).***

  Are gutters and downspouts proposed?

- ***Show the small storage shed at the rear of the units mentioned in the letter from Owen Lawlor.***

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.11.040 Projects requiring design review.

(c) Residential development of three (3) or more units

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria In code (✔)	Does not meet criteria (✔)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✔		
Building siting in terms of its location and orientation	✔		
Building bulk, massing and scale	✔		
Parking location and layout	✔		
Relationship to natural site features and environmental influences	✔		
Landscaping	✔		
Streetscape relationship			N/A

EXHIBIT J

Street design and transit facilities			**N/A**
Relationship to existing structures	✔		
Natural Site Amenities and Features			
Relate to surrounding topography	✔		
Retention of natural amenities	✔		
Siting and orientation which takes advantage of natural amenities	✔		
Ridgeline protection			**N/A**
Views			
Protection of public viewshed	✔		
Minimize impact on private views	✔		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✔		
Solar Design and Access			
Reasonable protection for adjacent properties	✔		
Reasonable protection for currently occupied buildings using a solar energy system			**N/A**
Noise			
Reasonable protection for adjacent properties	✔		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✔)	Does not meet criteria (✔)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✔		
Building silhouette	✔		
Spacing between buildings	✔		
Street face setbacks	✔		
Character of architecture	✔		
Building scale	✔		
Proportion and composition of projections and recesses, doors and windows, and other features		✔	*I don't believe there is enough variety in windows.*
Location and treatment of entryways	✔		
Finish material, texture and color	✔		

EXHIBIT J

Scale			
Scale is addressed on appropriate levels	✔		
Design elements create a sense of human scale and pedestrian interest	✔		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✔		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✔		
Building walls and major window areas are oriented for passive solar and natural lighting		✔	

SITE DESIGN COMMENTS:

- *I strongly urge ihe designers io use smaller laundry buildings Iocaied throughoui the site and situated between some of the units.*
- *The trash enclosures;*
  1. *ore not near any buildings,*
  2. *are only big enoughfor one dumpster,*
  3. *are located on a one way street withparking an the other side (which makes it difficult topark and unload your garbage).*

ARCHITECTURAL DESIGN COMMENTS:

- *I strongly urge that there be 2 x trim added to the tops and bottoms of each column on the front porches.*
- *As I understand "Hardie" board siding typically requires a trim board ai the corners (as opposed io mitering). Will this system be used and added to the elevations?*
- *Will there be a band separating ihe shingles from the horizontal siding?*

GENERAL :

I strongly believe that the locations of the laundry and the garbage enclosures are very inconvenient and will not serve residents well. I suspect that most of these units will contain children and generation of trash and laundry is a key issue.

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 **OCEAN** STREET, **SUITE** 400, SANTA **CRUZ,** CA 95060
(831) 454-2580 FAX. (831) 454-2131 TDD (831) 454-2123
TOM BURNS, DIRECTOR

April 22, 2004

Hello Melissa,

We have reviewed the preliminary plans for **GT,** 2nd Routing, March **17,** 2004, and have a few comments regarding some building and accessibility codes. These should assist the applicant in preparing submittals for a formal building plan check at a later date.

EGRESS:
Even though we will not be doing a building plan check or inspection on the manufactured units themselves, there is some concern regarding the Architectural Design Comment found in the March 15, 2004 letter from Mr. Lawlor. It states that, "Window operation and location are based on building code requirements for egress and are limited by manufacturing considerations." The bedroom windows in question, as they are shown on the elevation plans scale out to be less than the dimensions required by code for emergency egress. We recommend highly that this life safety issue be re-evaluated by the designer.

SITE ACCESSIBILITY:
The proposed road/sidewalk section (without curb) presents a certain safety hazard for pedestrians, although the Building Department has no code requirements for a grade separation between a sidewalk and road. The sidewalks may follow the slope of the road, but must meet the <2% cross slope, slip resistant finish, and the uneven surface requirements of the code.

Comment 12 from Mr. Lawlor's 3-15-04 letter discusses CBC 1119A Test No.2 and states that the project site is not required to provide an accessible route of travel. In order for Test No.2 to be effective, analysis by a licensed professional will be required, and all three points of the test will have to be met. Even with the test, certain sections of this site are required to be on an accessible route. When the accessible path of travel is determined by the applicant's plan submittal, it will become apparent which sidewalks will be required to conform to the accessibility codes.

Other site comments include:

- Accessible paths of travel may not pass behind parked vehicles.
- An accessible route to the basketball court will be required.
- Ramps require a landing at least every thirty inches of rise.
- Accessible routes are required to each accessible unit from parking and sidewalk.
- The bus stop and shelter at the street entrance is required to meet CBC 1134B.4 specifications.
- Parking requirements for the site are found in CBC 1118A.

COMMUNITY BUILDING:
Since this building is proposed to be stick built, it will require a complete building plan check and inspection. The office areas are considered to be a "B" occupancy, the Community Room and Meeting Rooms are an "**A-3** occupancy, and the upstairs dwelling unit is an "R-3 occupancy. These occupancies will need to be shown on the plans along with all required separations. The construction type will be VN unless designed otherwise. The West Elevation does not appear to agree with the First Floor Plan at the stairway exit.

EXHIBIT K

This is a publicly funded project, and since the dwelling unit is not multistory, it is therefore required *to* be accessible by means of ramp or elevator, and the interior of the dwelling unit is required to be adaptable per CBC 1109A and 1112A.

The Meeting Room and Community Room each have occupant loads of over 50 which means that there are specific egress requirements. Two exits are required from each room (not through a kitchen) and all required exit doors for this occupant load must swing out.

Plumbing fixture requirements can be found in Table 4-1 of the California Plumbing Code. The minimum number of fixtures is to be calculated at 50% male, 50% female based on the total occupant load. This includes water closets, urinals, lavatories and drinking fountains. Refer to CBC 11B for all of the accessibility requirements.

Parking for the Community Building will need to include accessible parking spaces as per CBC 1129B which are required to be located as close as possible to the main entrance.

BUILDING PERMIT APPLICATION:
These preliminary comments are for information purposes only and are by no means complete. When the applicant submits plans for a building permit, they will be checked for conformance *to* the above comments along with all code items for accessibility, structural, egress, plumbing, electrical, mechanical, and all other applicable sections of the Building Code. Please fully notate the plans with all required information on the above topics. Please refer to the Planning Department's web site for additional information (http://sccountyOl.co.santa-cruz.ca.us/planning/index.html)

James Davies JM
Building Plans Examiner
County of Santa Cruz Planning Department
(831)454-3249

EXHIBIT K

PAUL HANAGAN
LAND SURVEYING

May 19,2004

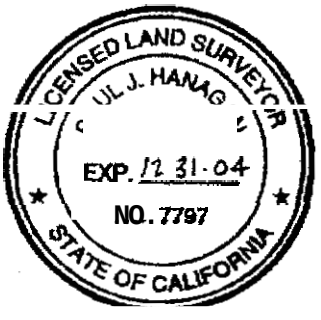
Owen Lawlor
Lawlor LandUse
315 Soquel Avenue
Santa Cruz, CA 95062-2305

Dear Owen and others concerned,

In regards to the property located at 6100 Freedom Boulevard in Aptos known as "Golden Torch Mobile Estates" I have conducted "Test No. 2 – Site Analysis Test," per the "California Access Compliance Reference Manual – Division of the State Architect" from chapter 11A, **part** 2, Title 24 California Code of Regulations (CBC 11**19A** Test 2) and have concluded that the percentage of the total buildable area of the undisturbed site with a natural grade of less than 10 percent slope is 8.8 percent. The total buildable area of the property **is** 208,916 square feet and of that area 18,449 square feet is under 10 percent **slope.** This test was conducted per the above-mentioned reference. The topographic map **with** the slope determination is available upon request.

Owen, I hope this letter is satisfactory. If you have question please contact **me** at your earliest convenience.

Thank you,
Paul Hanagan, LS 7797



Paul Hanagan Land Surveying
305-C Soquel Avenue
Santa Cruz, CA 95062

Melissa Allen

From: Jim Safranek
Sent: Wednesday, April 07, 2004 9:00 AM
To: Melissa Allen
Subject: golden torch

Rich Wiison c EHS is satisfied w/ the septic consultant's work on GT. Proj ct is approved at Discr. level by EHS.
Jim

160

EXHIBIT L

Golden Torch Affordable Housing Project

Draft Conditions of Approval

1. To protect groundwater quality underlying the property, the project is required to install an enhanced wastewater treatment system that shall reduce the effluent biochemical oxygen demand (BOD), total suspended solids (TSS), and total nitrogen (TN) concentrations to 10 mg/L, 10mg/L and 10 mg/L, respectively.

2. The Owner shall incorporate a plan for subsurface dispersal of treated effluent for landscape imgation at the property. The plan shall conform to the conceptual plan prepared by Fall Creek Engineering, Inc. in April 2004 as part of the General Development Permit application.

3. The Owner shall obtain a Sewage Disposal Permit from the County of Santa Cruz prior to final approval of the building plans for the project and the construction of the wastewater system.

4. The Owner shall obtain Waste Discharge Requirements from the Regional Water Quality Control Board prior to any discharge from the wastewater facility.

5. The Owner is required to submit and Operation and Maintenance Plan for the wastewater system. The Plan shall be submitted and approved prior to the discharge of wastewater from the system.

6. The Owner is required to retain a trained and certified operator to carry out routine operation, maintenance and reporting activities.

7. The Owner shall conduct routine monitoring and reporting of the treatment plant performance in accordance with a Monitoring and Reporting Program adopted by the Regional Water Quality Control Board (RWQCB). Monitoring Reports shall be submitted to the RWQCB and County of Santa *Cruz* Environmental Health Agency.

EXHIBIT L

California Regional Water Quality Control Board
Central Coast Region

Terry Tamminen
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov/rwqcb3
895 Aerovista Place, Suite 101, San Luis Obispo, California 93401
Phone (805) 549-3147 • FAX (805) 5434397

Arnold Schwarzenegger
Governor

February 17,2004

Mr. Owen Lawlor
Lawlor LandUse
315 Soquel Ave
Santa Cruz, CA 95062

Dear Mr. Lawlor:

REPORT **OF WASTE DISCHARGE, GOLDEN** TORCH **RV PARK REDEVELOPMENT, SANTA CRUZ COUNTY**

We reviewed the County of Santa Cruz's January 28, 2004 Development Permit Application for the Golden Torch RV Park Redevelopment, which describes a wastewater treatment plant and disposal of the treated wastewater in seepage pits. You will need Regional Board authorization to discharge waste from the proposed facility. To begin our permitting process, please complete the attached forms and submit the specified information.

The necessary forms are enclosed, as follows:

1. Application for Facility Permit/Waste Discharge (two copies),

2. State Water Resources Control Board (SWRCB) Form 200 Appendix,

3. Instructions for SWRCB Form 200 Appendix.

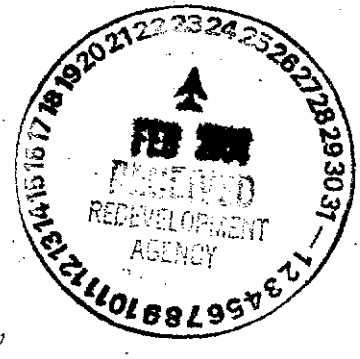
Please submit the following as your Report of Waste Discharge (ROWD):

1. Two signed copies of the completed forms in Item No. 1, above.

2. Responses to the categories checked on SWRCB Form 200

You should submit this information at least six months prior *to* your planned startup date.

We will notify you when we have reviewed you: application and consider it complete. We will then draft WDRs, and send them to you and interested agencies for review and comment. We will notify you of where and when the Board will consider adoption of the proposed Order.



Also, when you submit your application, Government Code §84308(c) requires :hat you state whether you contributed $250.00 or more to any federal, state or local election io any Regional Board member within 12 months of the date of your application. For your information, current Regional Yoard members are: Russell M. Jeffries, Bruce Danieis, Jeffrey Young, Gary Shallcross, Daniel Press, Donald Villeneuve and Leslie Bowker. With your ROWD and supplemental information, please include a statement as to whether you have made such a contribution.

If you have comments or questions, please call **Michael Higgins at (805) 542-4649** or Harvey Packard at (805) 542-4639.

Sincerely,

Harvey Packard

Roger W. Briggs
Executive Officer

Enclosures:

Form 200
Form 200 Appendix

cc:

Mr. John Ricker (without enclosures)
Santa Cruz County Environmental Health Services
County Government Cenier
701 Ocean Street, Room 312
Santa Cruz, CA 95060

Ms. Melissa Allen (without enclosures)
County of Santa Cruz Planning Department
County Government Center
701 Ocean Street
Santa Cruz, CA 95060

S /WDR/WDR Facilities/Santa Cruz Co/Golden Torch/ROWD Request-rev

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: **July 8, 2004**

TO: Melissa Allen, Redevelopment Agency

FROM: Jack Sohriakoff, Department of Public Works JRS

SUBJECT: COMMENTS ON APPLICATION NO. 04-0039, APN 041-271-28,-69, AFFORDABLE HOUSING AT GOLDEN TORCH MOBILE ESTATE

We have reviewed the third routing of plans for Application No. 04-0039, APN 041-271-28, -69 with the revision date of May 15, 2004, for affordable housing at Golden Torch Mobile Estate and have the following comments:

The project proposal concept submitted for the third routing meets the intent of our previous comments in regard to typical sections, vehicle and pedestrian circulation, and the parking layout. Specific details will be addressed as part of the building permit.

The building permit shall require signing and striping plans with greater detail regarding vehicular and pedestrian circulation and Americans with Disabilities Act accessibility.

If you have any questions, please contact Jack Sohriakoff, Senior Civil Engineer, at extension 2160.

JRS:mh

apn041271mh

EXHIBIT

Aptos/La Selva Fire Protection District
6934 Soquel Drive ▪ Aptos, CA 95003
Phone # 831-685-6690 ▪ Fax # 831-685-6699

March 5,2004

Planning Department
County of Santa Cruz
Attention: Melissa Allen
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 41-271-28,69/ Appl #04-0039
6100 Freedom Blvd / 220 Apple Lane

Dear Ms. Allen:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented; however, compliance must be met on the following.

- A 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.
EXCEPTION: 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.

- Any other requirements 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.

****

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information on the plans that are **submitted for** BUILDING PERMIT.

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2001) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING, and SPRINKLERED or NON-

EXHIBIT 0

SPRINKLERED as determined by building official and outlined in Part IV of the California Building Code.
(e.g. R-3, Type V-N, Sprinklered)

SHOW on the plans a public fire hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building. This information can be obtained from the water company.

FIRE FLOW requirements for the subject property are 1000 gallons. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and adopted standards of the Aptos/La Selva Fire Protection District.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

SHOW on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement.

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.)
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans, building numbers shall be provided. Numbers shall be a minimum of four(4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

EXHIBIT O

NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

EXCEPTION 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.

NOTE on the plans the job copies of the building and fire systems **plans** and permits must be on-site during inspections.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review-, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Sincerely,

Jim Dias, Fire Marshal
Fire Prevention Division
Aptos/La Selva Fire Protection District

cc: M.P New Communities Assocciates
Attn: A. Papanastassiou
658 Blair Island Road #300
Redwood City, CA 94063

cc: Lawlor Land Use
315 Soquel Avenue
Santa Cruz, CA 95062

EXHIBIT O

Santa Cruz Metropolitan
Transit District
METRO

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

Date: February 4, 2004

Street: Freedom/McDonald-Golden Torch.

Planner: M. Allen

APN: 41-271-28

Applicant: MP New Communities Assoc..

Project: 67 Multi-family residential

Request: Improve existing bus stops (2)

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

The 'Transit District requests that both the westbound and eastbound bus stops be improved with shelters, passenger waiting platforms connected to the public way- and if deemed necessary by County Public Works, turnouts. The District will provide bus stop improvement specifications upon request.

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

Sincerely,

David J. Konno
Manager of Facilities Maintenance
SCMTD

Pacific Gas and Electric Company
Central Coast Division

615 7th Ave
Santa Cruz, Ca 95062

Date: February 9, 2004

Ms. Melissa Allen
County of Santa Cruz Planning Department
701 Ocean St., Suite 400
Santa Cruz, Ca 95060

RE: Golden Torch Mobile Estate, 6100 Freedom Blvd., Watsonville, **CA**
Application # 03-0039

This letter is being written to satisfy your request of a Will Serve Letter to the referenced subdivision: (copy of vicinity map enclosed for your use).

Pacific Gas & Electric will be designing and providing the requested utilities per the standard application process and under the correct Tariff rules set forth by the California Pubiic Utilities Commission.

Application, contract, right-of-way, and moneys are due prior to construction. Be certain to keep in close contact with your PG&E Representative. This will insure that any changes or delays in your plans will not affect PG&E's ability *to* design and construct your service facilities in a manner that best meets your needs.

Please call if there are any questions.

Sincerely,

Edmundo Babaran
industrial Power Engineer
831-479-3118

EXHIBIT Q

AMSO CONSULTING ENGINEERS
SOILS, FOUNDATIONS & ENVIRONMENTAL ENGINEERING

1478 B STREET, SUITE 1C, HAYWARD, CALIFORNIA 94541
PHONE: (510) 690-0714, FAX: (510) 690-0721, email: basil@amsoconsulting.com

GEOTECHNICAL INVESTIGATION
6100 FREEDOM OULEVARD
PARCEL NUMBER 041-271-28
APTOS, SANTA CRUZ COUNTY, CALIFORNIA

PROJECT NUMBER 3245

Prepared for

MID-PENINSULA HOUSING COALITION
77 Aspen Way, Swte **103**
Watsonville, California 95076

July *2004*

190

EXHIBIT R

TABLE OF CONTENTS

EXHIBIT R

GEOTECHNICAL INVESTIGATION
6100 FREEDOM OULEVARD
PARCEL NUMBER 041-271-28
APTOS, SANTA CRUZ COUNTY, CALIFORNIA

INTRODUCTION

This report presents the results of the geotechnical investigation for the Golden Torch project proposed for construction at 6100 Freedom Boulevard in Aptos, California.

The residential development planned for this property by the Mid-Peninsula Housing Coalition (MPHC) will consist of 67 units contained in a complex of 18 buildings. These buildings will be prefabricated, one and two-story, wood-frame structures. A community building and manager unit will be constructed at the front of the development. A sport court and a sanitary treatment will occupy the southwest comer of the project site.

Interior paved driveways will provide access from Freedom Boulevard to the open parking areas outside the buildings. Retaining walls will be constructed along the cut and fill sides of driveways and parking areas.

INFORMATION PROVIDED

SSA Landscape Architects, Inc. Project Landscape Architects provided us with set of drawing entitled "Review Submittal, Golden Torch" and dated June 30, 2004. These drawings depict conceptual architectural, civil and landscaping designs of the project.

SSA Landscape Architects, Inc. Project Landscape Architects provided us also with an electronic copy of the property survey plan. A reduced copy of this drawing was used to prepare our Site Plan, Figure 1, which shows the locations of the exploration holes that were drilled at this site.

MPHC provided us with a copy of a geotechnical report entitled "Geotechnical Investigation for Golden Torch Park, 6100 Freedom Blvd., Aptos, Santa Cruz County, California" dated December 11,2001 and was prepared by Haro, Kasunich and Associates, Inc.

Landsliding: Landsliding is not a potential hazard *to* this property. No mitigation is required.

Compressible Soils: Such soils are not present on this site. No mitigation is required.

Expansive Soils: Such soils do not exist on this site. No mitigation is required.

Erosion: The site soils have a high potential for erosion. Mitigate by controlling the discharge of concentrated water, both during and after construction.

Flooding Flooding is not a potential hazard to this site. No mitigation is required

CONCLUSIONS AND RECOMMENDATIONS

The site is suitable for the proposed development provided the recommendations presented in this report are followed during design and construction.

The following recommendations, which are presented as guidelines to be used by project planners and designers, have been prepared assuming *AMSO* CONSULTING ENGINTERS will be commissioned to review the grading and foundation plans prior to construction, and to observe and test during site grading and foundation construction. This additional opportunity to inspect the project site will allow us to compare subsurface conditions exposed during construction with those that were observed during this investigation.

Site Preparation, Grading and Compaction

Buildings and other structures designated for removal on the Project Plans should be demolished and their foundations and associated Substructures should be dug out and removed. Utility lines, leach lines, sanitary sewers and storm drains designated for abandonment on the Project Plans, should be either dug out and removed or filled sold with lean concrete. All debris and materials arising from demolition and removal operations should be wasted off-site.

Areas of the site that will be built on or paved should be stripped to remove surface vegetation and organics. Soils containing more than 2% by weight of organic matter should be considered organic. Soil surfaces exposed stripping should be scarified to a depth of 8 inches, conditioned with water (or allowed to dry, as necessary) to produce a soil water content of about 2 percent above the optimum value and then compacted to at least 90 percent relative compaction based on ASTM Test D1557-91.

Structural fill may then be placed up to design grades in the proposed building and pavement areas Structural fill using on-site inorganic soil, or approved import, should be placed in layers, each not exceeding 8 inches thick (before compaction), conditioned with water (or allowed to dry, as necessary) to produce a soil water content of about 2 percent above the optimum value, and then compacted to at least 90 percent relative compaction based of **ASTM** Test D1557-91. The upper 8 inches of pavement subgrades should be compacted to about 95 percent relative compaction based on **ASTM** *Test* D1557-91.

Structural fill placed on sloping ground should **be** keyed in accordance with the CALTRANS STANDARD SPECIFICATIONS, latest edition. The following excerpt from subsection 19-6.01 of those specifications is pertinent:

> "When embankment is to be made and compacted on hillsides...the slopes of original hillsides....shall be cut into a minimum of 6 feet horizontally as the work is brought up in layers. Material thus cut out shall be compacted along with the new embankment material....."

The toe key for structural fill placed on sloping ground should be at least 8 feet wide with its base horizontal or gently sloping back into the hillside.

Cut and fill slopes should be constructed no steeper than 2% :1 (horizontal to vertical).

On-site soils proposed for use as structural fill should be inorganic, free from deleterious materials, and should contain no more than **15%** by weight of rocks larger than 3 inches (largest dimension) and no rocks larger than *6* inches. The suitability of existing soil for reuse as a structural fill should be determined by a member of our staff at the time of grading. We expect that most of the existing soil will be suitable for reuse as structural fill. If import is required for use as structural fill, it should be inorganic, should preferably have a low expansion potential and should be free from clods or rocks larger than 4 inches in largest dimension. Prior to delivery to the site, proposed import should be tested in our laboratory to verify its suitability for use as structural fill and, if found to be suitable, **further** tested to estimate the water content and density at which it should be placed.

Building Foundations

The proposed prefabricated homes may be supported on conventional shallow foundations bearing on competent in-place native soil or on compacted structural fill placed as described in the previous section. Foundations should be set back at least 10 feet away from the edge of down-slopes

Continuous, reinforced concrete foundations may be designed to impose pressures on foundation soils up to 2000 pounds per square foot from dead plus normal live loading. Continuous foundations should be at least 15 inches wide and should be embedded at least 18 inches below rough pad grade or adjacent finished grade, whichever is lower.

Interior isolated foundations, such as may support column loads, may be designed to impose pressures on foundation soils up to 2500 pounds per square foot from dead plus normal live loading. Interior foundations should be embedded at least 18 inches below rough pad grade.

Lateral forces on *the* proposed building may de resisted by passive pressure acting against the sides of footings and by friction between the soil and the bottom of the footing. *An* equivalent fluid pressure of 300 pounds per square foot per foot of depth may be used to calculate the ultimate passive resistance to lateral loads. A coefficient of friction of 0.30 may be used to calculate resistance to lateral loads at the base of foundations.

The allowable foundation pressures given previously may be increased by one-third when considering additional short-term wind or seismic loading.

During foundation construction, care should be taken to minimize evaporation of water from foundation and floor subgrades. Scheduling the constmction sequence to minimize the time interval between foundation excavation and concrete placement is important. Concrete should be placed only in foundation excavations that have been kept moist, are free from drying cracks and contain no loose or soft soil or debris.

Concrete Slabs-On-Grade

Concrete floor slabs should he constructed on compacted soil subgrades prepared as described in the section on Site Preparation, Grading and Compaction.

To minimize floor dampness, a section of capillary break material at least five inches thick and covered with a membrane vapor barrier should be placed between the floor slab and the compacted soil subgrade. The capillary break should be a free-draining material, such as 3/8" pea gravel or a permeable aggregate complying with CALTRANS Standard Specifications, Section 68, Class 1, Type A or Type B. The material proposed for use as a capillary break should be tested in our laboratory to verify its effectiveness as a capillary break. The membrane vapor barrier should be a high quality membrane such as Moistop (by Fortifiber Corporation) or similar. A protective cushion of sand or capillary break material at least two inches thick should be placed between the membrane vapor barrier and the floor slab.

If floor dampness is not objectionable, concrete slabs may be constructed directly OR the water-conditioned and compacted soil subgrade.

Retaining **Walls**

The following may be used in the design calculations of reinforced concrete and segmental (such **as** Keystone) retaining walls.

1. The average bulk density of material placed on the backfill side of the wall will be **120** pcf and an angle *of* internal friction of 30 degrees may be used in the design calculations of segmental walls.

2. The vertical plane extending down from the ground surface to the bottom of the heel of the wall will be subject to pressure that increases linearly with depth as follows.

Condition	Design Pressure
Active, level backtill	40 pcf
Active, with a 2.5:1 backfill	55 pcf
At-rest, level backfill	60 pcf

The above values are non-seismic conditions. Active pressures should only be used for walls that are not restrained to move. At-rest pressures should be used for the design of the basement walls.

3. The effects of earthquakes may be simulated by applying a horizontal line load surcharge to the stem of the wall at a rate of $13 H^2$ lb/horizontal foot of wall, where H is the height of the surface of the backtill above the base of the wall. This surcharge should be applied at a height of 0.6H above the base of the **wall.**

4. **A** coefficient of "friction" of 0.3 may be used to calculate the ultimate resistance to sliding of the wall base over the ground beneath the base.

5. **An** equivalent fluid pressure of 300 psf/ft may be used to calculate the ultimate passive resistance to lateral movement of the ground in front of the toe of the wall.

6. Foundations for reinforced concrete retaining walls should be embedded at least 18 inches below rough pad grade or adjacent finished grade, whichever is lower. Segmental walls (such as Keystone walls) should be embedded at least two courses below rough pad grade or adjacent finished grade.

7. **A** maximum allowable bearing pressure of **2000** psf may be used for the ground beneath the toe of the wall. This value is for non-seismic conditions and may he increased to 2500 psf when considering additional loads on the wall resulting from earthquakes

A zone of drainage material at least 12 inches wide should be placed on the backfill side of walls designed for drained condition. This zone should extend up the back of the wall to about 18 inches down from the proposed ground surface above. The upper 18 inches or so of material above the drainage material should consist of clayey soil.

The drainage material and the clayey soil cap should he placed in layers about 6 inches thick and moderately compacted by hand-operated equipment to eliminate voids and to minimize post-construction settlement. Heavy compaction should not be applied; otherwise, the design pressure on the wall may be exceeded.

The drainage material should consist of either Class 2 Permeable Material complying with Section 68 of the CALTRANS Standard Specifications, latest edition, or 314 to 1% inch clean, durable coarse aggregate. If the coarse aggregate is chosen as the drainage material, it should be separated from all adjacent soil by Mirafi 700X or a similar filter fabric approved by the project Soil Engineer.

Any water that may accumulate in the drainage material should be collected and discharged by a 4-inch-diameter, perforated pipe placed "holes don" near the bottom of the drainage material. The perforated pipe should have holes no larger that 1/4-inch diameter.

Vehicle Pavements

Near-surface soils across the site have a good pavement-supporting capacity. The R-value of the site soils has not been measured. Based on our experience of this soils, we estimated an R-value of 15 for use in pavement design calculations of pavement sections.

Recommended minimum sections for pavement areas are presented in Table 1. A pavement section based on a Traffic Index of at least 5 should be selected for areas where traffic includes occasional Light trucks.

TABLE 1 - RECOMMENDED MINIMUM ASPHALT CONCRETE PAVEMENT SECTIONS

Traffic Index (T.I.)	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)	Total Thickness (inches)
4.5	2.5	8.0	10.5
5.0	3.0	9.0	12.0
5.5	3.5	9.0	12.5
6.0	4.0	10.0	14.0

Pavement subgrades should be compacted to at least 95 percent relative compactions as described above in the section for Site Preparation Grading and Compaction.

Pavement construction should comply with the requirements of the CALTRANS Standard Specifications, latest editions, except that compaction requirements for pavement soil subgrades and aggregate base should be based on **ASTM** Test D1557-91, as described in the part of this report dealing with "Site Preparation, Grading and Compaction."

Utility Trenches

The attention of contractors, particularly the underground contractor, should be drawn to the requirements of California Code of Regulations, Title 8, Construction Code Section 1540 regarding Safety Orders for "Excavations, Trenches, Earthwork".

For purposes of this section of the report, beddmg is defined as material placed in a trench up to 1 foot above a utility pipe and backfill is all material placed in the trench above the bedding.

Unless concrete bedding is required around utility pipes, free-draining sand should be used as bedding. Sand proposed for use in bedding should be tested in our laboratory to verify its suitability and to measure its compaction characteristics. Sand bedding should be compacted by mechanical means to achieve at least 90 percent compaction density based on ASTM Tests D1557-91.

Approved, on-site, inorganic soil, or imported material may be used as utility trench backfill. Proper compaction of trench backfill will be necessary under and adjacent to structural fill, building foundations, concrete slabs and vehicle pavements. In these areas, backfill should be conditioned with water (or allowed to dry) to produce a soil-water content of about 5 percent above the optimum value and placed in horizontal layers not exceeding 6 inches in thickness (before compaction). Each layer should be compacted to 85-90 percent relative compaction based of ASTM Test D1557-91. The upper 8 inches of pavement subgrades should be compacted to about 95 percent relative compaction based on ASTM Test D1557-91.

Where any trench crosses the perimeter foundation line of any building, the trench should be completely plugged and sealed with compacted clay soil for a horizontal distance of at least 2 feet on either side of the foundation.

Surface Drainage

Surface drainage gradients should be planned to prevent ponding and to promote drainage of surface water away from top of slopes, building foundations; slabs, edges of pavements and sidewalks, and towards suitable collection and discharge facilities.

Water seepage or the spread of extensive root systems into the soil subgrades of foundations, slabs, or pavements, could cause differential movements and consequent distress in these structural elements. This potential risk should be given due consideration in the design and construction of landscaping.

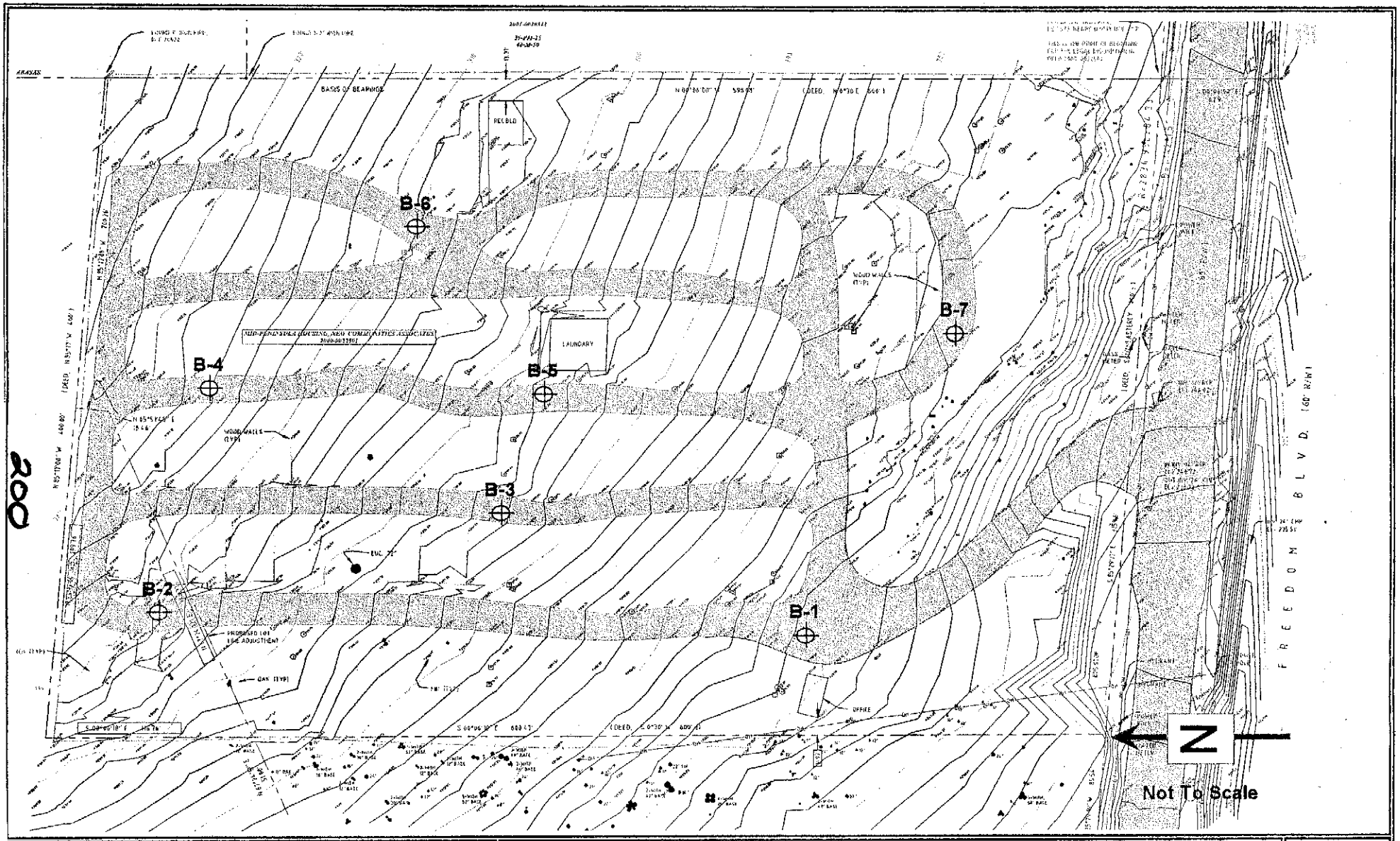
Soils at this site consist of granular cohesionless sand soils that have a high potential for erosion To minimize this potential, it is recommended that all slopes be landscaped.

Providing adequate surface and subsurface drainage is of great importance, as most structures are generally prone to drainage problems. All site drainage waters should be handled and discharged in a legal, prudent, reasonable and proper manner so as not to create a nuisance, risk or hazard to this property or adjoining properties.

If the above is not totally practical or feasible, then all site drainage waters should be discharged well away from edge of pavements and all building and foundation areas. Care should be used so that drainage waters are not concentrated and discharged on adjacent properties. Site drainage waters should be well dispersed in as natural a manner as possible and should not be discharged in a concentrated manner if a legally-approved storm drain system is not present.

The above site drainage recommendations are general in nature and should be carried out by the house designer, contractor, owner, and future owners to the fullest possible extent. However, from many years of soil engineering experience within Northern California, we have found that water and moisture below most structures is relatively common. Therefore, we suggest that if the owner desires assurance with respect to site drainage, an expert in the field of hydrology and drainage should be retained to prepare specific recommendations.

EXHIBIT R



SITE PLAN AND LOCATION OF EXPLORATION BORINGS

AMSO CONSULTING ENGINEERS

July 2004

GOLDEN TORCH
6100 FREEDOM BOULEVARD
APTOS, CALIFORNIA

FIGURE 1

PROJECT 3230

ACE
AMSO CONSULTING ENGINEERS
SOILS, FOUNDATIONS & ENVIRONMENTAL ENGINEERING
1478 B STREET, SUITE 1C, HAYWARD, CALIFORNIA 94541
PHONE: (510) 690-0714, FAX: (510) 690-0721, email: basil@amsoconsulting.com

September 15, 2004
Project 3245

Mr Dave Quale
MID-PENINSULA HOUSING COALITION
77 Aspen Way. Suite 103
Watsonville, California 95076

Subject Review Geotechnical Elements of Grading Plan
Golden Torch RV Park 6100 Freedom Boulevard
Aptos, California

Dear Mr. Quale:

On August 28, 2004, the design team of the Golden Torch project met at the project site located at 6100 Freedom Boulevard in Aptos, California. The purpose of the site visit was to explore the condition of the south facing slope located along Freedom Boulevard and to identify areas of instability within the slope that need io he corrected.

Numerous areas were identified by the design team. These **areas were** mapped by Fall Creek Engineering and are presented on a drawing. A reduced copy of this drawing is attached. The following is a summary of our observations.

- On site soils consist of sand and silty sand. This sandy soil has a high potential for erosion. Drainage at this existing site is not well controlled. Heavily eroded areas caused by runoff of uncontrolled surface water were identified, mapped and are presented on the attached drawings as hatch marked. Depressions caused hy erosion should be repaired by regarding.

- Numerous wooden retaining walls ranging in height between 1 and 2 feet were observed. All these retaining walls are failing and need to be replaced. Some of these walls were in fact buried under some loose soil that had been either been pushed over the wall or may have been caused by erosion of the above lying soil.

- Several holes (between 2 and **3** feet in diameter) were observed along the slope. These holes are believed to be percolation holes for the existing septic system.

- Several mature trees exist at the crest of the existing steep slopes. The root system of these trees is exposed and the trees are threatened to fall. **We** understand that the project arborist is recommending the removal of these tress.

Recommendations

Trees and shrubs designated for removal on the Project Plans should be felled and their stumps and roots should be grubbed. Utility lines, leach lines, sanitary sewers and storm drains,

EXHIBIT S

designated for abandonment on the Project Plans, should be dug out and removed. Existing wells (percolation holes) designated for abandonment on the Project Plans should be sealed in accordance with the requirements of the Santa Cruz County.

Depressions and voids created by erosion, removal of existing trees, retaining walls, abandoned wells etc, should be scarified to a depth of about **6** inches. conditioned with water (or allowed to dry, as necessary) to produce a soil water content of about 2 percent above the optimum value and then compacted *to* ai least 90 percent relative compaction based on ASTM Test D1557-92.

As recommended in our geotechnical report for this project, cut and fill slopes should be constructed no steeper than 2½ :1 (horizontal to vertical). Steeper fill slopes, however, may be utilized at this site provided that these slopes are reinforced with geogrid such as Tensar UX1 100 or Miragrid 5T.

Gradine Plan **Review**

We have reviewed the geotechnical elements included in the grading plan entitled "Grading Plan with Spot Elevation, Golden Torch, 6100 Freedom Boulevard, Aptos, California" prepared by Fall Creek Engineering, Inc. and dated September 15, 2004.

The intent of our review was to check the plans for conformance with the recommendations given our report entitled "Geotechnical Investigation, 6100 Freedom Boulevard, Parcel Number 041-271-28, Aptos, Santa Cruz County, California" and dated July 14, 2004 and the above recommendations.

Based on the findings from our review, we have concluded that the drawings have been prepared in general compliance with our geotechnical recommendations. We recommend that the 2:1 horizontal *to* vertical slope *shown on* the drawing be *reinforced* with two layers of geogrid (such as Tensar UX1100 or similar). Please refer to the attached section for detailing the slope reinforcement.

If you have any question, please contact us at (510) 690-0714,

Sincerely,

AMSO CONSULTING ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
BASIL A. AMSO
No. 49998
Exp. 06/30/2005
CIVIL
STATE OF CALIFORNIA

Basil **A.** Amso
CE 49998

***AMSO* CONSULTING ENGINEERS**

20a

EXHIBIT S

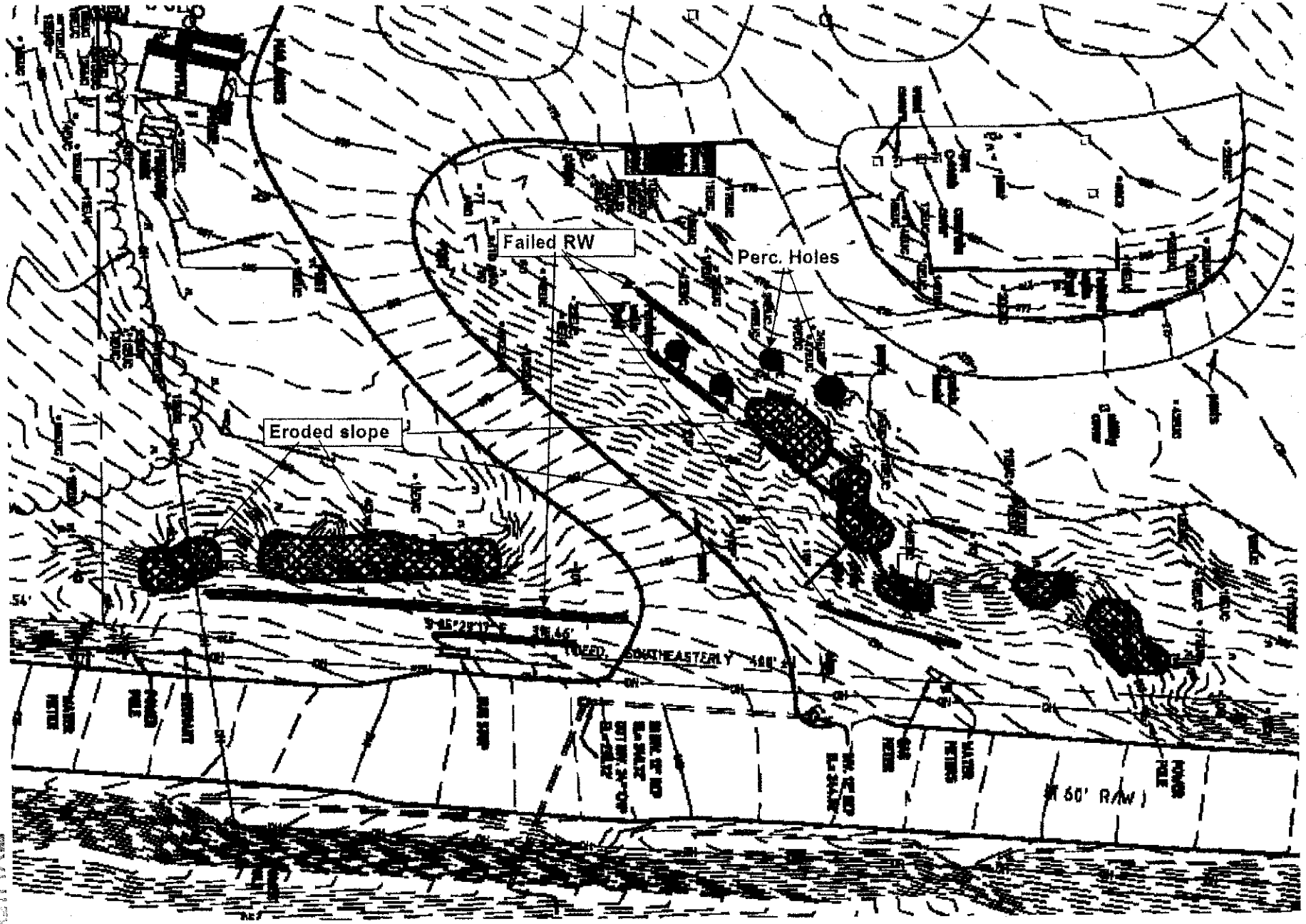


EXHIBIT A, EXISTING UNSTABLE GROUND, SOUTH FACING SLOPE ALONG FREEDOM BLVD

AMSO CONSULTING ENGINEERS

Fig. 1

203

EXHIBIT S

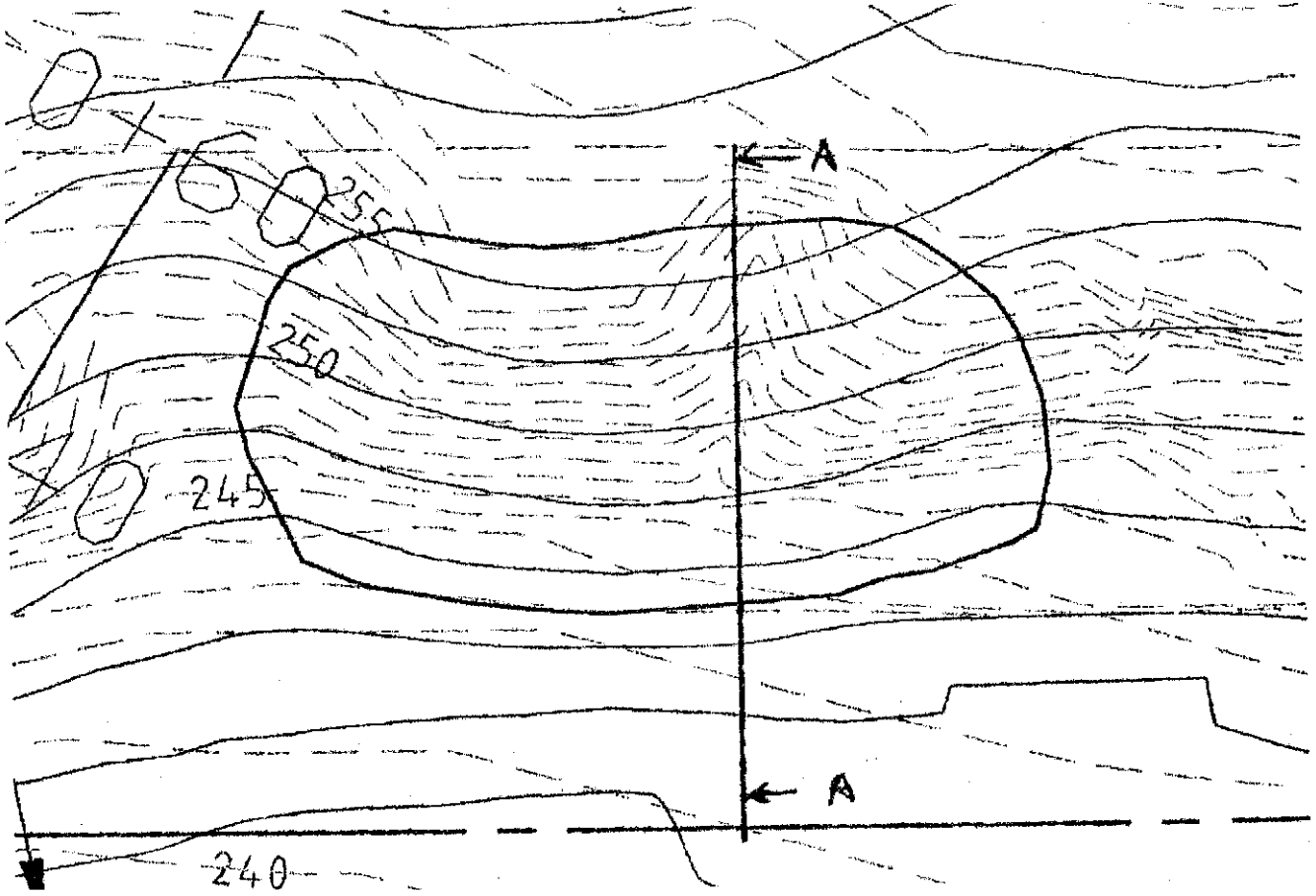
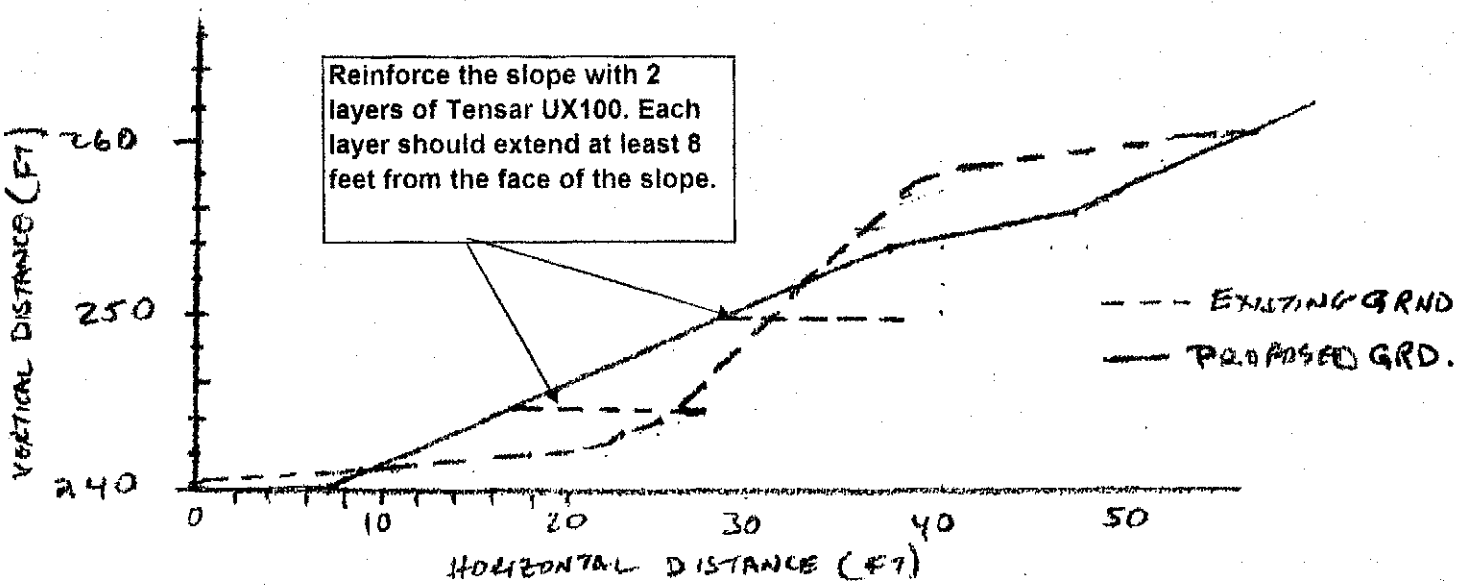


EXHIBIT 5

AMSO CONSULTING ENGINEERS	AREA OF 50 PERCENT SLOPE	FIGURE
SEPTEMBER 2004	GOLDEN TORCH 6100 FREEDOM BOULEVARD APTOS, CALIFORNIA	PROJECT 3245



SECTION A-A

EXHIBIT

205

S AMSO CONSULTING ENGINEERS	CROSS SECTION	
SEPTEMBER 2004	GOLDEN TORCH 6100 FREEDOM BOULEVARD APTOS, CALIFORNIA	3245

AN ANALYSIS OF THE TREES A T

Golden Torch Mobile Home **Park**
6100 Freedom Blvd.
Aptos, CA

This report is prepared **at** the request of:

Mark S. Baginski
SSA Landscape Architects, Inc.
303 Potrero Street, Suite 40-C
Santa Cruz, CA 95060

Site visit by:

Jeremy W. Baker
ISA Certified Arborist #SO-2011A
On August 20,2004

206

EXHIBIT 1

Assignment: Mr. Baginski of SSA requests that I visit the site to examine and make general recommendations regarding the trees on the property, and to make specific recommendations regarding the trees growing near the Freedom Blvd. frontage as existing, as well as recommendations for tree preservation during construction.

Goals: To accurately identify the specific conditions of the existing trees on site. To indicate the structural condition of each tree in reference to branching, root systems, and other site factors, including recommendations for their preservation. To identify which of the trees, if any may need to be removed for health and safety reasons and identify specimen trees to strongly consider for preservation.

General Discussion: The trees at this site are largely *Eucalyptus globulus.* The majority of the trees along the Freedom Blvd. frontage have suffered from one of the following two conditions in the past: severe topping between 8' and 16', or they are stump sprouts that originated after the original trees were removed to grade level. In both of these cases, the resulting growth is typically not well attached or structurally sound. Trees that have endured these events have a high likelihood for failure. The vast majority of the trees on this site have suffered compaction to some extent from foot and vehicular traffic across the root zones. Of additional concern is the erosion that is occumng in the southeast quadrant of the property on the slope towards Freedom Blvd. Of particular concern are trees 21-24, 29-35, 37-44, and 89. It is important to note that any grading or filling within the root zones of the trees in this report will cause additional concern and will increase the risk of structural and vascular tree failure. It is essential that the trees to be preserved have an adequate tree protection zone installed prior to and maintained during the process of the construction. Tree protection zones must be clearly marked and the root zones protected to the edge of the tree drip line by utilizing fencing with a minimum height of 36".

Findings/Recommendations:

1. *Eucalyptus sp.* Located on the southeast comer of the property.
   Tree shows signs of decay at about 8 feet. All branches are weakly attached at 8 feet. Tree is in fair condition.

2. *Eucalyptus sp.* Located on the southeast corner of the property.
   There is significant decay at 6 feet with weakly attached limbs. This tree exhibits poor structure and is considered to be in poor condition. Removal of this tree is recommended for health and safety concerns.

3. *Eucalyptus sp.* Located on the southeast comer of the property.
   This tree has heavy end-weight, poor structure, and excessive deadwood. It is in fair condition.

4. *Quercus agrifolia* – Live *Oak.* Located on the southeast comer of the property.
   The tree has a co-dominant stem at 2 feet and show signs of slow growth. The condition of this tree would be rated average.

5. *Eucalyptus sp.* Located at the bottom of the slope on the southeast comer.
   This tree has previously fallen and been removed.

EXHIBIT T

6. *Quercus agrifolia* – Live **Oak.** Located on the southeast slope of the property. This tree has poor structure, but is in good condition. Structural pruning is recommended.

7. *Quercus agrifolia* – Live Oak. Located on the southeast slope of the property. Tree is in good condition, but has poor structure. Corrective pruning is recommended.

8. *Quercus agrifolia* – Live Oak. Located on the southeast slope of the property. Tree has a co-dominant stem at 1 foot above the ground. Signs of slow growth are present. Tree is in average to good condition.

9. *Eucalyptus* ***sp.*** Located at the top of the southeast slope of the property. Tree is in poor condition'with decay at ***6*** feet, poor structure and weakly attached limbs. Removal of this tree is recommended for health and safety concerns.

10. *Eucalyptus sp.* Located at the top of the southeast property slope. This tree has decay and weakly attached limbs at 10 feet with heavy end-weight. Tree is in poor condition.

11. *Eucalyprus sp.* Located at the **top** of the southeast property slope. Tree has poor structure with weakly attached branches and excessive end-weight. It is in poor condition and removal of this tree is recommended for health and safety concerns.

12. *Eucalyptus sp.* Located at the top of the southeast slope. The tree is in poor condition. **It** has weakly attached limbs, heavy end-weight, and poor structure.

13. *Quercus agrifolia* – Live *Oak.* Located on the southeast slope. Tree has poor structure and some deadwood. It is in good condition. Structural pruning is recommended.

14. ***Quercus*** *agrifolia* – Live *Oak.* Located on the southeast slope. Tree is in fair health. The tree shows signs of slow growth and declining health.

15. *Eucalyptus sp.* Located on the southeast slope. This tree has weakly attached limbs, poor structure, and heavy end-weight. It is in poor condition and Removal of this tree is recommended for health and safety concerns.

16. *Eucalyptus sp.* Located on the southeast slope. All limbs are poorly attached water sprouts from **a** previous cut. Tree is in poor health. Recommend removal.

17. *Eucalyptus* ***sp.*** Located at the top of the southeast slope. There is decay at 10 feet **as** well as heavy end-weight. Tree **is** in fair condition.

EXHIBIT 1

18. *Eucalyprus sp.* Located at the top of the south slope.
Tree is in poor condition. Weakly attached limbs are found at the location of a previous topping cut. It now has poor structure and excessive end-weight. Recommend removal.

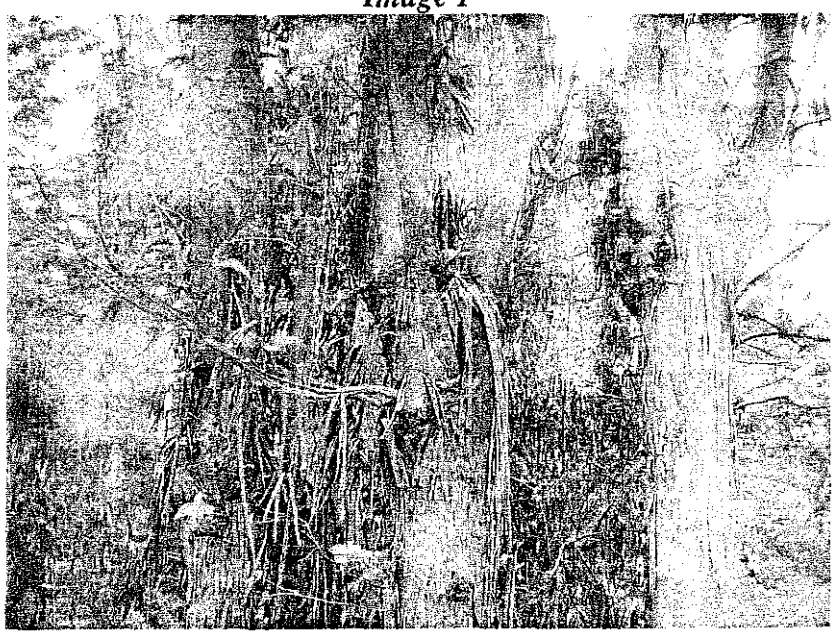
19. *Eucalyptus sp.* Located at the top of the south slope.
Tree is in poor condition. It has poor structure, some deadwood, and heavy end-weight.

20. *Eucalyptus sp.* Located at the top of the south slope.
Tree is dead and removal of this tree is recommended for health and safety concerns.

21. *Eucalyprus sp.* Located at the top of the south hill.
Tree has large, weakly attached water sprouts. This tree also **has** excessive deadwood and poor structure.

22. Eucalyptus sp. Located at the top of the south slope.
Tree has large, weakly attached water sprouts. Deadwood and poor structure are also major issues. Removal of this tree is recommended for health and safety concerns. See image 1.

Image 1



23. Eucalyptus ***sp.*** Located on the south hill.
Weakly attached water sprouts are a major problem. Poor structure, deadwood, and heavy erosion around the base of the tree are also issues. Tree is in poor condition and Removal of this tree is recommended for health and safety concerns. See image 1.

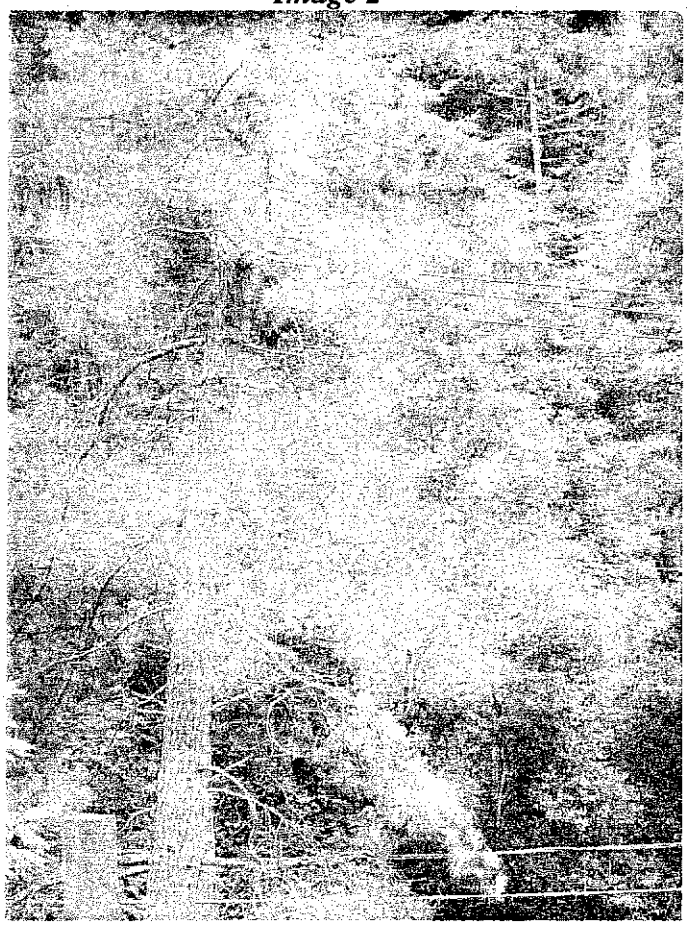
24. *Eucalyptus sp.* Located on the south slope.
Tree is in poor condition with weak limb attachments, poor structure, and deadwood. Removal of this tree is recommended for health and safety concerns.

EXHIBIT T

25. *Eucalyptus sp.* Located on the south hill.
Tree has weakly attached water sprouts with poor structure, and deadwood. There is also significant erosion at the base of the *tree.* The tree is in poor condition and Removal of this *tree* is recommended for health and safety concerns.

26. ***Pinus*** *sp.* – Pine. Located near the bottom of the south hill near entrance.
This tree is showing early signs of decline. There is some deadwood and erosion around the base. Possible borer activity. See image 2.

Image 2



27. *Pinus sp.* – Pine. Located near the bottom of the south hill near entrance.
This tree is showing early signs of decline. There is some deadwood and erosion around the base. Possible borer activity.

28. ***Pinus*** *sp.* – Pine. Located near the bottom of the south hill near entrance.
This tree is showing early signs of decline. There is some deadwood and erosion around the base. Possible borer activity.

29. *Eucalyptus sp.* Located at the top of the south slope near the office.
The tree has major decay at 12 feet and heavy end weight. The tree is in poor condition and removal of this tree is recommended for health and safety concerns.

EXHIBIT T

30. Eucalyprus *sp*. Located at the top of the south slope near the office.
This tree is in poor condition. There is major decay at 10 feet accompanied by heavy end-weight. Removal of this tree is recommended for health and safety concerns.

31. Eucalyptus *sp*. Located at the top of the south slope near the office.
This tree is in good condition. There is heavy end-weight. Weight reduction pruning is recommended.

32. *Eucalyptus sp*. Located at the top of the south slope near the office.
Tree is in poor condition. Co-dominant stems start at 2 feet and have severe included bark, which compromises the stability of the tree. All limbs are weakly attached at 10 feet and there is excessive end-weight. Removal of this tree is recommended for health and safety concerns. See image 3.

Image 3

33. Eucalyptus *sp*. Located at the top of the south slope near the office.
Decay is present at the base of the tree. All limbs are weakly attached and there are large amounts of deadwood present. This tree is in poor condition. Removal of this tree is recommended for health and safety concerns.

34. *Eucalyptus sp*. Located at the top of the south slope near the office.
Heavy end-weight is present on limbs that are weakly attacked. The tree has poor structure and removal of this tree is recommended for health and safety concerns. Tree is in poor condition.

35. Eucalyptus *sp*. Located at the top of the south slope near the office.
All limbs are weakly attached at a point of major decay. Heavy end-weight is also a problem. Tree is in poor condirion and removal of this tree is recommended for health and safety concerns.

EXHIBIT T

36. *Eucalyptus sp.* Located at the top of the south slope near the office.
Tree has poor structure, heavy end-weight and very weak branch attachments. Tree condition is poor. Removal of this tree is recommended for health and safety concerns. See image 4.

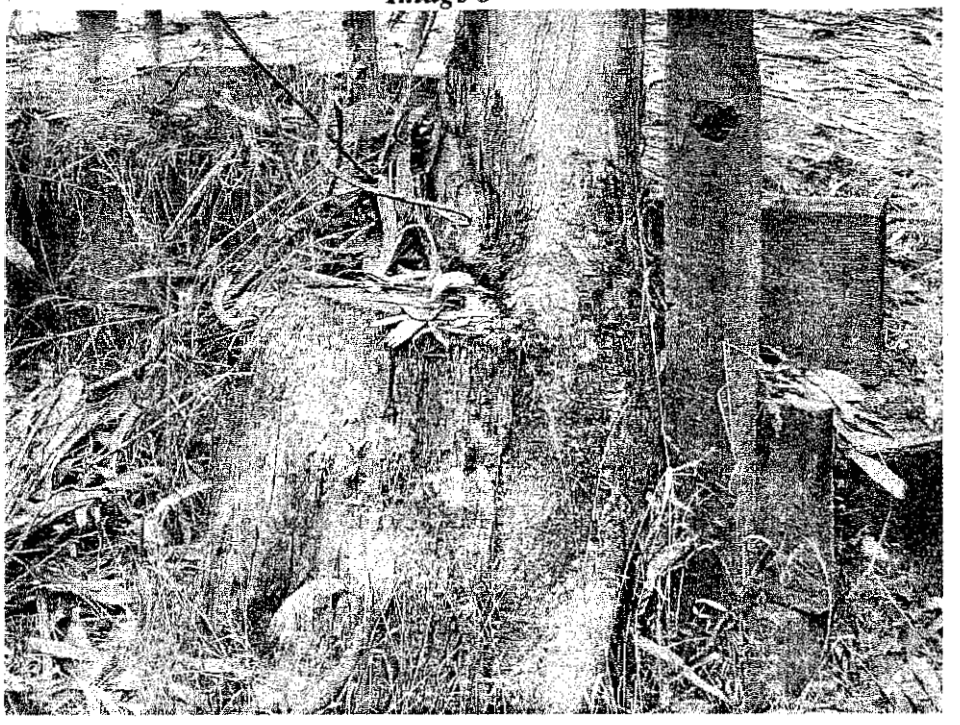
Image 4

37. *Eucalyptus sp.* Located at the top of the south slope near the office.
All limbs are weakly attached and have excessive end-weight. Tree condition is poor and removal of **this** tree is recommended for health and safety concerns.

38. *Eucalyptus* ***sp.*** Located at the top of the south slope near the office.
Heavy decay is present at the base of the tree. Stump sprout originating from previously felled tree. All limbs are weakly attached. Tree health is poor and removal of this tree is recommended for health and safety concerns. See image ***5.***

EXHIBIT T

Image 5



39. *Eucalyptus sp.* Located at the top of the south slope near the office. Basal trunk decay is excessive. The weakly attached limbs are a hazard. Tree condition is poor, Removal of this tree is recommended for health and safety concerns.

40. *Eucalyptus sp.* Located at the top of the south slope near the office. There is a co-dominant leader that originates from the base of the tree causing a high risk for failure. The tree also shows poor structure. Tree condition is poor and removal of this tree is recommended for health and safety concerns.

41. *Eucalyptus sp.* Located at the top of the south slope near the office. Decay is present at the base of the tree as well as weak branch attachments at 10 feet. Tree condition is poor and removal of this tree is recommended for health and safety concerns.

42. *Eucalyptus sp.* Located on the hill south of the main office building. Decay is evident in this tree. Co-dominant stems originating at 12'. **All** limbs are weakly attached with heavy end-weight. Tree condition is poor. Removing the tree is recommended for health and safety concerns. See image 6.

EXHIBIT T

Image 6

43. *Eucalyprus sp*. Located on the hill south of the main office building. This is a water sprout originating from the base of a previously felled tree. It is leaning and removal of this tree is recommended for health and safety concerns.

44. *Eucalyptus sp*. Located on the hill south of the main office building. This tree has large, weakly attached water sprouts that have heavy end-weight. Decay is also present at the base of the trunk. The tree condition is poor and removai of this tree is recommended for health and safety concerns.

45. *Eucalyptus sp*. Located on the hill south of the main office building. The base of the trunk is decayed and all limbs are weakly attached at 12 feet. Removal of this tree is recommended for health and safety concerns. Tree is in poor condition.

46. *Quercus agrifolia* – Live **Oak.** Located *on* the hill south of the main office building. This *oak* is in fair condition. There is a large, weakly attached branch at **12** feet. It is recommended that it be pruned for end-weight reduction and have **a** cable installed.

47. *Quercus agrifolia* – Live *Oak.* Located on the hill south of the main office building. Tree is in good condition, Crown cleaning is recommended.

48. *Calocedrus decurrens* – Incense Cedar. Located on the hill south of the office. Minimal deadwood is present. Tree is in good condition.

49. *Calocedrus decurrens* – Incense Cedar. Located on the hill south of the office. There is a eo-dominant stem that starts at the base. Cabling is recommended. The tree is in good condition.

EXHIBIT T

50. *Cupressus glabra* – Anzona Cypress. Located on the east side of the entrance drive. Tree has poor structure and a sunken base on 3 sides, which could indicate decay or girdling roots. The condition is fair and it is a possible removal candidate.

51. *Eucalyptus sp.* Located on the hill east of the entrance.
This tree is a large water sprout that is weakly attached at the base. There is a high risk of structural failure. Removal of this tree is recommended for health and safety concerns.

52. *Eucalyptus sp.* Located on the hill south of the sports court.
The tree has decay at the base and weakly attached water sprouts at 14 feet. Tree is in poor condtion. Removal of this tree is recommended for health and safety concerns.

53. *Eucalyptus sp.* Located on the hill south of the sports court.
Basal decay is present. Heavy end-weight on water sprouts at 12 feet has a high risk for failure. Tree is in poor condition and removal of this tree is recommended for health and safety concerns.

54. *Eucalyptus sp.* Located on the hill south of the sports court.
All limbs are weakly attached and there is a large amount of decay at the base of the trunk. The tree condition is poor and removing the tree is recommended for safety concerns.

55. *Eucalyptus sp.* Located on the hill south of the sports court.
Basal decay is present. Weakly attached limbs are visible at 13 feet. Tree condition is poor and removal of this tree is recommended for health and safety concerns.

56. *Eucalyptus sp.* Located on the hill south of the sports court.
Tree branches are all weakly attached and there is basal decay present. Removing the tree is recommended due to safety concerns. Tree is in poor condition.

57. *Eucalyptus sp.* Located on the hill south of the sports court.
Heavy end-weight and excessive deadwood are problems. The tree has poor structure and needs pruning. Tree condition is fair.

58. *Eucalyptus sp.* Located on the hill south of the sports court.
Poor structure, heavy end-weight and deadwood are apparent. Tree condition is fair.

59. *Eucalyptus sp.* Located on the hill south of the sports court.
The tree condition is fair. Tree structure is poor and excessive deadwood is evident.

60. *Eucalyptus sp.* Located on the hill south of the sports court.
The tree has poor structure and heavy limbs. Tree condition is **fair.**

61. *Eucalyptus sp.* Located on the hill south of the sports court.
Heavy limbs, poor structure, and deadwood are prevalent. Tree condition is fair.

EXHIBIT T

62. *Eucalyptus sp.* Located on the hill south of the sports court.
This tree has poor structure and heavy lateral limbs. Tree condition is fair.

63. *Eucalyptus sp.* Located on the hill south of the sports court.
Tree has poor structure, excessive deadwood, and heavy limbs. Pruning is recommended. Tree is in fair condition.

64. *Eucalyptus sp.* Located on the hill south of the sports court.
This tree has very poor structure and large amounts of deadwood. Heavy end-weight increases the risk of branch failure. Tree condition is fair.

65. *Eucalyptus sp.* Located in the Sanitary Maintenance Area.
There is deadwood, excessive end-weight and poor structure associated with this tree. This tree is in fair condition.

66. *Eucalyptus sp.* Located in the Sanitary Maintenance Area.
This tree has poor structure with excessive end-weight. Little or no pruning has been performed in this area of the property.

67. *Eucalyptus sp.* Located in the Sanitary Maintenance Area.
Tree has poor structure and excessive end-weight. The tree is in fair condition.

68. *Laurus nobilis* – Bay Laurel. Located near the Sports Court.
Tree has poor structure and is in average condition.

69. *Eucalyptus sp.* Located just northeast of the Sports Court.
The tree has poor structure and needs end-weight reduction. The condition of this tree is average.

70. *Eucalyptus sp.* Located near the Sports Court.
This tree is in fair condition. It has poor structure and excessive deadwood in the canopy.

71. *Eucalyptus sp.* Located near the Sports Court.
This eucalyptus is in fair condition with some poor structure and heavy limbs. Pruning is recommended.

72. *Eucalyptus sp.* Located near the Sports Court.
This tree is in fair condition and needs to be structurally pruned.

73. *Eucalyptus sp.* Located near the Sports Court.
The rating for this tree is fair. It is poor structurally and has excessive deadwood in the canopy.

74. *Eucalyptus sp.* Located near the Sports Court.
This tree is again structurally poor and has long heavy limbs that should be reduced to prevent breakage. The tree is in average condition.

75. *Eucalyptus sp.* Located near the Sports Court.
This tree is in fair condition. It is recommended that crown cleaning and structural pruning be performed.

EXHIBIT T

76. *Eucalyptus sp.* Located near the Sports Court.
This tree is in average condition. The tree has poor structure because of lack of tree care. The health and appearance of this tree would be greatly improved by corrective pruning.

77. *Eucalyptus sp.* Located near the Sports Court.
This tree is in fair condition. Pruning of this tree to improve structure and to remove deadwood is recommended.

78. *Eucalyptus sp.* Located near the Sports Court.
This tree is in fair condition. Pruning is recommended to improve structure.

79. *Eucalyptus sp.* Located near the Sports Court.
This tree is in fair condition. The tree has poor structure and excessive end-weight.

80. Eucalyptus sp. Located near the Sports Court.
This tree is also in fair condition with poor structure and heavy end-weight.

81. *Eucalyptus sp.* Located near the Sports Court.
This *tree* has deadwood and heavy limbs. The tree is in **fair** condition.

82-85. *Eucalyptus sp.* Located near the Sports Court.
This group of trees would likely be removed according to the site plan. They are all in fair condition with poor structure.

86. *Eucalyptus sp.* Located on the southeast comer of the property.
This tree is in fair condition. It is in need of pruning and cleaning, which will help to improve the overall health.

87. *Eucalyptus sp.* Located on the southeast comer of the property.
This tree is in fair condition. It has poor structure, heavy end-weight, and excessive deadwood.

88. Quercus agrifolia – Live *Oak.* Located on the southeast hill of the property.
This *oak* is in average condition. It has poor structure and some deadwood.

89. ***Quercus** agrifolia* – Located **just** east of the property entrance.
This *oak* is in poor condition. There is significant erosion around the root zone. Any grading will greatly impact the health and structural safety of this tree. The tree also exhibits poor health and lack **of** good structure. Removal of this tree is recommended for health and safety concerns.

General remarks about other existing trees: There are several other trees located throughout the property in the midst of the areas that will become the new homes. Most of these trees are in fair to poor condition. Many of the trees are eucalyptus, which have endured the same hardships through the years as those specifically mentioned in this report. The trees that are near the existing home dwellings at this time have suffered from extreme compaction, girdling, broken branches, and lack of maintenance. It is recommended that the specific trees that will remain be further analyzed to judge stability and longevity.

EXHIBIT "I"

Certified Arborist

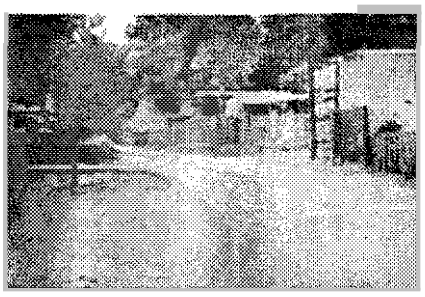
International Society of Arboriculture

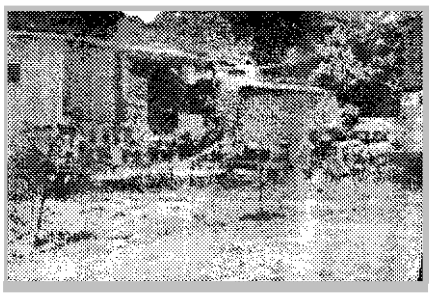
Jeremy W. Baker

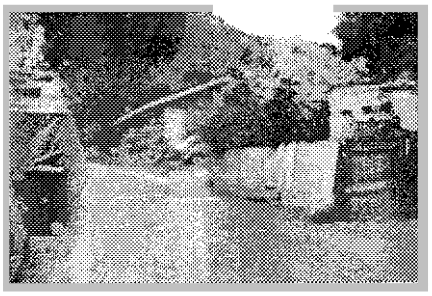
Having successfully completed the requirements set by the Arborist Certification Board of the International Society of Arboriculture, the above named is hereby recognized as an ISA Certified Arborist

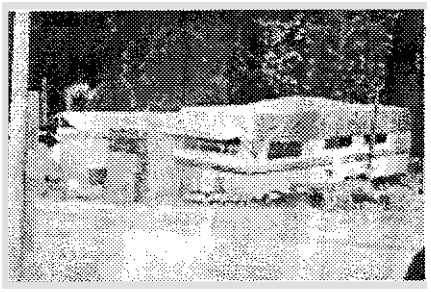
Executive Director
International Society of Arboriculture

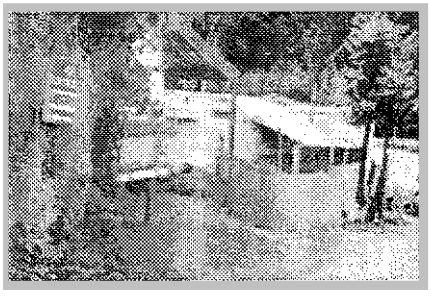
SO-2011A	12/31/2006
Certificate Number	Expiration Date

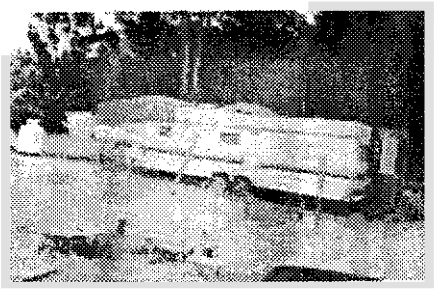












Photos of ting Site Conditions

EXHIBIT U

220

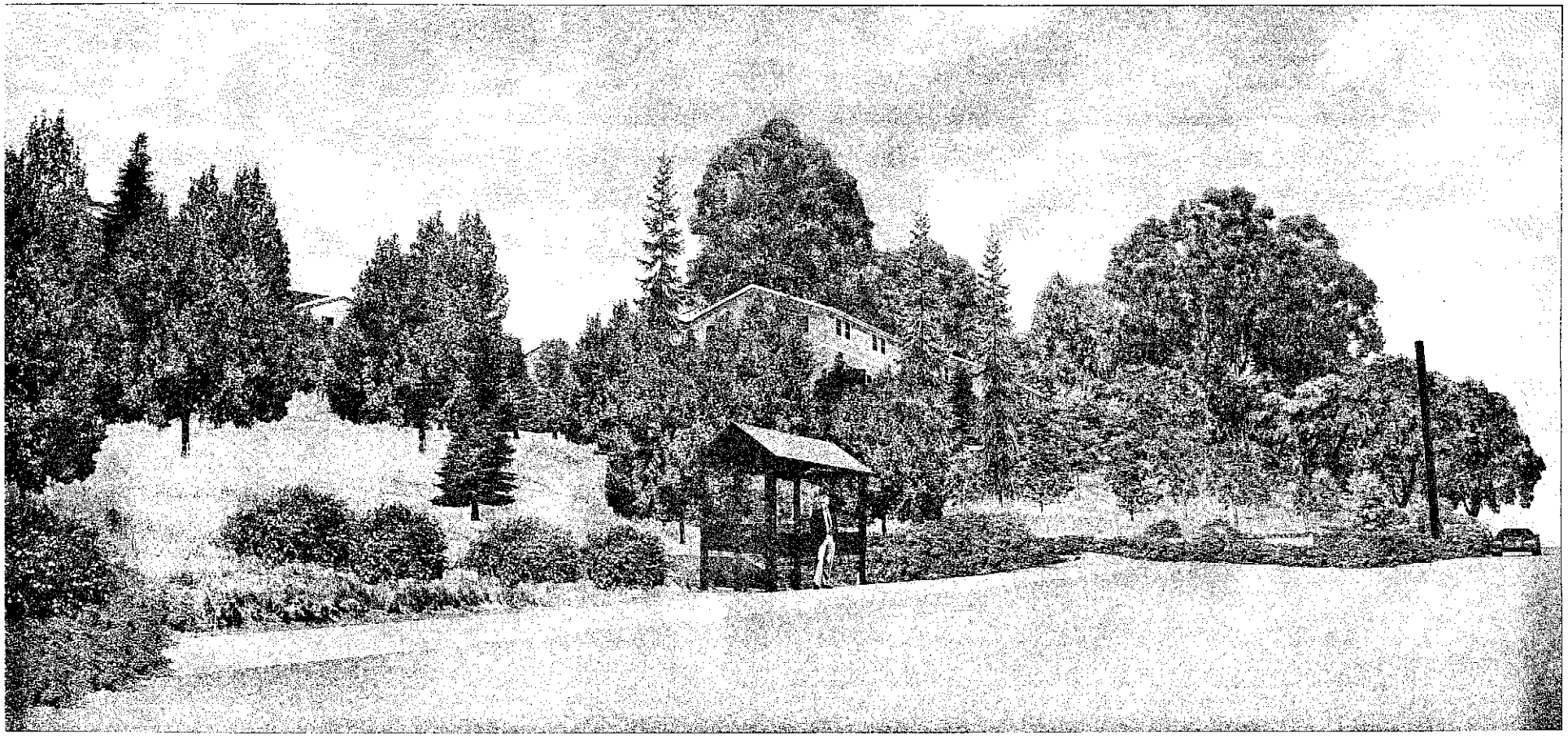
Golden Torch

Visual Analysis

Mid-Peninsula Housing Coalition
Architect: John R. McKelvey
Landscape Architect: SSA Landscape Architects Inc.
Rendering: ArchiGraphics

October 11, 2004

Exhibit



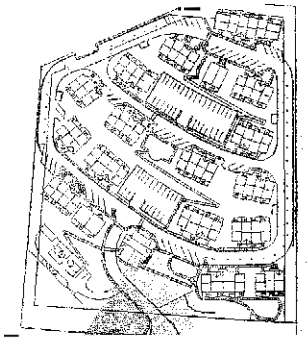
221

EXHIBIT A

Golden Torch

Mid-Peninsula Housing Coalition

View 1



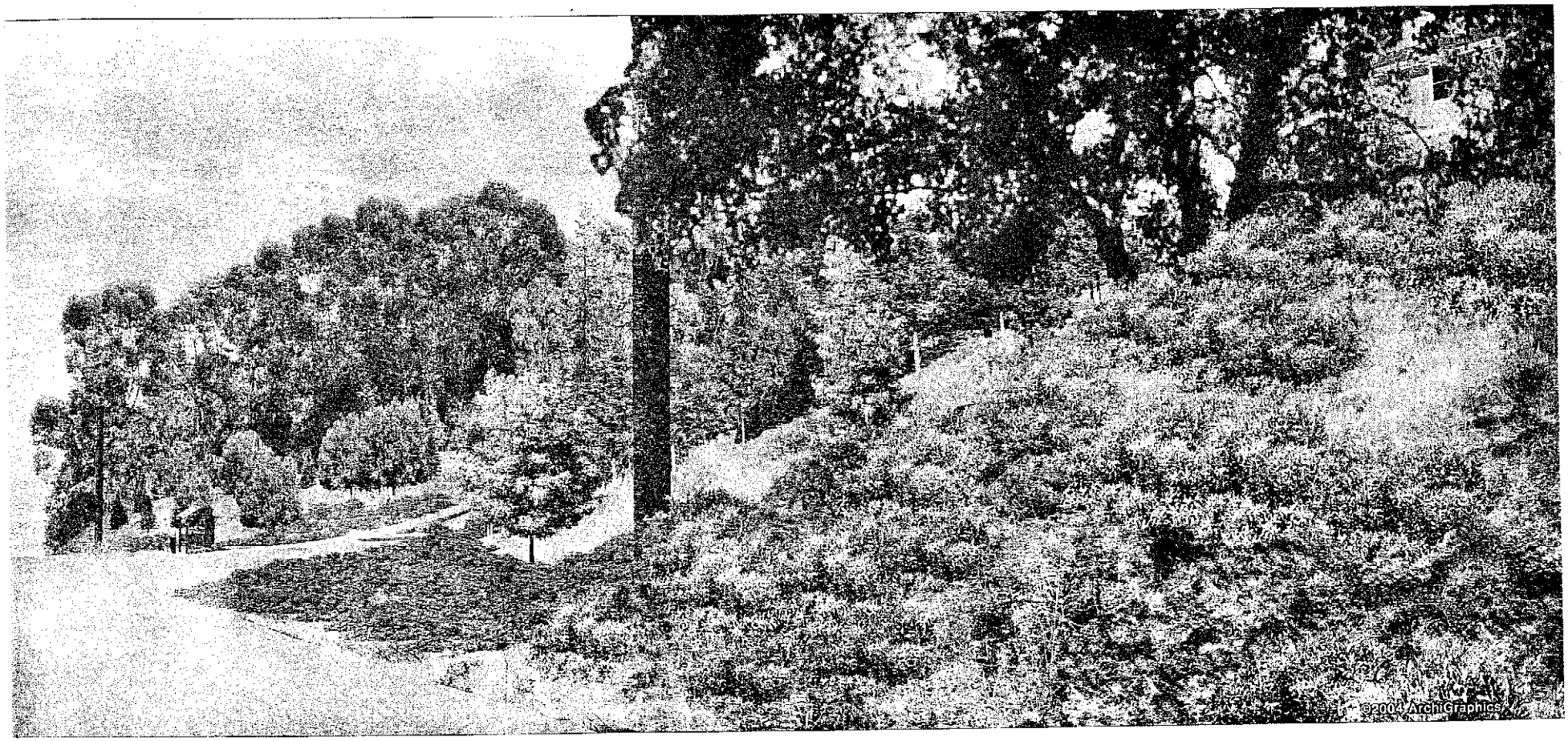
View 2

North

Golden Torch

Mid-Peninsula Housing Coalition

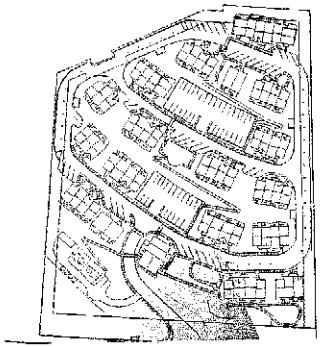
EXHIBIT V



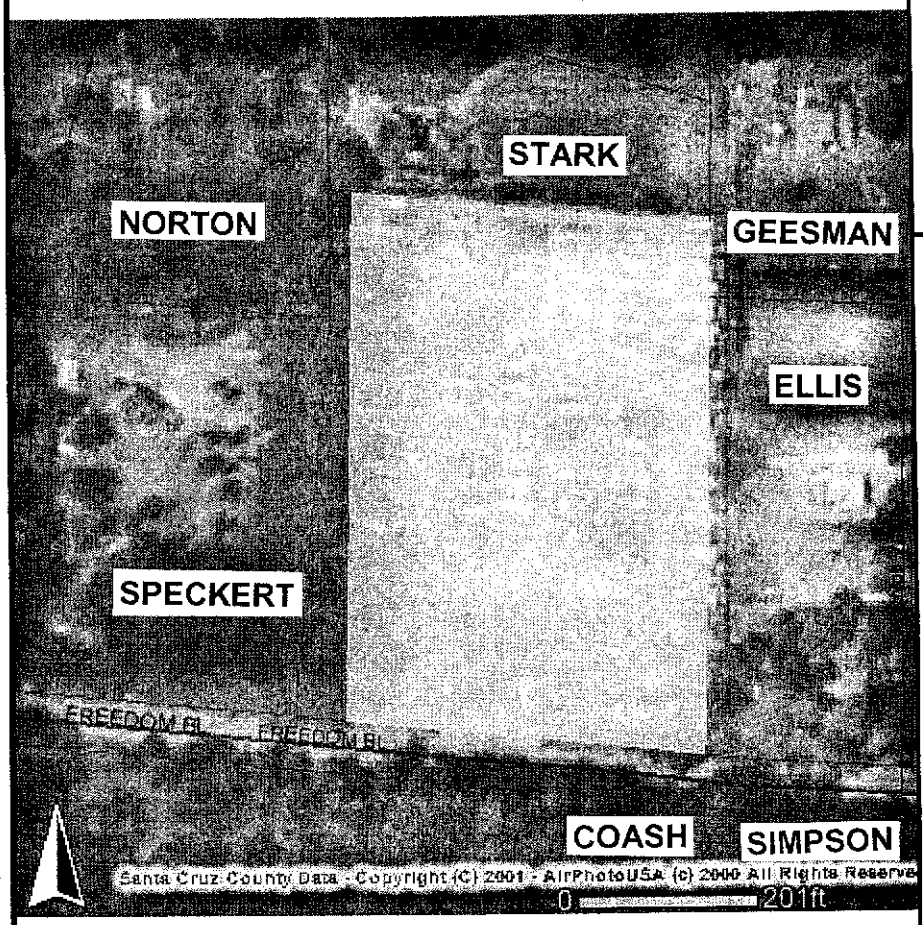
Golden Torch

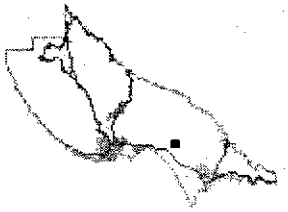
Mid-Peninsula Housing Coalition

View 3



Golden Torch - Aerial Photo with Adjacent Properties





Legend

Selected Features

Parcel (Assessor)0

State Highways

County Streets

Major Streets

Streams

Intermittent

L-S

Perennial

Lakes

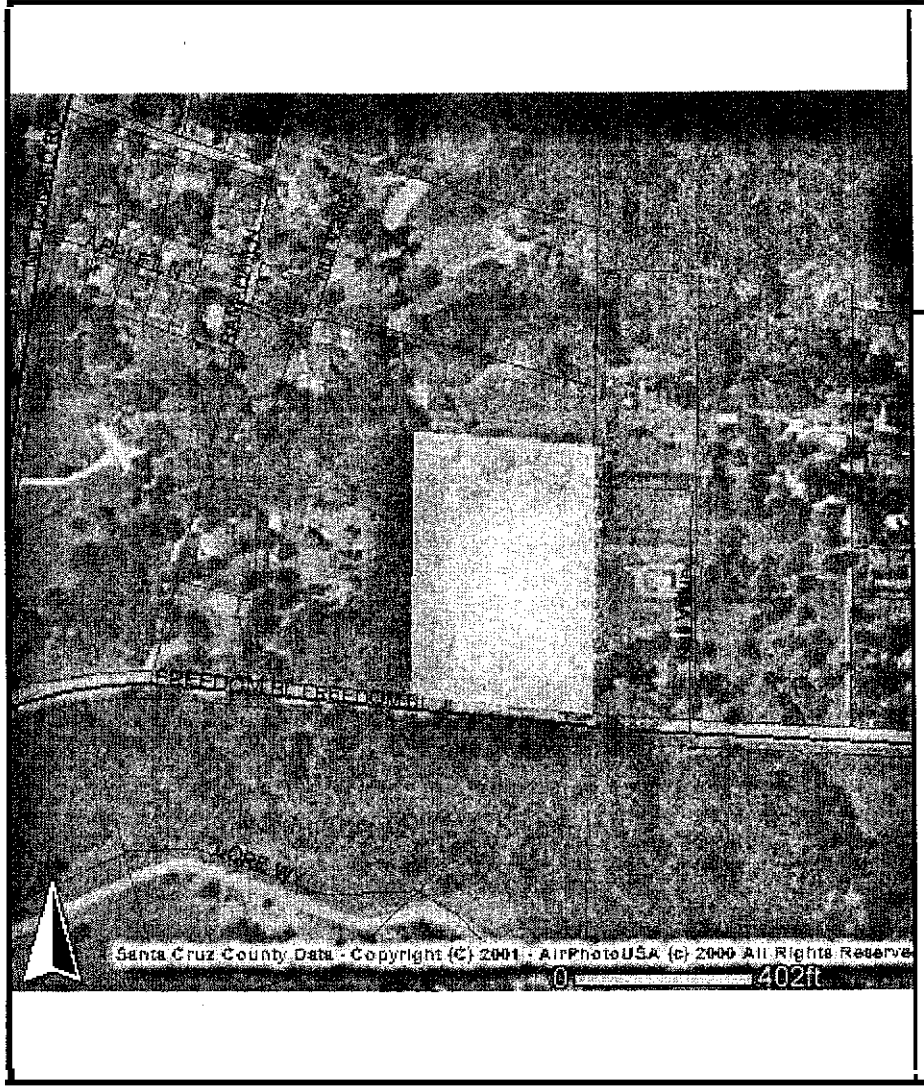
Santa Cruz County Boundary

Aerial Photos

224

EXHIBIT W

Golden Torch - Aerial Photo with Surrounding Properties



Legend

Selected Features

Parcel (Assessor)0

State Highways

County Streets

Major Streets

Streams

Intermittent

L-S

Perennial

Lakes

Santa Cruz County Boundary

Aerial Photos

225

EXHIBIT

Mr. Tom Burns
Planning Director
Santa Cruz Planning Dept.
701 Ocean Street
4th Floor
Santa Cruz, **CA.** 95060

29 October, 2004

Dear Mr. Burns,

My name is Robert Speckert and I live on Freedom Blvd adjacent to the Golden Torch Trailer Park. I'd like to thank you for the opportunity to present my opinions about the Mid-Peninsula Housing Coalition redevelopment proposal, and present solutions for my misgivings. Mid-Pen has developed several nicely laid out, low income housing projects, and the Marmos project is one such project. I can only speak for myself, but I have no problem living adjacent to well designed and managed low income housing. I have owned this property since 1986 and have had excellent relations with the GT tenants. Both of my daughters have friends and school mates living there.

That said, let me lay out my concerns. My first concern is the number of children and the limited recreation areas. I have attended 3 meeting with Owen Lawlor, a private contractor working for Mid-Pen. In each meeting, he stated that the maximum housing criteria is 3 people per 1 bedroom unit, 5 people per 2 bedroom unit, 7 people per 3 bedroom unit, and 9 people per 4 bedroom unit. The redevelopment plan calls for 5 one-bedroom units, 28 two-bedroom units, 29 three-bedroom units (this includes the manager's unit), and 6 four-bedroom units, with a total of 172 bedrooms. To calculate the number of residents, let's remove the manager's unit and assume that each unit will have 2 adults, the remaining occupants will be their dependents. That gives us 1 dependent in 5 units, 3 dependents in 28 units, 5 dependents in 28 units, and 7 dependents in 6 units. That adds up to 271 dependents and 136 adults (including 2 managers) for a total of 407 residents. The county planner for the **GT** redevelopment plan is Melissa Allen. I've talked to Ms. Allen about this and she assures me that the maximum dependent population will be 140, and more likely 100 dependents based on the occupancy of the San Andreas Rd labor camp. She received this information from Jane Barr of Mid-Pen. As you can see, there is a huge difference between the dependent population that Mid-Pen says they can put into the project and what they say will be in the project. As a planner, I think it prudent for Ms. Allen to plan for the maximum amount instead of the minimum amount, wouldn't you agree? What we've **seen** in the past is that the children often trespass onto the neighbor's property looking for areas to play. There are 5 properties that touch on the GT property. 3 have livestock, 1 has a swimming pool, and another has a commercial vineyard. Along with my livestock, I have a trampoline. I have come home twice to find children from the park jumping on my trampoline. My fear is that I will be the victim of an attractive nuisance lawsuit when one of these trespassers gets hurt on my property, say from a fall *off* our trampoline or a kick from my livestock.

Another concern **is** the proposed tenant and visitor parking. This GT redevelopment plan calls for 68 resident spaces (one per unit), 68 visitor spaces, and 7 reserve spaces. The reserve spaces are in an area currently dedicated for a basketball court, so to utilize these spaces, the teenage dependents will lose their play area. **As** a comparison, I visited the San Andreas labor camp out by the KOA campground. I counted 112 parking spaces for 41 units. That works out to 2 spaces per unit and 30 visitor spaces. I also visited the low income housing located on Soquel Dr next to the old Farm Restaurant. Including the on-street parking, there were again, 112 parking spaces. The GT project has 136 spaces available for 68 units. That works out to 2 spaces per unit with no visitor parking, or some combination of tenant and visitor

EXHIBIT X

sharing these spaces. If you allow 30 visitor spaces similar to the San Andreas labor camp, that leaves about 1.5 spaces per GT unit. There is no on-street parking available along Freedom Blvd. This is inadequate on-site parking and exactly where the tenants will park their other cars should be addressed when the environmental impact report is generated.

My last concern is the proposed sewage treatment plant. I talked to a county health employee and he informed me that the system was designed for 2 people per bedroom. Using the numbers I laid out above, Mid-Pen's maximum occupancy rate is 2.37 residents per bedroom. So the proposed treatment plant is 16% under capacity as planned. Sewage treatment has been the single most problematic issue at the park, and the redevelopment plan does not solve the issue, it only makes it more modern. Another concern about the sewage treatment plan is the use of seepage pits. Reading the county's Health and Safety Code 7.38.150 section E 1, it states that seepage pits can not be used for new construction. The travel trailer park was allowed to use seepage pits because it had no room to expand it's failed septic system. The proposed redevelopment plan will raze the travel trailer park and start from bare earth. This eliminates the restriction that allowed the seepage pits.

Presently, there are 55 travel trailers on the property. About 17 of these trailers are occupied by Marmos resident. These residents will return to the Marmos project when it is completed. The remaining 38 tenants are all that remain of the 99 trailer spaces that made up the Golden Torch. The proposed redevelopment only needs to house about 40 families. Most of the issues I described can be addressed by reducing the number of units. The sewage treatment system needs to be redesigned to meet the county code. If the project needs addition land to meet this need, I am willing to negotiate the sale of a portion of my property. I understand the position the county is in to supply more low income housing, and I feel that if we work together on *this,* a nice plan similar to the Marmos project can be developed. Thank you for your time.

Best regards,

Robert Speckert
6200 Freedom Blvd.
Mail to PO Box 2624
Aptos, CA. 95001
831-684-1891

CC: Dan *Stark,* Anne Weeks, Mike Norton, Lin Lofano, Earl Lamprech, Dave Osland, Jim Geesman, Kent Wiggins, Karlene Dahlmerer, Kris Sheehan, Joseph Grassadonia, May Ray, Melissa Allen, Gary Haraldsen, Ellen Pine. Jane Barr, Gary Patton, Len Labarth, Noel Smith, Owen Lawlor

EXHIBIT

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN **STREET. 4TH** FLOOR, SANTA **CRUZ, CA 95060**
(831)454-2580 FAX: (831)454-2131 TOD: **(831)**454-2123
TOM BURNS, PLANNING DIRECTOR

December 2,2004

Robert Speckert
P.O. Box 2624
Aptos, CA 95001

Dear Mr. Speckert,

Thank you for your letter concerning the proposed Golden Torch project proposed at 6100 Freedom Blvd. I understand that you are concerned about the number *of* children at the site, the possibility of trespassing on your property, the availability of adequate parking on the site and the proposed sewage disposal system. I have spoken with staff about your concerns; the purpose of this letter is to provide you with a response to each of those issues.

As a neighbor of the Golden Torch RV Park, you well know that the property has a long history of problems with overcrowding, inadequate sewage disposal, lack of parking, and other serious health and safety problems. Mid Peninsula Housing Coalition's proposal for this project involves reducing the number of units – from **91** RV spaces to a 68-unit project – providing significantly improved housing and on-site property management. Clearly, in comparison to the historic **use** of the property, the impacts associated with all of the issues you raise ***will*** be significantly reduced.

By way of background, Mid Peninsula Housing Coalition (MPHC) is a long established and respected developer of affordable housing in the Bay Area. We also have had very positive experiences with them over the years in Santa Cruz County. Based on MPHC's experience elsewhere in the area and throughout the region, they anticipate that the number of children that will be housed at the future Golden Torch project will be about 140, with no more than 100 of those in the age 7-16 category. They expect to use the Community Center on site, which can accommodate 100 persons, for after school programs. Additionally, as has occurred on otgher Mid Peninsula projects, management will utilize other available programs that serve only project residents. Also the project includes informal green areas and formalized play areas for different age groups. These features of the proposed plan will significantly increase the amenities available to project residents.

In addition, based on past history with Mid Peninsula, **we** anticipate the newly renovated property will have stringent property management, including an on-site manager. Neighbors will have easy access to the on-site manager if there are any neighborhood issues. Additionally, it is anticipated that the new fencing that will be installed on the site'will contribute to minimize problems related to people wandering on neighbor's private property.

EXHIBIT X

With regard to parking spaces, MPHC has provided a parking management plan that is proposed to become a condition of the use permit. The plan includes a limitation in resident's leases on the number of vehicles allowed by each family and residents who fail to conform to the plan are subject to eviction. These stringent parking controls will help ensure that traffic impacts are minimized. Again, from past experience with Mid Peninsula on other projects, we have founds that they do enforce these requirements.

As with all projects, the proposed sewage treatment system has been carefully review by, and has met the high standards and all the requirements of Environmental Health. This system has been designed by a capable and knowledgeable engineer, using components that produce cleaner effluent than the conventional sewage disposal system. The property is also an area that is suitable for allowing ground water recharging of the natural aquifer. County standards require attention to this matter and the proposed system contributes to the goal of maintaining a safe and adequate aquifer.

Thank you again for bringing these concerns to my attention. I hope the information provided is useful to you. Please contact Melissa Allen if you have additional concerns. Ms. Allen can be reached at 454-5318

Sincerely,

Tom Burns
Planning Director

cc: Supervisor Ellen Pirie

EXHIBIT K

County of Santa Cruz

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August 12, 2004

Betty Geesman
6070 Freedom Boulevard
Aptos, CA 95003

Dear Ms. Geesman:

Thank you for your positive suggestions and observations regarding the Golden Torch housing project. I will be forwarding them to the project planner.

Parking will be a consideration within the Planning Department review process. The Planning Commission will review this development application which will include a noticed public hearing. Members of the public are invited to participate, and I encourage you to attend.

Again, thank you for your interest and participation in this development process.

Very truly yours,

Ellen Pirie

ELLEN PIRIE, Supervisor
Second District

EP:lg

cc: Melissa Allen, Planning Department

1669J2

EXHIBIT X

July 7, 2004

I believe we need to provide a long-term quality community for future tenants for the Golden Torch property.

1. The children need a safe recreational area inside and outside their housing for both young children; playground and large children; large muscle use areas such as lawn for soccer, basketball court and indoor rec during rainy seasons.

It is unsafe for children to walk or ride bikes along Freedom Blvd to get to the closet parks/schools such as Aptos HS, Aptos Jr. and Scott Park. Therefore it needs to be in the tenant housing only on 5 acres and to handle the estimated long-term number of park children.

2. Age varying tenants. I believe it has been shown that if the tenants include senior citizens that need housing, single people and families, it provides their own internal check and balance regarding noise; drug use/trafficking, etc.

3. Income varying tenants. *If* the park has higher income tenants, middle income and low income, the reduction of the number of units cost will be covered. This mixture will help keep the complex up, have voice from varying perspectives inside the park and I believe a better living community. This mixture should be in each unit pod to do this.

4. 24 hr on site management to handle quickly any problems that arise and to keep the property up so that tenants can take pride in their community.

What happened to the former park (and currently), guns going off day and night, loud music with no manner of control day and night, drug trafficking, trespassing on to other property, higher crime, poor septic, placement of convicts after release and constant problems for both the Sheriffs and fire depts.

5. Area for social gatherings. In the plan there is no space for BBQs, group birthday parties and other such family and healthy social activities. Socially, many of these families pull their extended families together for social events. This means large groups.

6. Parking. There is not enough parking for visitors (count the number of units and potential number of visitors) and they can't park on Freedom Blvd.

Let us help support the building of a safe and functional community housing to help low income housing needs, but create one that remains clean, self-controlled and a long term clean park that they can be proud to call home. (That wasn't the case with golden torch.)(As a teacher having these kids, this was my impression from them.)

This would mean reducing the number of proposed units, provide an additional large grass recreational area in the center to help monitor noise and use, increase parking, and allow middle and high-income people to live within the property.

EXHIBIT

In this way **all** tenants and their neighbors, both the Sheriffs and Fire Dept can feel content that this park will stay crime free, clean, and functional for the long run.

Betty Geesman
Middle School Teacher and Neighbor

EXHIBIT