Staff Report to the Planning Commission

Application Number: 04-0428

Applicant: Planning Permit Services, LLC, Betty Cost
Owner: Salesian Society
APN's: 051-501-16, -19, -20

Agenda Date: November 9,2005

Agenda Item #: 10
Time: After 9:00 a.m

Project Description: Proposal to construct two baseball fields at an existing high school, St. Francis Central Coast Catholic High School.

Location: Property located on the east side of State Highway 152, about a half mile north of the intersection with Holohan Road, at 2400 East Lake Avenue in Watsonville.

Supervisorial District: Fourth District (District Supervisor: Campos)

Permits Required: Minor Variation to Commercial Development Permit 99-0383, Agricultural Buffer Determination, Preliminary Grading Review, Archaeological Site Review, Biotic Site Review. Environmental Review.

Staff Recommendation:

- Approval of Application 04-0428, based on the attached findings and conditions.
- Certification of the Mitigated Negative Declaration as per the California Environmental Quality Act.

Exhibits

A. Project plans
B. Findings
C. Conditions
D. Initial Study
E. Zoning & General Plan maps

Parcel Information

Parcel Size:	6.5 acres, ball fields on APN 051-501-19
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	High schools, church, commercial agriculture
Project Access:	Highway 152
Planning Area:	Pajaro Valley
Land Use Designation:	A (Agriculture)

Zone District:	CA (Commercial Agriculture)
Coastal Zone:	__ Inside __x__ Outside

Environmental Information

Geologic Hazards:	Mapped CFZ & SFZ – Zayante Fault system
Soils:	Watsonville loam/Tierra Watsonville complex
Fire Hazard:	Not a mapped constraint
Slopes:	2 – 15 percent slopes
Env. Sen. Habitat:	Mapped/Southwestern pond turtles potentially on site
Grading:	11,500 cubic yards of grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped resource - Highway 152 scenic corridor
Drainage:	Existing drainage adequate
Traffic:	No significant impact
Roads:	Existing roads adequate
Parks:	Existing park facilities adequate
Archeology:	Mapped/monitoring required

Services Information

Urban/Rural Services Line:	_X_ Inside __ Outside
Water Supply:	City of Watsonville
Sewage Disposal:	Salsipuedes Sanitation District
Fire District:	Pajaro Valley Fire Protection District
Drainage District:	Zone 7 Flood Control/Water Conservation District

History

This application was accepted by the Planning Department on 9-10-2004 and deemed complete on 6-8-2005. The proposal seeks a Minor Variation to Commercial Development Permit 99-0383 which established a Master occupancy program for St. Francis school, which was approved by the Planning Commission on 1-24-2001. The Santa Cruz County Agricultural Policy Advisory Commission reviewed the proposal on 8-18-2005. The proposal was reviewed by the Environmental Coordinator on 9-26-2005 with the review period ending 10-24-2005 (Exhibit D).

Project Setting

The subject parcel is located on the east side of Highway 152 (2400 East Lake Avenue), approximately 0.5 miles northeast of Holohan Road. The subject property has three Assessor's parcel numbers for tax code boundary purposes but is one legal parcel of record. APN 051-501-16 is 14.8 acres in area and is developed with the existing St. Francis School including classrooms, administrative buildings, a gymnasium, a swimming pool and parking areas. APN 051-501-19 is the proposed ball field site and is 6.5 acres in area. APN 051-501-20 is ***66*** acres in area and is under commercial agricultural production.

The property is bordered by Lakeview Middle School to the south, commercial agricultural land to the north, Kelly Lake to the east, and State Highway 152 to the west.

Zoning & General Plan Consistency

The proposed recreational use is an allowed use within the zone district and the project is consistent with the site's (A), Agriculture, General Plan designation.

The subject property is a 6.5-acre parcel, located in the CA (Commercial Agriculture) zone district, a designation that allows educational recreation uses, as per County Code Section 13.10.312.b. The proposed use does not involve permanent structures or paving and, subject to conditions of approval, will not conflict with existing agricultural operations in the area.

The proposed grading of 11,509 cubic yards of earth to construct the two softball fields is consistent with County Code Section 16.20.90 in that the project was submitted to the Environmental Coordinator for review of project consistency with grading regulations (Exhibit D, Initial Study). The project involves placement of approximately 10 – 15 feet of fill material: 1,464 cubic yards of cut and 11,509 cubic yards of fill. No winter grading will be permitted for the project because of the potential for erosion and sedimentation of Kelly Lake, consistent with General Plan Policy 6.3.4.

Due to the archaeological sensitivity of the site, monitoring of any excavation on the site is required as per County Code Section 16.40.040 and General Plan Policy 5.19.3. As the project is immediately adjacent to Kelly Lake, the project was also reviewed for consistency with Riparian Protection ordinances of County Code Section 16.30.040, and Sensitive Habitat Protection for protection of the southwestern Pond turtles as per County Code Section 16.32.070 and General Plan Policy 5.1.10. Permanent fencing shall be placed at the perimeter of the ball fields to protect the riparian area from increased disturbance because of the sporting activities, and a temporary exclusion barrier to prevent the turtles from entering the grading site as specified by the project biologist is required.

The project is consistent with the Agricultural Land Protection ordinance of County Code Section 16.50.095 in that the County Agricultural Policy Advisory Commission approved a reduced buffer subject to the installation of a fence and vegetative buffer and recordation of an Agricultural Statement of Acknowledgement. The proposed sports fields shall not conflict with commercial agricultural operations in the area and no permanent structures or paving are permitted as per County Code Section 13.10.315.c. and General Plan Policy 5.13.6.

The project is located in the scenic corridor of State Highway 152. General Plan policy 5.10.11 requires that landscaping mitigate any impacts to the visual qualities of the rural scenic roads. The proposed landscaping, which is an extension of the existing vegetative screening in front of the school, serves the dual purpose of providing agricultural buffering and screening of the sports fields from view (Exhibit A, Landscape Plan).

Environmental Review

Environmental review has been required 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 September 26, 2005. A preliminary determination to issue a Negative

Declaration with Mitigations (Exhibit D) was made on September 28, 2005. The mandatory public comment period expired on October 24, 2005, with no comments received.

The environmental review process focused on the potential impacts of the project in the areas of protection of the riparian area and wildlife therein, protection of Native American cultural resources, and protection of Kelly Lake from erosion and potential sedimentation. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues (Exhibit C, Conditions of Approval).

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- **APPROVAL** of Application Number **04-0428,** based on the attached findings and conditions.
- Certification of the Mitigated Negative Declaration as per 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: C Graves

Cathy Graves
Principal Planner
Development Review
Santa Cruz County Planning Department

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 that allows educational recreation uses and is not encumbered by physical constraints to development. Grading will comply with the prevailing County Grading ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed sports fields will not deprive adjacent properties of light, air, or open space, in that the recreational fields meet all current development regulations and subject to mitigation measures included in the conditions of approval, will not be materially injurious to the riparian areas adjacent to Kelly Lake, archaeological resources, or adjacent commercial agricultural operations in the area.

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.

This finding can be made, in that the proposed location of the sports fields and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the CA (Commercial Agriculture) zone district in that the primary use of the property will be recreational sports fields that meet all current site standards for the zone district and contain no permanent structures or paving other than that to provide for pedestrian access consistent with the Americans with Disabilities Act. The land could potentially be converted to an agricultural use should the sports fields use cease.

The proposed grading of 11,509 cubic yards of earth to construct the two softball fields is consistent with County Code Section 16.20.90 in that the project was submitted to the Environmental Coordinator for review of project consistency with grading regulations (Exhibit D, Initial Study). The project involves placement of approximately 10 – 15 feet of fill material: 1,464 cubic yards of cut and 11,509 cubic yards of fill. No winter grading will be permitted for the project because of the potential for erosion and sedimentation of Kelly Lake, consistent with General Plan Policy 6.3.4.

Due to the archaeological sensitivity of the site, monitoring of any excavation on the site is required as per County Code Section 16.40.040 and General Plan Policy 5.19.3. As the project is immediately adjacent to Kelly Lake, the project was also reviewed for consistency with Riparian Protection ordinances of County Code Section 16.30.040, and Sensitive Habitat Protection for protection of the southwestern Pond turtles as per County Code Section 16.32.070 and General Plan Policy 5.1.10. Permanent fencing shall be placed at the perimeter of the ball fields to protect the riparian area from increased disturbance because of the sporting activities, and a temporary exclusion barrier to prevent the turtles from entering the grading site as specified by the project biologist is required.

The project is consistent with the Agricultural Land Protection ordinance of County Code Section 16.50.095 in that the County Agricultural Policy Advisory Commission approved a reduced buffer

subject to the installation of a fence and vegetative buffer and recordation of an Agricultural Statement of Acknowledgement. The proposed sports fields shall not conflict with commercial agricultural operations in the area and no permanent structures or paving are permitted as per County Code Section 13.10.315.c. and General Plan Policy 5.13.6.

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 proposed educational recreation use is consistent with the use and density requirements specified for the Agriculture (A) land use designation in the County General Plan and with specific policies concerning grading, protection of archaeological sites and sensitive habitat protection as outlined above in Finding #2.

The project is located in the scenic corridor of State Highway **152.** General Plan Policy 5.10.11 requires that landscaping mitigate any impacts to the visual qualities of the rural scenic roads. The proposed landscaping, which is an extension of the existing vegetative screening in front of the school, serves the dual purpose of providing agricultural buffering and screening of the sports fields from view (Exhibit A, Landscape Plan).

A specific plan has not been adopted for this portion of the County

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

This finding can be made, in that the proposed sports fields are to be constructed on **an** existing undeveloped 6.5-acre parcel. The expected level of traffic generated by the proposed project is anticipated to remain unchanged in that the fields will serve the existing school community. The project will not adversely impact existing roads and intersections in the surrounding area of East Lake Avenue.

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.

This finding can be made, in that the proposed recreational fields are proposed to be located immediately adjacent to existing sports fields on the Saint Francis school campus. The development would be visually compatible with existing land use intensity and density of the neighborhood, which includes school campuses, a church, commercial agriculture and Kelly Lake.

Recreational Playfields Outside the Coastal Zone Findings

1. That the use is temporary and will not impair the long-term use of the parcel for commercial agricultural purposes.

The open sports fields are not developed with any permanent features and may readily be converted to agricultural use should the need for additional sports fields cease. Some compaction of the surface soils and fencing and landscaping barriers would need to be removed for farming to resume adjacent to the existing school.

2. That the use does not involve permanent structures or paving. Surfacing of a pedestrian access to meet requirements of the Americans with Disabilities Act shall not be prohibited by this provision.

No permanent structures are proposed with the grading for the sports fields (Exhibit A, Project Plans).

3. That the use will not conflict with commercial agricultural activities on the site, where applicable, or in the area.

The proposed use will not conflict with commercial agricultural activities on the site as the sports fields shall be physically separated from the agricultural operations by a fire lane road and fencing and a vegetative barrier. The site is separated from other commercial agricultural operations by Highway 152, which serves as **an** effective barrier. The existing school campus approved under Commercial Development Permit #99-0383 has not experienced conflicts with agricultural operations on the site or in the area.

4. That the use will be sited to remove no land from production (or potential production) if any non-farmable site is available, or if this is not possible, to remove as little land as possible from production.

The proposed recreational sports field use would temporarily remove land from production but should the ball field use cease, the land could be converted back to an agricultural use. The three adjacent parcels are under common ownership, so St. Francis retains control over both the school use and the commercial agricultural use and *can* thereby take any necessary actions to prevent or resolve any potential land use conflicts. The land is at the southern perimeter of the 66-acre berry farm parcel, and a natural barrier of the fire lane and well site remove **as** little land as possible from production.

Conditions of Approval

Exhibit **A:** Civil, Grading, Drainage Improvement Plans by Richard Irish Engineering dated 9-09-04, revised 2-24-05, 9-06-05, 10-10-05.
Site Plan, Erosion Control Plan prepared by Bellinger/Foster/Steinmetz, dated 3-11-05 and Landscape plans dated 3-11-05, revised 5-27-05 , 9-06-05, 10-10-05.

I. This permit authorizes the construction of two sports fields and installation of fencing on APN 051-501-19. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicantiowner shall:

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

B. Prior to any staging, clearing, or grading on the site a pre-construction meeting shall be convened. The following parties shall attend: applicant, grading contractor supervisor, project biologist, Santa Cruz County grading inspector and/or other Environmental Planning staff. (CEQA Mitigation Measure VLA) The temporary barrier fencing to prevent entrance by the Southwestern Pond turtles and the silt fence at the perimeter of the disturbance area will be inspected at that time, and the schedule for monitoring any site excavation by the archaeologistwill be verified. The barrier fence shall be placed approximately 10-25 feet lakeside of the edge of the construction zone in the grassland habitat before June, prior to the nesting season of this turtle. (CEQA Mitigation Measure VI.B)

C. Obtain a Grading Permit from the County of Santa Cruz.

D. Obtain an Encroachment Permit from the Department of Public Works for any off-site work performed in the County road right-of-way.

E. Pay a Negative Declaration filing fee of $1,275 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.

II. Prior to issuance of a Grading Permit the applicantiowner shall:

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

B. Submit Final 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. Grading, drainage, and erosion control plans completed by a licensed civil engineer. The plans shall be consistent with the approved Geotechnical investigation by Pacific Crest Engineering Inc., 04120-SZ78-B41 dated

EXHIBIT *C*

January 2005 (Exhibit D, Initial Study, Attachments 7, 8, 9).

2. Identify where temporary fencing to protect biotic resources is to be placed and where the barrier fencing is to be placed. Provide construction details on the plan for the barrier fencing. Clearly identify on the plan that the project biologist shall stake the location of the barrier fencing prior to construction activities, inspect the barrier fencing after installation and periodically through the construction phase as determined by the project biologist. The bottom **6-1**2 inches of the barrier fence shall be buried in a trench to prevent turtles from going under the fence. The location of the silt fence shall be staked out by a qualified biologist and checked periodically to ensure that no gaps develop. The fence shall remain in place until all ground disturbing activities and foundation construction is completed. Following construction, a permanent cyclone fence shall be installed along the perimeter of the ball fields to reduce human use of the nearby riparian woodland areas. (CEQA Mitigation Measures VLB & C).

3. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.

4. A lighting plan shall be reviewed and approved by Environmental Planning. All site, security and landscape lighting shall be directed onto the site and shall be directed away fiom the riparian area. (CEQA Mitigation VI.B)

5. Drainage plans shall include silt and grease traps to protect Kelly Lake from degradation due to silt and other contaminants. (CEQA Mitigation Measure VI.F)

6. Grading plans shall include a detailed erosion and sediment control plan for review and approval which indicates that the fill slope has been planted and stabilized by October 15. (CEQA Mitigation Measure VI.E).

7. A final landscape plan specifying the species, their size and irrigation plans, consistent with Exhibit A and as required by the County Agricultural Policy Advisory Commission for agricultural buffer setback purposes. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an irrigation system, where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray or other similar conditions where water flows onto adjacent property. Landscape irrigation should be scheduled between **6** p.m. and 11 a.m. to reduce evaporative water loss.

8. Site fencing shall include a six foot high chain link fence with black vinyl coating around the roadway frontage of the recreational sports fields and an identical 8 foot high fence with the addition of vinyl slats along the northern property line **as** per Exhibit A.

9. Plans shall show a minimum agricultural buffer setback of 60 feet from Assessor's Parcel Number 051-441-20 as determined by the Santa Cruz County Agricultural Policy Advisory Commission.

C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.

D. Meet all requirements of and pay any required Zone 7 drainage fees to the County Department of Public Works, Drainage.

E. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.

III. **All** construction shall be performed according to the approved plans for the Grading Permit. Prior to final inspection, the applicantiowner must meet the following conditions:

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

B. An archaeological monitor shall be on site during all project excavations (for example, at the keyway for the varsity field fill slope). (CEQA Mitigation Measure VI.D)

C. **All** inspections required by the permit shall be completed to the satisfaction of the Planning Department Civil Engineer and Environmental Planner.

D. The project must comply with all recommendations of the approved soils reports.

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. (CEQA Mitigation VI.D).

IV. Operational Conditions

A. 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.

B. No winter grading is allowed between October 15 and April 15. (CEQA

EXHIBIT C

Mitigation Measure VLE).

C. Silt and grease traps shall be inspected prior to October 15 each year at a minimum to determine if they need cleaning or repair. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Division of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately (CEQA Mitigation Measure VI.F).

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.

VI. Mitigation Monitoring Program

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

A. Mitigation Measure: Pre-construction Meeting on the Site (Condition 1.B).

Monitoring Program: Prior to any staging, clearing, or grading on the site a pre-construction meeting shall be convened. The following parties shall attend: applicant, grading contractor supervisor, project biologist, Santa Cruz County grading inspector and/or other Environmental Planning staff.

B. Mitigation Measure: Protection of Wildlife in the Riparian Area (Conditions I.B, II.b.2, 4)

Monitoring Program: Prior to Public hearing the applicant shall prepare a lighting plan showing any lights that are proposed to be installed for review and approval by Planning staff. Lighting shall not illuminate the riparian area. Prior to issuing the grading permit the project biologist shall determine where the exclusion barrier should be located and the Civil Engineer shall add the barrier to the final grading plans along with a note stating that no disturbance, encroachment or storage of materials is allowed on the lake side of the barrier. The barrier shall completely block access to the site by turtles. The exclusion barrier shall be in place prior to May 30 of whatever year the grading is proposed to occur. The project biologist shall schedule inspection on May 30 and prepare a letter of inspection for Environmental Planning staff. Correction notices will be issued in the event of noncompliance.

C. Mitigation Measure: Permanent Protection of Riparian Woodland (Condition II.B.2)

Monitoring Program: Prior to public hearing the site and grading plans shall be revised to include a permanent fence at the perimeter of the ball fields to protect the riparian area from increased disturbance and to incorporate the recommendations of the biotic report (Biotic Resources Group, 12-07-04, Exhibit D). Correction notices will be issued in the event of noncompliance.

D. Mitigation Measure: Protection of Archaeological Resources (Conditions III.B, E)

Monitoring Program: In order *to* minimize the potential for damage to archaeological resources associated with the recorded site on the property, a qualified archaeological

monitor shall monitor all excavation. Prior to public hearing the project engineer shall modify the grading plans to highlight the areas where excavation will occur. The monitor and the schedule for monitoring shall be identified at the pre-construction site meeting. If at any time an artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years is discovered, or if human remains of any age are discovered, the archaeological monitor shall notify the Planning Director, cease and desist from all further activity within 200 feet of the discovery pending further evaluation by the monitor. A qualified archaeologist shall propose appropriate mitigation including a plan for preservation of the find, to be approved by County Planning staff and implemented prior to continuation of the work. The Sheriff-Coroner shall be notified if the discovery includes human remains.

E. Mitigation Measure: Erosion and Sediment Control near Kellv Lake (Condition IV.B)

Monitoring Program: No grading or large scale ground disturbance activities will be allowed between October 15 and April 15. Prior to grading permit issuance a detailed erosion and sediment control plan shall be submitted for review and approval which indicates that the fill slope has been planted and stabilized by October 15. Correction notices will be issued for noncompliance.

F. Mitigation Measure: Installation of Silt and Grease Traps (Condition II.B.6)

Monitoring Program: Drainage plans shall include silt and grease traps which shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum. **A** brief annual report shall be prepared by the trap inspector at the conclusion of the October inspection and submitted to the Drainage Division of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function properly. Correction notices will be issued for 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 grading.

Approval Date: November 9,2005

Effective Date: November 23,2005

Expiration Date: November 23,2007

Application #: 04-0428
APN 051-501-16, -19, -20
Owner: Salesian Society

Cathy Graves Principal Planner	Joan Van der Hoeven, AICP Project Planner

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

EXHIBIT C

COUNTY OF SANTA CRUZ

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

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT **Betty Cost, AICP of Plannina Permit Services, for Salesian Society**

APPLICATION NO.: **04-0428**

APN: **051-501-16, -19. -20**

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 Paia Levine, Environmental Coordinator at (831) 454-3178, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: **October 24,2005**

Joan Van der Hoeven
Staff Planner

Phone: **454-5174**

Date: **September 28.2005**

EXHIBIT D

NAME: Betty Cost for Salesian Society
APPLICATION: 04-0428
A.P.N: 051-051-19

NEGATIVE DECLARATION MITIGATIONS

1. In order to ensure that the mitigation measures 2 - 5 (below) are communicated to the various parties responsible for constructing the project, prior to any staging, clearing, or grading the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: applicant, grading contractor supervisor, project biologist, Santa Cruz County grading inspector and /or other Environmental Planning staff. The exclusion barrier to prevent entrance by Southwestern Pond turtles and the silt fence at the perimeter of the disturbance area will be inspected at that time, and the schedule for monitoring by the archaeologist will be verified.

2. In order to mitigate potential impacts to Southwestern Pond turtles *(Clemmys* marmorata *pallida)* and other wildlife using the riparian area:
   a) Prior to public hearing that applicant shall prepare a lighting plan showing any lights that are proposed to be installed, for review and approval by Planning staff. Lighting shall not illuminate the riparian area.
   b) Prior to issuing the grading permit the project biologist shall determine where the exclusion barrier should be located and the Civil Engineer shall add the barrier to the final grading and project plans along with a note stating that no disturbance, encroachment or storage of materials is allowed on the lake side of the barrier. The barrier shall completely block access to the site by turtles.
   c) The exclusion barrier shall be in place prior to May 30 of whatever year the grading is proposed to occur. Project biologist shall schedule inspection on May 30 and prepare a letter of inspection for Planning staff.

3. In order to protect the riparian area from increased disturbance and to incorporate the recommendations of the biotic report (Biotic Resources Group, December 7, 2004), prior to public hearing the site and grading plans shall be revised to include a permanent fence at the perimeter of the ball fields.

4. In order to minimize the potential for damage to archaeologic resources associated with the recorded site on the property, a qualified archaeological monitor shall monitor all excavation. Prior to public hearing the project engineer shall modify the grading plans to highlight the areas where excavation will occur. The monitor and the schedule for monitoring shall be identified at the pre-construction site meeting. If at any time an artifact or other evidence of a Native American cultural site which reasonably appears to exceed one hundred years of age is discovered, or if human remains of any age are discovered, the archaeologic monitor shall:
   a) Notify the Planning Director;
   b) Cease and desist from all further activity within 200 feet of the discovery pending further evaluation by the monitor. A qualified archaeologist shall propose appropriate mitigation including a plan for preservation of the find, to be approved by County planning staff and implemented prior to the continuation of the work:
   c) Notify the Sheriff-Coroner of the discovery and implement notification provisions pursuant to P.R.C. 15064.5 if the discovery includes human remains.

EXHIBIT D

5. In order to mitigate impacts from erosion and potential sedimentation of Kelly Lake no grading or large scale ground disturbing activities will be allowed between October 15 and April 15. Prior to grading permit issuance a detailed erosion and sediment control plan shall be submitted for review and approval which indicates that the fill slope planted and stabilized by October 15.

6. To protect Kelly Lake from degradation due to silt and other contaminants from the fields and fill slopes, prior to issuance of the grading permit, the applicant/owner shall modify the drainage plans to include a silt and grease traps. The trap(s) shall be maintained according to the following monitoring and maintenance procedures:

   a) The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum;

   b) A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

EXHIBIT D

Environmental Review
Initial Study

Application Number: 04-0428

Date: September 26, 2005
Staff Planner: Joan Van der Hoeven

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Planning Permit Services, LLC. Attention: Betty Cost, AICP

APN's: 051-501-16, -19, -20. (Ball fields on parcel –19)

OWNER: Salesian Society

SUPERVISORAL DISTRICT: Fourth

LOCATION: Property located on the east side of State Highway 152, about a half mile north of the intersection with Holohan Road at 2400 East Lake Avenue in Watsonville.

SUMMARY PROJECT DESCRIPTION:

Proposal to grade approximately 11,500 cubic yards of earth to construct two baseball fields for an existing high school (St. Francis Central Coast Catholic High School). Requires a Minor Variation to Commercial Development Permit 99-0383, an Agricultural Buffer Determination, Archaeological Site Review, Biotic Site Review, and Preliminary Grading Review.

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

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

DISCRETIONARY APPROVALS BEING CONSIDERED

____	General Plan Amendment	✓	Grading Permit
	Land Division		Riparian Exception
	Rezoning	✓	Agricultural Buffer Determination
✓	Development Permit	____	
	Coastal Development Permit	____	

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

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

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

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

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

Paia Levine

9-26-05
Date

For: Ken Hart
Environmental Coordinator

EXHIBIT D

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS
Parcel Size: 6.5 acres
Existing Land Use: vacant
Vegetation: ornamental landscaping at frontage, non-native grassland
Slope in area affected by project: 100% 0 - 30% 0% 31 – 100%
Nearby Watercourse: Kelly Lake
Distance To: Adjacent

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: None mapped
Water Supply Watershed: None Mapped
Groundwater Recharge: None mapped

Timber or Mineral: None mapped
Agricultural Resource: CA,Type 2C – Limited Agricultural lands in Utility Assessment Districts
Biologically Sensitive Habitat: Mapped resource – report submitted
Fire Hazard: None mapped
Floodplain: Mapped
Erosion: Grading mitigations
Landslide: None mapped
Soils: Watsonville loam/Tierra-Wats. complex

Liquefaction: Low potential
Fault Zone: CFZ & SFZ
Scenic Corridor: Mapped scenic road, Route 152
Historic: None mapped
Archaeology: Mapped resource, report submitted
Noise Constraint: Highway 152

Electric Power Lines: N/A
Solar Access: Available
Solar Orientation: N/A
Hazardous Materials: N/A

SERVICES

Fire Protection: Pajaro Valley Fire
School District: PVUSD
Sewage Disposal: Salsipuedes

Drainage District: Zone 7
Project Access: Highway 152
Water Supply: Watsonville City/PVWMA

PLANNING POLICIES

Zone District: Commercial Agriculture
General Plan: Agriculture

Special Designation: None

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

PROJECT SETTING AND BACKGROUND:

The subject parcel is located on the east side of Highway 152 (2400 East Lake Avenue), approximately 0.5 miles northeast of Holohan Road. The subject property has three assessor's parcel numbers for tax code boundary purposes. APN 051-501-16, 14.8 acres in area, is developed with classrooms, administrative buildings, and swimming pool, a gymnasium and parking areas. APN 051-501-19, 6.5 acres in area is the proposed site for the ball fields. APN 051-501-20, 66 acres, is under commercial agricultural production. The property is bordered by Lakeview Middle School to the

EXHIBIT D

south, commercial agricultural land to the north, Kelly Lake to the east, and State Highway 152 to the west.

DETAILED PROJECT DESCRIPTION:

The proposal is to grade approximately 11,509 cubic yards of earth to construct two softball fields for St. Francis High School (Attachment 7). The topography in this area is gently to moderately sloped upwards to the north and northeast. The proposed ball fields would be directly northeast of existing sports fields and south of adjacent agricultural fields. The site is bounded by State Highway 152 to the west and Kelly Lake to the east.

The project involves placement of approximately 10 to 15 feet of fill material, 1,464 cubic yards of cut and 11,509 cubic yards of fill. During soil testing for the site, archaeologists were present because of monitoring requirements established under original permit conditions for the school construction, and the current monitoring determined that there are no indications that cultural materials are present within the ball field project area (Attachment 11).

Because of project location adjacent to Kelly Lake, a biotic survey was completed (Attachment 13). The site is dominated by non-native grasslands and it was determined that special status southwestern pond turtle could potentially utilize the grassland habitat for nesting purposes. Barrier fencing would be required to be placed 10-25 feet lakeside of the edge of the construction zone in the grassland habitat prior to the nesting season to prevent turtles from entering the site for potential nesting and to direct turtles to other undisturbed areas nearby.

As the project site is within 200 feet of agricultural fields (bush berries), an agricultural buffer is required to protect existing agricultural operations. APN 051-501-20 is a 66-acre CA-zoned portion of the parcel, which is leased out by the Salesian Society. A proposed 200-foot setback with cyclone fencing with slats and a vegetative barrier are proposed. An Agricultural Statement of Acknowledgement was recorded with the original permit for the school as a condition of approval for the previous agricultural buffer determination approved by APAC on October 28, 1999 (Attachment **16).**

The project site is within the mapped scenic corridor of State Highway 152, and so an extension of existing vegetative screening along the existing school frontage is required.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

EXHIBIT D

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

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:

   A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence? — x

   B. Seismic ground shaking? — X

   C. Seismic-related ground failure, including liquefaction? — x

   D. Landslides? — X

All of Santa Cruz County is subject to some hazard from earthquakes. The project site is located within a mapped fault zone, the Zayante fault system. A geotechnical investigation for the proposed project was performed by Pacific Crest Engineering Inc., January 2005 (Attachment 8). The report concluded that, from a geotechnical engineering standpoint, the new athletic fields project site may be developed as proposed. Because substandard fill that will underlie the fields is not being removed and replaced there are some risks of settlement, localized slope failure, and displacement within the ball fields. This is not a health or safety issue, and the owner has accepted the risks because of the cost of replacing the fill. See Attachments 7 & 14.

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

Reference A-I.

EXHIBIT D

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

There are slopes that exceed 30% on the property. However, no improvements are proposed on slopes in excess of 30%.

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

Potential for erosion exists during the construction phase of the project and Kelly Lake is in close proximity to the work area. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas and fill slopes to be treated, planted with ground cover, and to be maintained to minimize surface erosion. Winter grading (October 15- April 15) will not be approved. Aeration or other activities that disturb extensive portions *of* the surface are also confined to April 15-October 14.

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

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

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

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

7. Result in coastal cliff erosion?				X

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
1. Place development within a 100-year flood hazard area?				X

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated April 15, 1986, no development is proposed on any portion of the project site within a 100-year flood hazard area for Kelly Lake.

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

Reference B-1.

3. Be inundated by a seiche or tsunami?				X

4. Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table?				X

The school obtains water from the City of Watsonville and does not rely on private well water. The project will incrementally increase water demand for irrigation.

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

No commercial or industrial activities are proposed that would generate a significant amount of contaminants to a public or private water supply. The ball fields associated with the project will incrementally contribute urban pollutants to the environment such as herbicides and fertilizers used on the field; however, the contribution will be minimal given the size of the two ball fields. Potential siltation from the proposed project will be mitigated through implementation of erosion control measures.

6. Degrade septic system functioning?				X

EXHIBIT D

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

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

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

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

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

Drainage Calculations prepared by Richard Irish Engineering, dated September 9, 2004, have been reviewed for potential drainage impacts and accepted by the Department of Public Works (DPW) Drainage Section staff. The runoff rate from the property will be controlled by diversion to a retention basin. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

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

No new impervious surfaces are proposed as part of the sports field project, thus there will be no additional storm water runoff that could contribute to flooding or erosion.

10. Otherwise substantially degrade water supply or quality? X

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

C. **Bioloaical Resources**

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish x

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
and Game, or U.S. Fish and Wildlife Service?				

A Biotic Report was prepared for this project by Kathleen Lyons, Biotic Resources Group, dated December 7,2004 (Attachment 13). This report has been reviewed and accepted by the Planning Department Environmental Section (Attachment 14). Southwestern pond turtles (*Clemmys marmorata pallida*) a special status species, have been identified on the subject property. Barrier fencing approximately 10-25 feet lakeside of the edge of the construction zone in the grassland habitat before the June nesting season will prevent turtles from entering the site for potential nesting and will direct any dispersing turtles *to* other undisturbed areas nearby.

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

Riparian woodland occurs approximately 80 feet from the proposed sports fields. Fencing along the outer edge of grading is required to reduce human use of nearby riparian woodland areas.

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

The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site in that protective barrier fencing shall direct nesting pond turtles away from graded areas.

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

The development area is adjacent to a riparian corridor, which could be adversely affected by a new or additional source of light. The following conditions will be added to the project, such that any potential impact will be reduced to a less than significant level: All site, security and landscape lighting shall be directed onto the site and away from adjacent riparian areas. Light sources shall be shielded by landscaping, fixture design, or other physical means. No new light source shall allow light into the riparian woodland.

5.	Make a significant contribution to the				x

EXHIBIT D

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

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

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

D. Energy and Natural Resources

Does the project have the potential to:

1. Affect or be affected by land designated as "Timber Resources" by the General Plan?				X
2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?			X	

The 6.5 acre project site, though zoned CA, Commercial Agriculture, is not currently being used for agriculture. Agricultural uses are established in the surrounding vicinity. An agricultural buffer determination was made by the County Agricultural Policy Advisory Commission (Attachment 16), which determined that a reduced 60-foot buffer was adequate to protect agricultural operations across Highway 152. Adjacent bush berry production on APN 051-501-20, a 66-acre parcel held in common ownership by the Salesian Society, is separated from the proposed ball field by fencing and landscaping.

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

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?				X

E. Visual **Resources and Aesthetics**

Does the project have the potential to:

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

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

Although Highway 152 is a designated scenic resource, the only views of the proposed ball fields that will be affected by the project are those from private property. County visual resource protection regulations only apply to public viewsheds.

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

The project site is located along a County designated scenic road as per General Plan Policy 5.10.10, but the proposed ball fields do not include structures that would damage public views of agricultural vistas.

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

The existing visual setting is agricultural vistas and public facilities including a church and *two* schools. The proposed project is designed and landscaped so as to fit into this setting.

4. Create a new source of light or glare which would adversely affect day or				X

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
nighttime views in the area?				

The project will contribute an incremental amount of night lighting to the visual environment. However, the following project conditions will reduce this potential impact *to* a less than significant level: All site, security and landscape lighting shall be directed onto the site and away from adjacent riparian areas. Light sources shall be shielded by landscaping, fixture design, or other physical means. Particularly, no light shall be directed toward Kelly Lake.

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

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

F. Cultural Resources

Does the project have the potential to:

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

There are no existing structures on the property so nothing is designated as a historic resource on any federal, State or local inventory.

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

Archaeological surveys and testing of the area to the south of the proposed ball fields by Archaeological Consulting identified significant prehistoric cultural resources and mitigation was required *to* protect those resources during the development of the school. Archaeological Consulting (letters of December 22, 2004 and March, 2005, Attachment 10) has opined that the softball field area, north of the school, has not produced evidence of significant prehistoric cultural resources and that such resources are unlikely *to* be disturbed because the project involves **fill** rather than excavation, the upper section of soil has been disturbed by agricultural activity, and the cultural site probably does not extend this far north. However, current grading plans do show that a portion of the site, approximately 20 percent, will be excavated. Although the excavation is shallow and probably limited *to* the area previously disturbed by disking there is a potential to uncover resources and an archaeological monitor will be required to be on site when excavation occurs.

Pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction, the responsible persons shall

EXHIBIT D

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

immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

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

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

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

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

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

No hazardous materials are proposed to be utilized on the sports fields.

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				X

EXHIBIT D

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

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

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

The site is more than **2** miles distant from Watsonville municipal airport.

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

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

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

H. Transportation/Traffic

Does the project have the potential to:

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

The project will create a small incremental increase in traffic on nearby roads and intersections as students practice after school hours. However, given the small

EXHIBIT D

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

number of new trips created by the project as no increase in student enrolment is proposed, this increase is less than significant. Further, the increase will not cause the Level of Service at any nearby intersection to drop below Level of Service **D.**

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

The project meets the code requirements and conditions of approval for the original school development permit #99-0383 for the required number of parking spaces and therefore parking demand continues to be accommodated on site.

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

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

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

See response H-1 above.

I. Noise

Does the project have the potential *to:*

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

The project will create an incremental increase in the existing noise environment as school sporting events will do. However, this increase will be moderate and there are no sensitive receptors in the immediate area.

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

	significant Or Potentially Significant Impact	Less than Significant *with* Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

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

J. Air Quality

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

1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	

The North Central Coast Air Basin does not meet State standards for ozone and particulate matter (PM10). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NOx]), and dust.
Given the modest amount of new traffic that will be generated by the project there is no indication that new emissions of VOCs or NOx will exceed Monterey Bay Unified Air Pollution Control District (MBUAPCD) thresholds for these pollutants and therefore there will not be a significant contribution to an existing air quality violation.
Project construction may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices, such as periodic watering, will be implemented during construction to reduce impacts to a less than significant level.

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

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

3. Expose sensitive receptors to substantial pollutant concentrations?			X	
4. Create objectionable odors affecting a			X	

EXHIBIT D

	Significant Or Potentially significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
substantial number of people?				

K. Public Services **and** Utilities

Does the project have the potential to:

1.	Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
	a. Fire protection?			x	
	b. Police protection?			x	
	c. Schools?			x	

The subject site is an existing school site.

	d. Parks or other recreational activities?			x	

Provision of on-site sports fields should reduce demand for such facilities on other recreational sites in the area.

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

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

2.	Result in the need for construction of				

EXHIBIT D

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

Drainage analysis of the project by Richard Irish Engineering dated 9-09-04 and 2-24-05 (Attachment 6) was reviewed by the Department of Public Works Drainage staff who determined that downstream storm facilities are adequate to handle the increase in drainage associated with the project (Attachment 14).

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

The project is connected to the City of Watsonville for water supply. Public water delivery facilities will not have to be expanded.

Municipal sewer service from the Salsipuedes Sanitation District serves the project, as approved in the original development permit 99-0383.

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

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

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

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

6. Result in inadequate access for fire protection?				X

The project's road access meets County standards and has been approved by the Pajaro Valley Fire protection District.

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?				X
a. Result in a breach of federal, state, and local statutes and regulations related to solid waste management?				x

L. Land **Use,** Population. and Housing
Does the project have the potential to:

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

The proposed project does not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect. A modest amount of **CA** land, less than four acres, will not be available for production while the ball fields are in place. However, this land is not currently in production and the is loss of most of this area is not a permanent loss of agricultural resource.
Policies to protect sensitive habitat and riparian areas, including minimum setbacks from water bodies and woodland, are being met.

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

The proposed project does not conflict with any regulations adopted for the purpose of avoiding or mitigating an environmental effect. See L-1.

3. Physically divide an established community?				X

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

4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for				x

EXHIBIT D

	Significant O. Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
example, through extension of roads or other infrastructure)?				

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

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

The proposed sports fields are to be located on a vacant portion of the parcel and will not displace any people or existing housing.

M. Non-Local Approvals

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

N. Mandatory Findings of Significance

1.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?	Yes	No	**x**
2.	Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)	Yes	No	**x**
3.	Does the project have impacts that are individually limited, but cumulatively	Yes	No	x

EXHIBIT D

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

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly7

Yes ____ No __x__

EXHIBIT D

TECHNICAL REVIEW CHECKLIST

	REQUIRED	COMPLETED*	N/A
Agricultural Policy Advisory Commission (APAC) Review	✓	8-18-05	
Archaeological Review	✓	3-29-05	
Biotic Report/Assessment	✓	12-07-04	
Geologic Hazards Assessment (GHA)			✓
Geologic Report			✓
Geotechnical (Soils) Report	✓	January 2005	
Riparian Pre-Site	J	4-18-05	
Septic Lot Check			✓
Other:			

EXHIBIT n

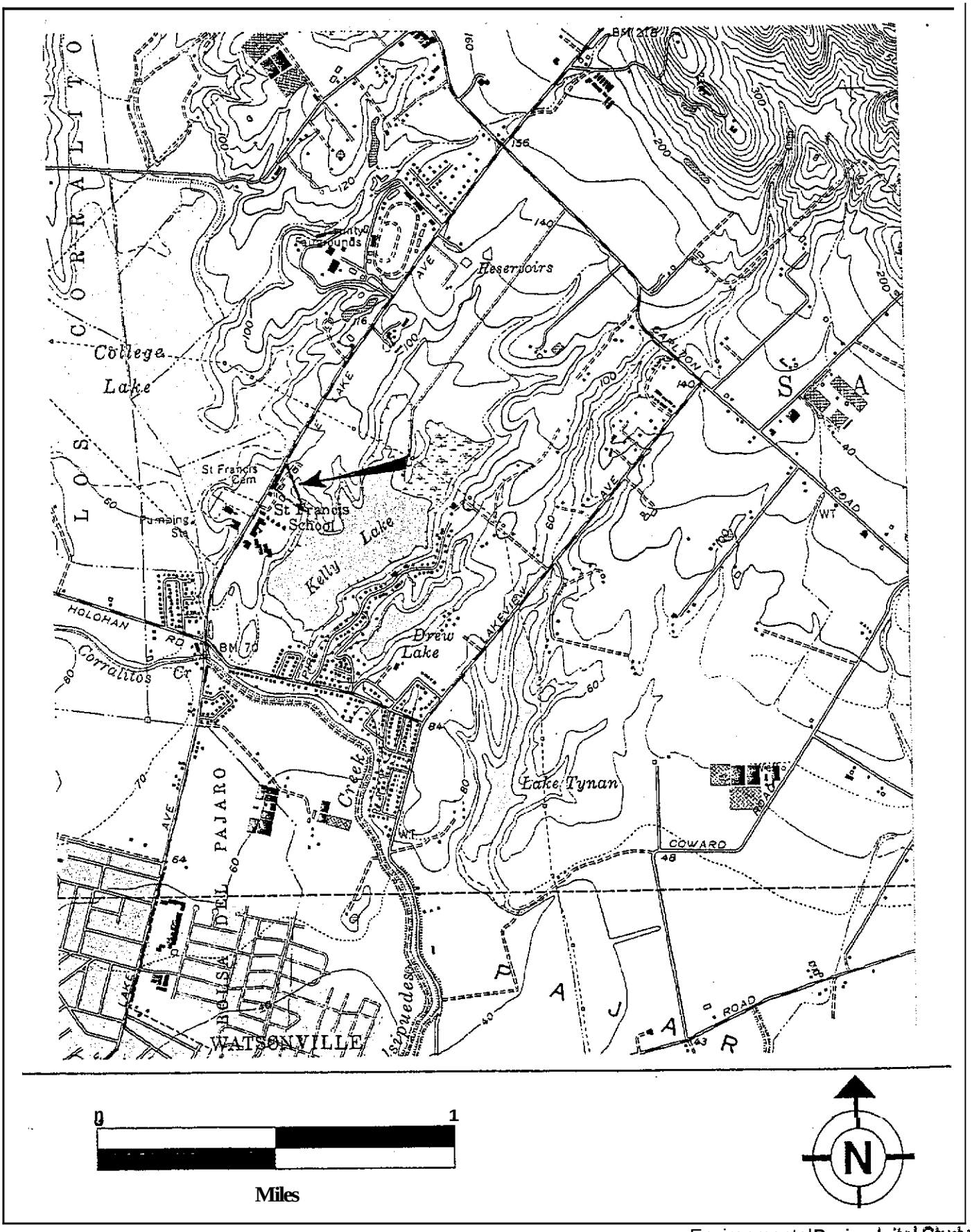
Attachments:

1. Vicinity Map
2. Map of Zoning Districts
3. Map of General Plan Designations
4. Assessors Parcel Map
5. Civil, Grading, Drainage Improvement Plans prepared by Richard Irish Engineering, dated 9-09-04, revised 2-24-05, 9-06-05
6. Site Pian, Erosion Control Plan prepared by Bellinger/Foster/Steinmetz, dated 3-11-05, *8* Landscape Plans, dated 3-11-05 revised 5-27-05, 9-06-05
7. Geotechnical Investigation by Pacific Crest Engineering Inc., 04120-SZ78-B41, dated January 2005
8. Geotechnical Review Letters prepared by Pacific Crest Engineering, dated 2-09-05, 3-16-05, 3-23-05
9. Geotechnicai Review acceptance letter, prepared by Kevin Crawford, County Senior Civil Engineer, dated 3-29-05
10. Archeological Reconnaissance Survey Letter prepared by Gary S. Breschini, Ph.D. dated 12-22-05 and 3-29-05
11. Project review letter, Department of Fish &Game, dated September 17, 2004
12. Biotic Report prepared by Biotic Resources Group, Kathleen Lyons/Dana Bland dated 12-07-04
13. Discretionary Application Comments, dated August 31, 2005
14. Letter from Father John Itzaina, S.D.B. spil import issue, dated May 10, 2005
15. Agricultural Buffer Determination dated August 18, 2005 and Minutes

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

1. Commercial Deveiopment Permit 99-0383, Saint Francis Preparatory Salesian Society with associated biotic and archaeological studies.

EXHIBIT D



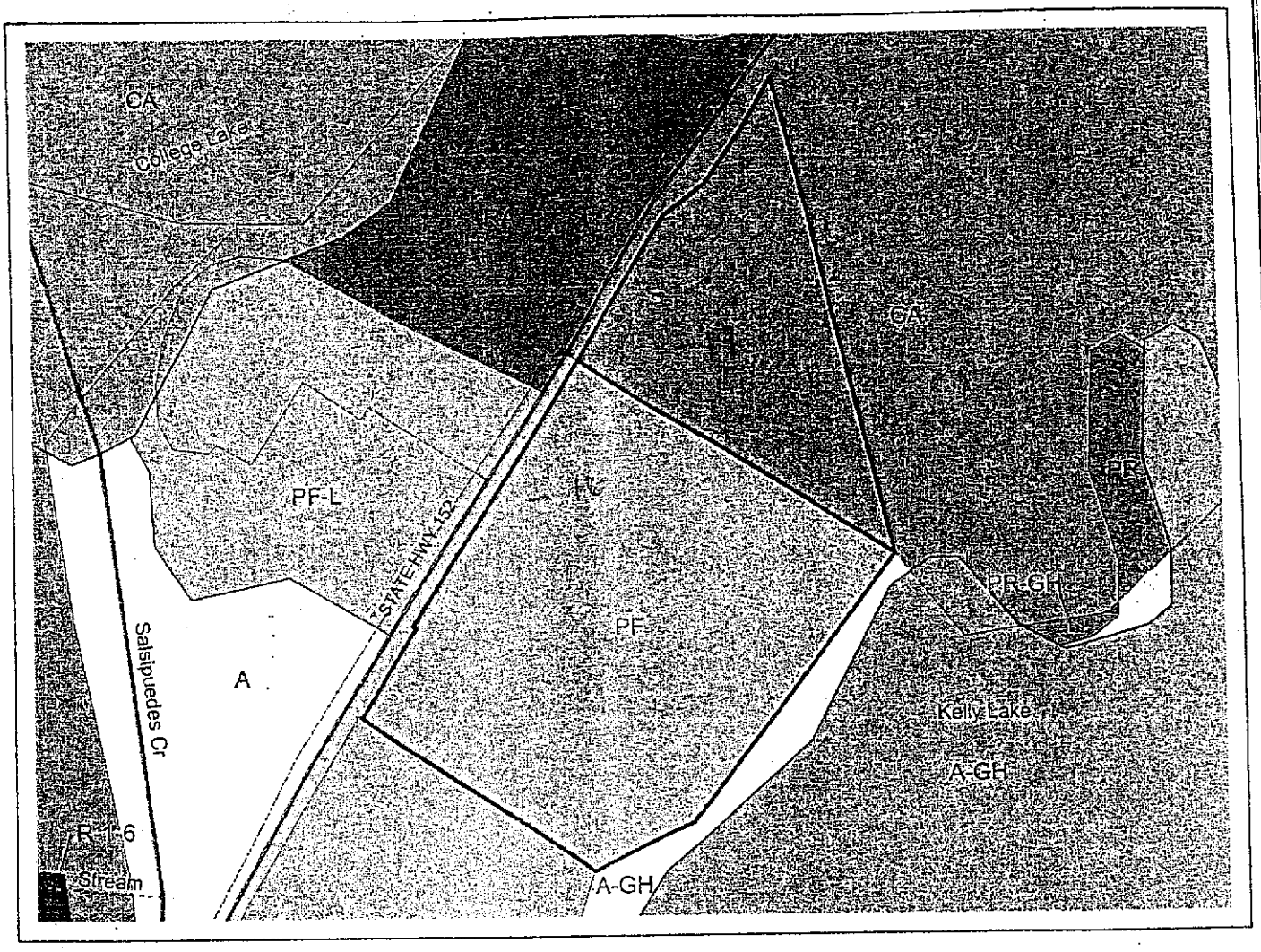
Environmental Review Inital Study

Map 1. Project Location.

ATTACHMENT 1
APPLICATION 04-0423

EXHIBIT D

Zoning Map



500 0 500 1000 1500 Feet

Legend

- APN 051-501-16,19
- Parcel boundaries
- Streets
- State Highway
- Perennial Stream
- Lakes
- Agriculture (A)
- Commercial Agriculture (CA)
- Residential Agriculture (RA)
- Single-Family Residential (R-1-5)
- Parks, Recreation, and Open Space (PR)
- Public Facilities (PF)

N

Map created by Santa Cruz County Planning Department: September 2004

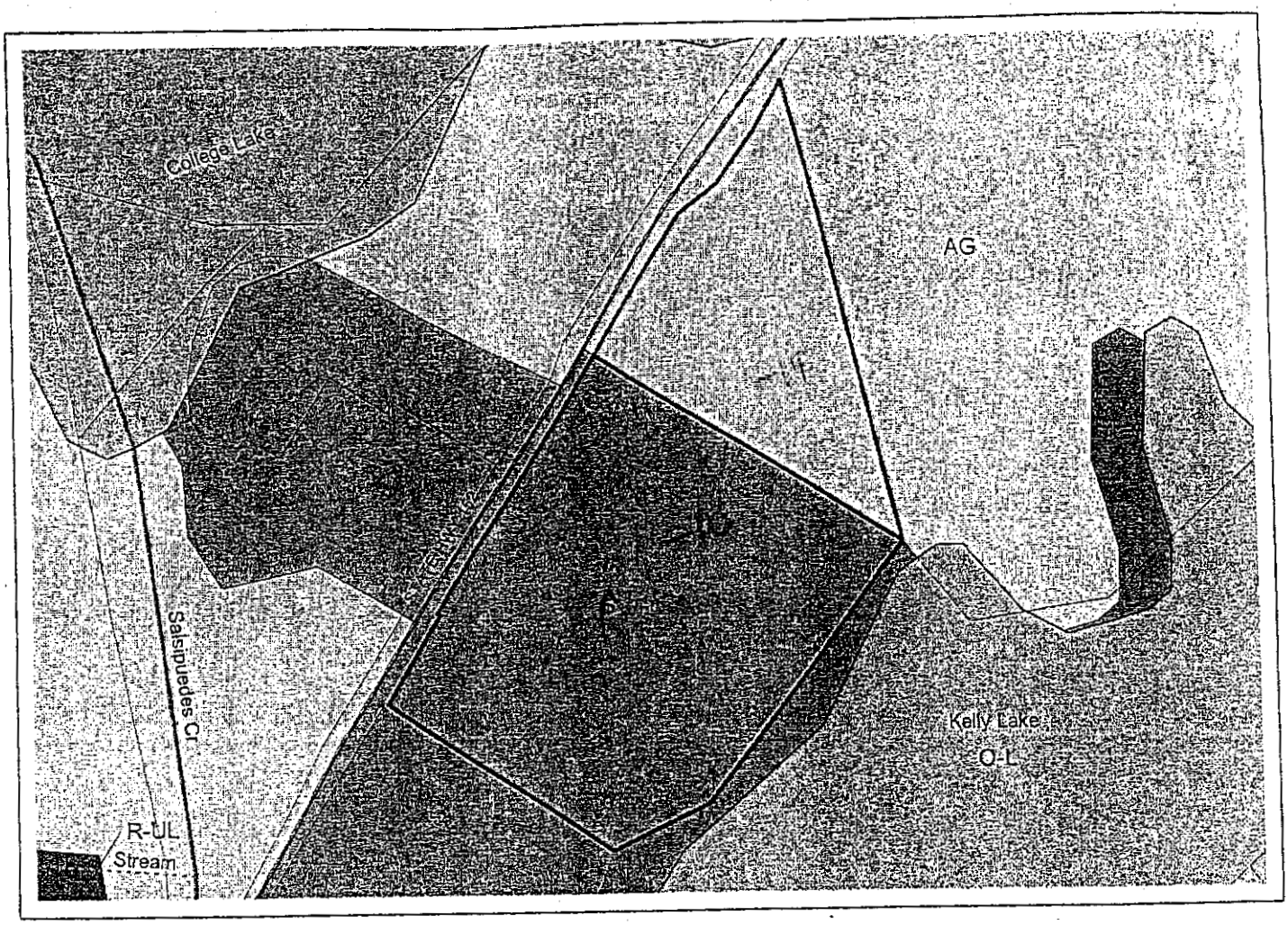
Environmental Review initai Study

ATTACHMENT 2

APPLICATION [illegible]

EXHIBIT D

General Plan Map



500 0 500 1000 1500 Feet

Legend

- APN 051-501-16,19
- Parcel boundaries
- Streets
- State Highway
- Perennial Stream
- Lake
- Agriculture (AG)
- Public Facilites (P)
- Lake (O-L)
- Residential - Urban Low Density (R-UL)

N

Map created by Santa Cruz County Planning Department:
September 2004

Environmental Review Inital Study

ATTACHMENT
APPLICATION

EXHIBIT D

Environmental Review Inital Study
ATTACHMENT 4
APPLICATION 04-0423

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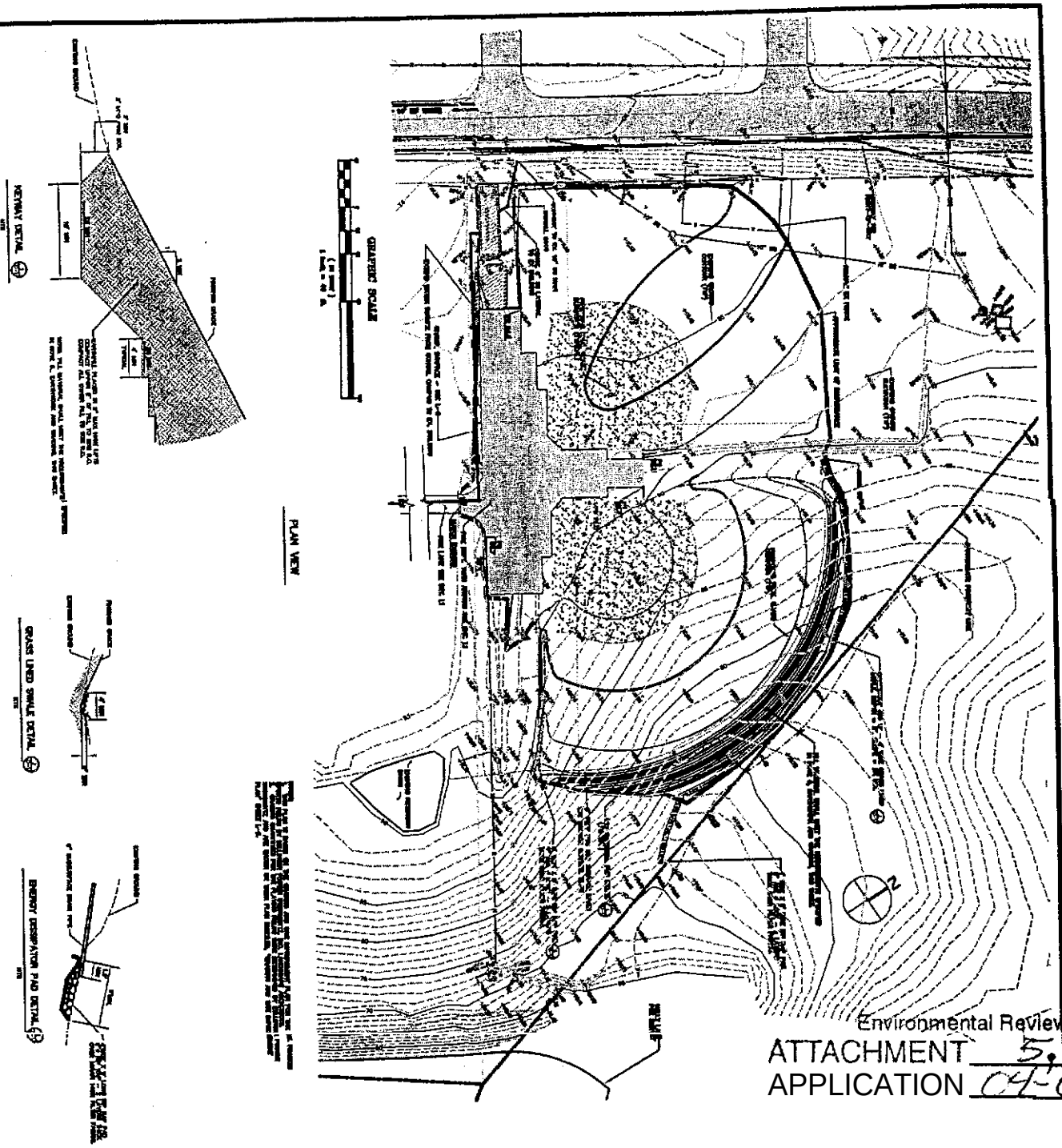
EXHIBIT D



Environmental Review Inital Study
ATTACHMENT 5, 1 of 2
APPLICATION 04-0428

HYDROLOGY

GRADING AND DRAINAGE

ST. FRANCIS SPORTS FIELDS
FOR
ST. FRANCIS HIGH SCHOOL
2400 EAST LAKE AVENUE
WATSONVILLE, CA 95076

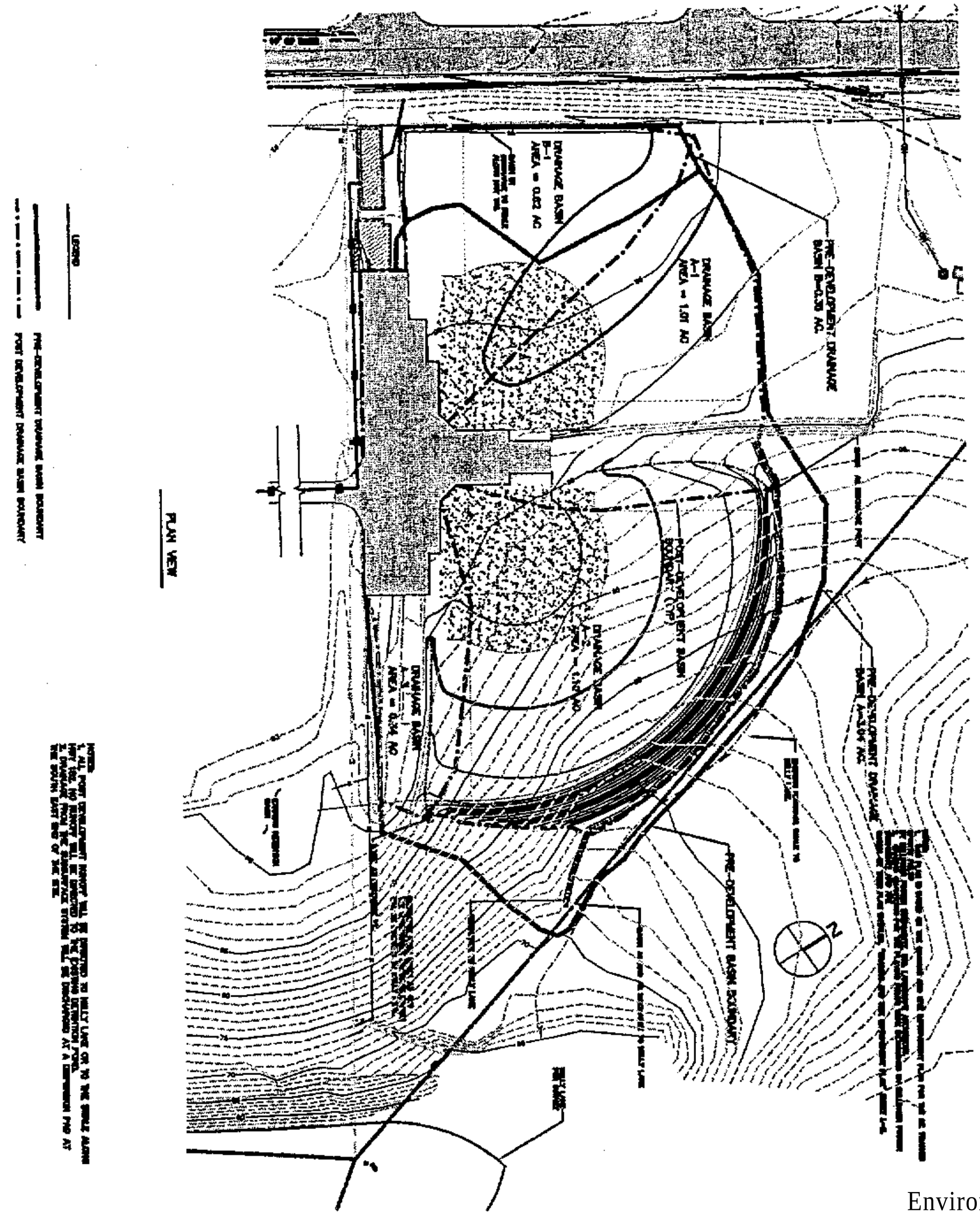
CIVIL-GRADING AND DRAINAGE PLAN

Richard Irish Engineering
313C Soquel Avenue, Santa Cruz, CA 95062
831-425-3901 www.riengineering.com

REVISED PER COUNTY REVIEW, 2/24/2005
REVISED 9/06/2006

C-01

EXHIBIT D

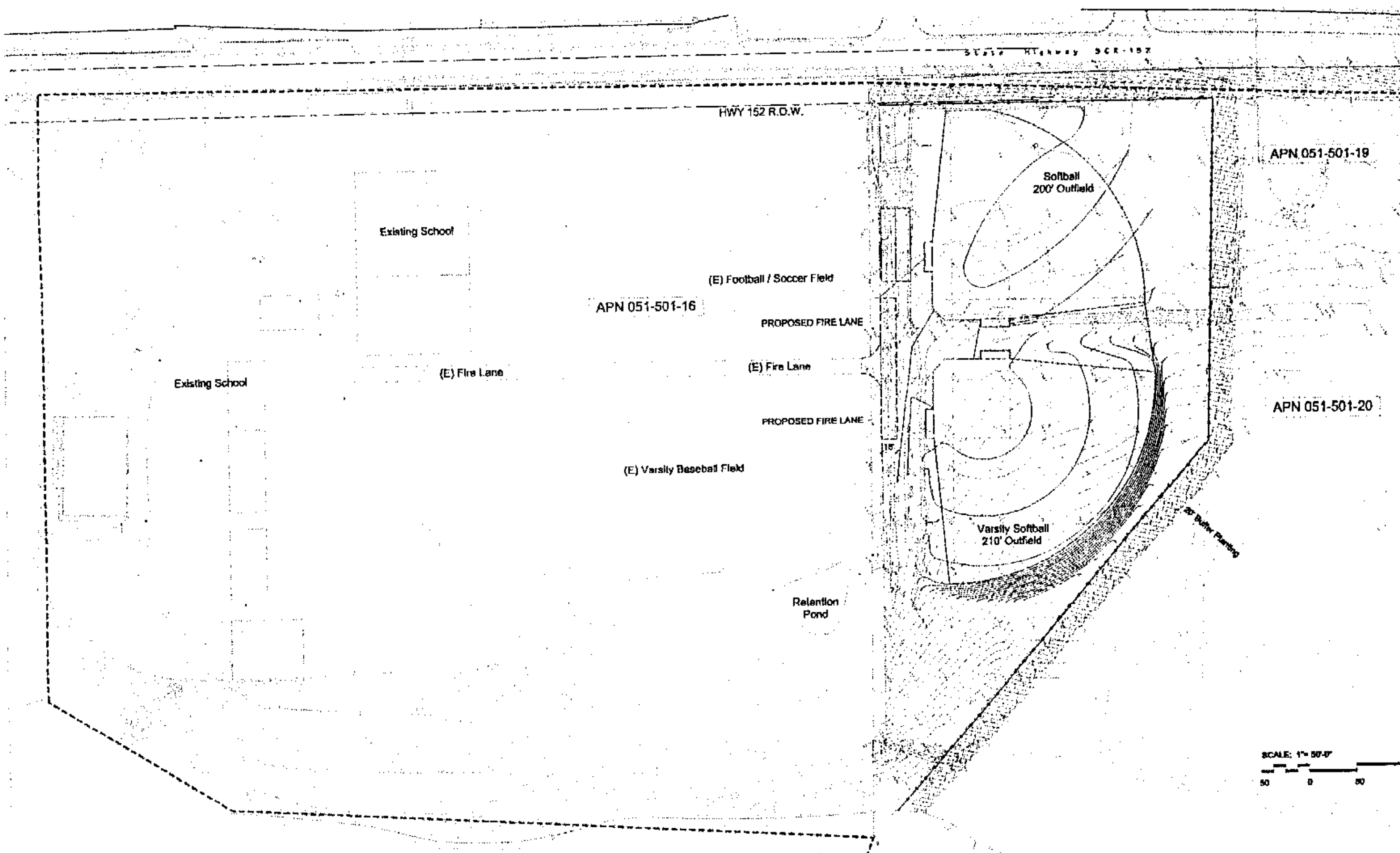


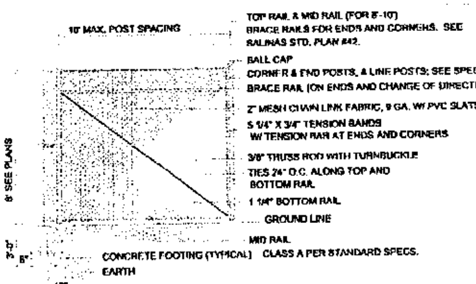
Environmental Review Inital Study
ATTACHMENT 5, 2 of 2
APPLICATION 04-0428

C-02	04-078-1 SEPTEMBER 9, 2004 1" = 20' stormwaterplan.dwg	ST. FRANCIS SPORTS FIELDS FOR ST. FRANCIS HIGH SCHOOL 2400 EAST LAKE AVENUE WATSONVILLE, CA 95076 EXISTING AND PROPOSED HYDROLOGY	Richard Irish Engineering 313C Soquel Avenue, Santa Cruz, CA 95062 831-425-3901 www.riengineering.com

REVISED PER COUNTY REVIEW 2/24/2005
REVISED 9/08/2005

EXHIBIT D





1 Chainlink Fence
nts

Planting Buffer - Plant Legend

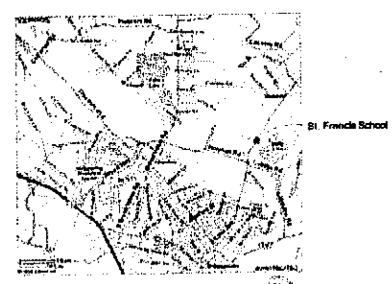
Botanical Name	Common Name	Size	Spacing
Trees			
Quercus agrifolia	Coast Live Oak	15 Gal.	40' oc.
Shrubs			
Callistemon citrinus	Lemon Bottlebrush	5 Gal.	15' oc
Ceanothus thyrsiflorus	Blue Blossom	5 Gal.	15' oc
Feijoa sellowiana	Pineapple Guava	5 Gal.	15' oc
Garrya elliptica	Silktassel Tree	5 Gal.	15' oc
Rhamnus alaternus	Italian Buckthorn	5 Gal.	15' oc
Prunus ilicifolia	Hollyleaf Cherry	5 Gal.	15' oc
Rhamnus californica	Coffeeberry	5 Gal.	15' oc

Highway 152 Frontage - Plant Legend

Botanical Name	Common Name	Size	Spacing
Trees			
Lagerstroemia indica	Crape Myrtle	15 Gal.	30' oc.
Shrubs to match existing frontage plantings			

Legend:

- 6' Fence: See 1
- Fireline
- Infield Fines
- Class II compacted baserock, crowned to drain
- Planting Buffer: Vegetative plantings that will reach 15'-25' upon maturity: See Plant Legend. Plantings shall be automatically drip irrigated.
- Highway 152 Frontage Buffer : Landscape plantings to match existing school frontage: See plant legend. Plantings shall be automatically drip irrigated.



VICINITY MAP

Environmental Review Inital Study
ATTACHMENT 6, 1 of 3
APPLICATION 04-0428

Bellinger
Foster
Steinmetz
Landscape Architecture

Consultants:

Revisions:
6-27-05 SE
7-8-05 SE
9-6-05 SE

St. Francis
Sports Fields

St. Francis High School
2400 East Lake Avenue
Watsonville, CA 95076

Project No.: 04.022
Date: March 11, 2005

Overall Site Plan
Sheet No.
L-1

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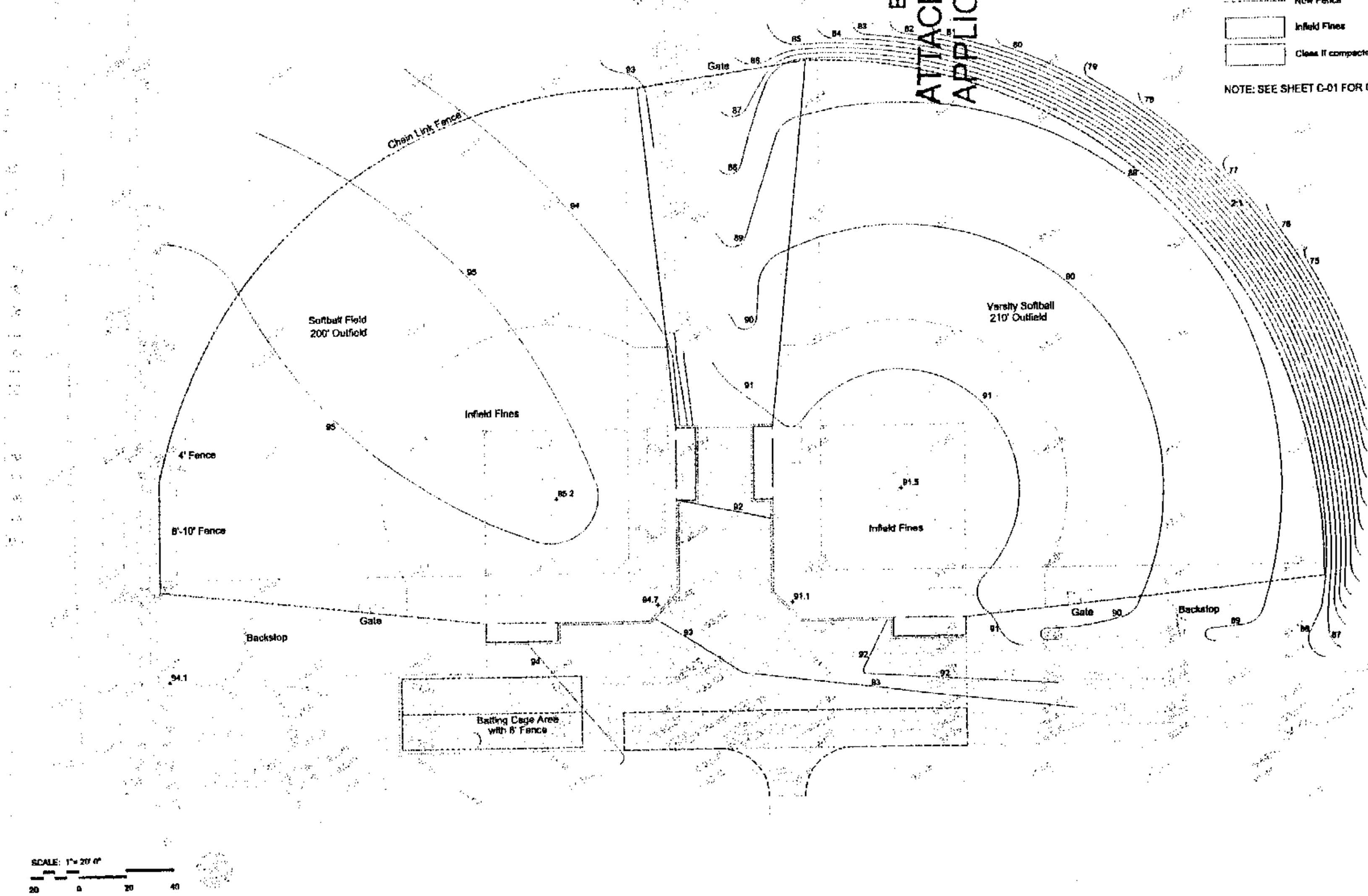
Environmental Review Inital Study
ATTACHMENT 6, 2 of 3
APPLICATION 04-0428



Stripping: 1" cut
Shrinkage: 15%
Sections: AC Paving 2"-6", Infield fines 4"

VOLUMES SUMMARY

Region	Total SF	Cut SF	Fill SF	Raw Cut CY	Raw Fill CY	Cut Factor	Fill Factor	Net Cut CY	Net Fill CY	Net Difference	Net Chg/1"
AC Paving	9,492	8,596	926	339	10	1.000	1.150	339	11	328 Export	35
Infield Fines	26,494	7,586	19,810	110	1,173	1.000	1.150	110	1,349	-1,239 Import	86
Landscape	89,935	24,919	65,416	445	8,825	1.000	1.150	445	10,149	-9,704 Import	333
Stripping Areas	0	0	0	564	0	1.000	1.000	564	0	564 Export	0
Job Total	125,921	40,071	85,160	1,464	10,008	1.000	1.150	1,464	11,509	-10,045 Import	[illegible]

Legend:

Existing Contours
78 New Contours
New Fence
Infield Fines
Class II compacted baserock, crowned to drain

NOTE: SEE SHEET C-01 FOR GRADING INFORMATION

EXHIBIT D

Bellinger
Foster
Steinmetz
Landscape Architecture

Consultants:

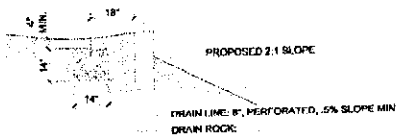
Revisions:
5-27-05 SE
7-8-05 SE
9-8-05 SE

St. Francis
Sports Fields

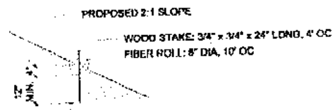
St. Francis High School
2400 East Lake Avenue
Watsonville, CA 95076

Drawn: SE
Checked: LF
Project No.: 04.022
File Name: [illegible]
Date: March 11, 2005
Issuance:

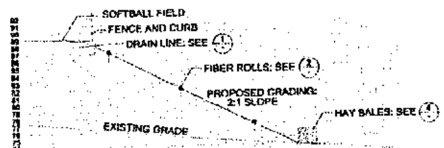
Site Improvements
Plan
Sheet No.
L-2



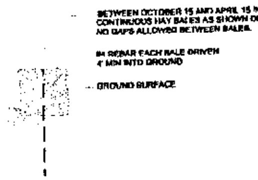
(1) Drain Line
1/2"=1'-0"



(2) Entrenchment Detail
1/2"=1'-0"



(3) Section A - A
1/8"=1'-0"

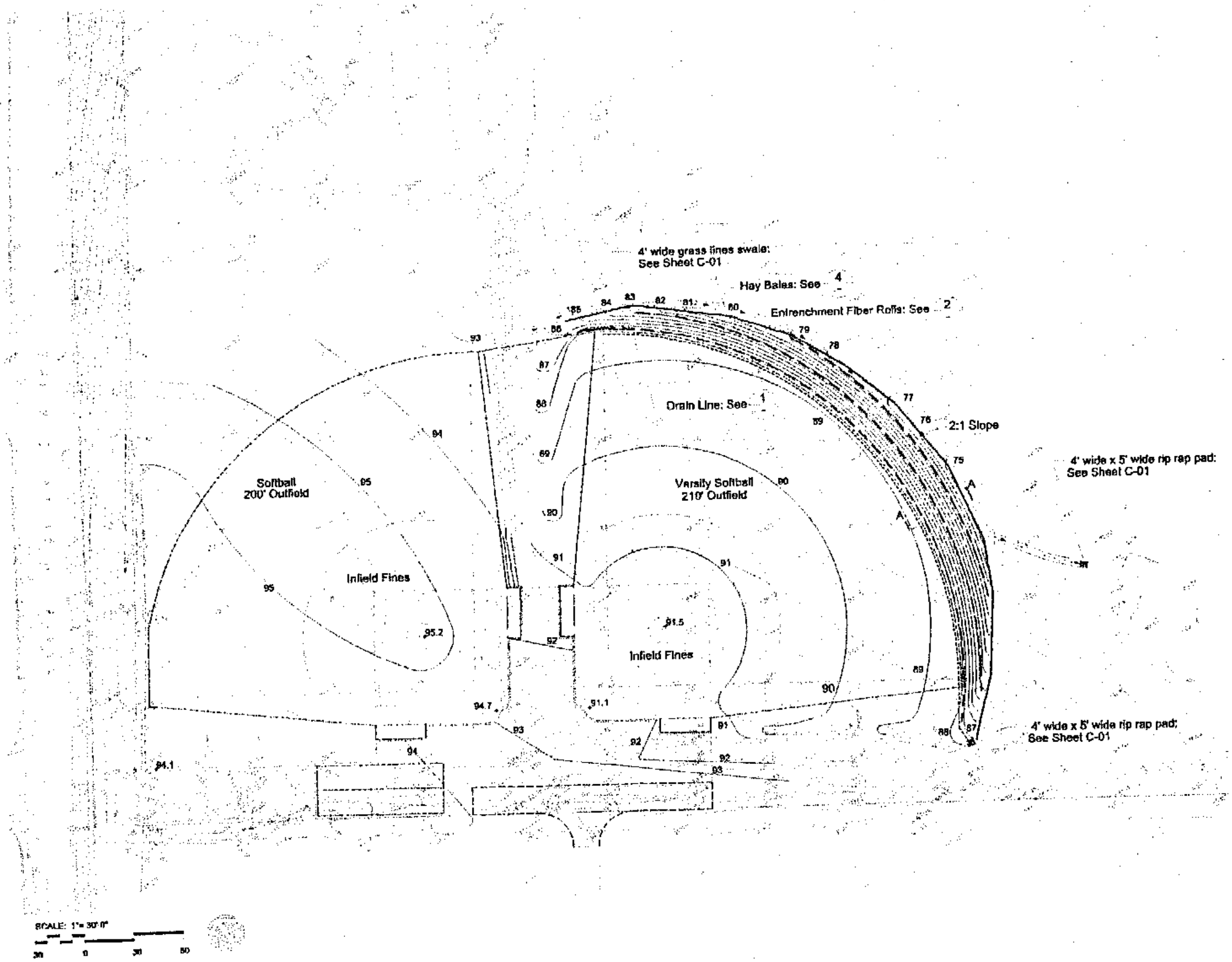


(4) Hay Bale Detail
nts

Legend:

- Existing Contours
- New Contours
- New Fence
- Hay Bales: See Detail 4
- Entrenchment Fiber Rolls: See Detail 2
- Drain Line: See Detail 1
- Infield Fines
- Class II compacted baserock, crowned to drain

See Sheet C-01 for additional information



Erosion Control Notes

1. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION BETWEEN OCTOBER 15 AND APRIL 15 AND EROSION CONTROL MEASURES MUST BE PLACE AND CONTINUOUSLY IN PLACE.
2. DISTURBANCE OF ANY SURFACE VEGETATION DURING CONSTRUCTION MUST BE KEPT TO A MINIMUM.
3. DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. STRAW BALE SILTATION BARRIERS SHALL BE PLACED AS SHOWN ON PLAN.
4. ALL FILL SURFACES SHALL BE PLANTED WITH A SEED MIXTURE THAT WILL YIELD THE FOLLOWING RATE OF APPLICATION.

TYPE OF SEED	POUNDS PER ACRE
Bromus carinatus - California Brome	5
Hordeum brachyantherum - Meadow Barley	5
Deschampsia cespitosa 'holciformis' - Tufted Hairgrass	10
Festuca rubra 'Cal native' - Red Fescue	10
Festuca californica - California Fescue	6

5. AFTER CULTIVATION, THE EROSION CONTROL MATERIAL SHALL BE MIXED AND APPLIED TO ALL CUT AND FILL SLOPES IN APPROXIMATELY THE FOLLOWING

MATERIAL	POUND PER ACRE
SEED	36 POUNDS
FERTILIZER	500 POUNDS
STRAW MULCH	1,000 POUNDS
WATER	AS REQUIRED

6. RAIN WATER RUNOFF FROM THE SITE SHALL BE FILTERED BY STRAW BALE SILTATION BARRIER TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
7. TEMPORARY CUT-OFF BERMS OR DITCHES SHALL BE CONSTRUCTED TO DIRECT RUNOFF TO BASIN PRIOR TO OUTLETTING INTO NATURAL CHANNELS OR ON TO ROADS
8. ALL EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH WORKING DAY.

Environmental Review Initial Study
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APPLICATION 04-0428

EXHIBIT D

Bellinger
Foster
Steinmetz
Landscape Architecture

Consultants:

Revisions:
5 27-05 SE
7 8-05 SE
9 6 05 SE

St. Francis
Sports Fields

St. Francis High School
2400 East Lake Avenue
Watsonville, CA 95076

Drawn: SE
Checked: LF
Date: March 11, 2005

Erosion
Control Plan
Sheet No.
L-3

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GEOTECHNICAL INVESTIGATION
FOR
NEW ATHLETIC FIELDS PROJECT
ST. FRANCIS HIGH SCHOOL
WATSONVILLE, CALIFORNIA

FOR
DIOCESE OF MONTEREY
MONTEREY, CALIFORNIA

BY
PACIFIC CREST ENGINEERING INC.
CONSULTING GEOTECHNICAL ENGINEERS
04120-SZ78-B41
JANUARY 2005
www.4pacific-crest.com

EXHIBIT D

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APPLICATION 04-04.28

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Pacific *Crest* Engineering Inc. www.4pacific-crest.com

Geotechnical Group
444 **Airport** Blvd, Suite 106
Watsonville, **CA** 95076
Phone: 831-722-9446
Fax: 831-722-9158

Chemical Process Group
195 Aviation Way, Suite 203
Watsonville, CA 95076
Phone: 831-763-6191
Fax: 831-763-6195

January 20, 2005

Project No. 04120-SZ78-B41

Diocese of Monterey
C/O Strategic Constn tio Management
350 Coral Street, Suite E
Santa Cruz, CA 95060

Attention: Mr. David Robison

Subject: Geotechnical **Investigation**
New Athletic Fields Project
St. Francis **High** School
Highway 152
Watsonville, California

Dear Mr. Robison,

In accordance with your authorization, we have performed a geotechnical investigation for the New Athletic Fields Project located at the existing St. Francis **High** School on Highway 152 in Watsonville, California.

The accompanying report presents our conclusions and recommendations as well as the results of the geotechnical investigation on which they are based. If you have any questions concerning the data. conclusions or recommendations presented in this report, please call our office.

Very truly yours,

PACIFIC CREST ENGINEERING INC.

CERTIFIED ENGINEERING GEOLOGIST DUNCAN S. GEDDES Exp. 2/28/06 STATE OF CALIFORNIA

Duncan S. Geddes
Senior Geologist
C.E.G. 1776
Exp. 2/28/06

Michael D. Kleames, G.E.
Vice President\Principal Geotechnical Engineer
G.E. 2204
Exp. 3/31/06

Environmental Review Inital Study
ATTACHMENT 7 3 of 31
APPLICATION 04-0428

H:\PF\2004\04120 New Ball Fields\athletic fields gi.doc
Copies: 1 to Diocese of Monterey
4 to Strategic Construction Management, Attention: Mr. David Robison
5 to Betty Cost Planning and Permit Services

EXHIBIT D

GEOTECHNICAL INVESTIGATION

PURPOSE AND SCOPE

This report describes the geotechnical investigation and presents results, including recommendations, for your New Athletic Field Project located at the existing St. Francis High School on Highway 152 in Watsonville, California, Our scope of services for this project has consisted of:

1. Discussions with you and the members of the design team including Bellinger Foster Steinmetz (Landscape Architecture).

2. Review of the pertinent published material concerning the site including County planning maps, preliminary site plans and grading plans, geologic and topographic maps, and other available literature.

3. The drilling and logging of four test borings.

4. Laboratory analysis of retrieved soil samples.

5. Engineering analysis of the field and laboratory results.

6. Preparation of this report documenting our investigation and presenting recommendations for the design of *the* project.

LOCATION AND DESCRIPTION

The existing St. Francis High School is located on Highway 152 in Watsonville, California (Figure No. 1, Regional Site Plan). The proposed location of the New Athletic Fields is *the* northern edge of the St. Francis High School property.

The specific area proposed for the New Athletic Fields is a roughly triangular shaped parcel of land directly northeast of the High School's existing football/soccer and baseball fields. The topography in this area is gently to moderately sloped to the north and northeast. At the time of our field investigation this area was covered with long grasses and some low shrubs.

An existing roughly rectangular raised area of human placed fill is located across the western approximately half of the project site. Based upon our visual observation this fill area, the fill appears to range from less than a foot thick to a maximum of approximately 6 feet above the native grades.

The site is bounded to the west by Highway 152, to the south by the existing St. Francis High School, to the east by Kelly Lake, and to the north by existing agricultural fields.

We understand from our review of the preliminary project plan sheet you provided, that this project will consist of the design and construction of two softball fields located adjacent to each other. To establish the design grades and elevation for the eastern softball field approximately 10 to 15 feet (at its deepest) of fill material will be placed across this area of the project site.

We understand that there will be no habitable structures associated with this project.

HELD INVESTIGATION

Soil Borings

Four *6* inch diameter test borings were drilled on the site on December 21, 2004. The location of the test borings are shown on Figure No. 2, Site Plan Showing Test Borings. The drilling method used was hydraulically operated continuous flight augers. The drilling method used was by means of a limited access drill rig with a solid stem auger. A geologist from Pacific Crest Engineering Inc., was present during the drilling operations to log the soil encountered and to choose soil sampling type and locations.

Relatively undisturbed soil samples were obtained at various depths by driving a split spoon sampler 18 inches into the ground. This was achieved by dropping a 140 pound down hole *safety* hammer through a vertical height of 30 inches. The number of blows needed to drive the sampler for each 6 inch portion is recorded and the total number of blows needed to dnve the last 12 inches is reported as the Standard Penetration Test (SPT) value. The outside diameter *of* the samplers used in this investigation was *3* inches, and is noted as "L" on the boring logs. All standard penetration test data has been normalized to a 2 inch O.D. sampler so as to be the SPT "N" value.

Appendix **A** contains the site plan showing the locations of the test borings and the Log of Test Borings presenting the soil profile explored in each boring, the sample locations, and the SPT "N" values for each sample. Stratification lines on the boring logs are approximate as the actual transition between soil types may be gradual.

ATTACHMENT Environmental Review Inital Study
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04-0428

LABORATORY INVESTIGATION

The laboratory testing program was developed to help in evaluating the engineering properties of the materials encountered on the site. Laboratory tests performed include:

a. Moisture Density relationships in accordance with ASTM test D2937.

EXHIBIT D

b. Unconfined Compression tests in accordance with ASTM test D2166.

c. Atterberg Limits tests in accordance with ASTM test D4318.

d. "R" Value tests in accordance with California test 301.

The results of the laboratory tests are presented on the boring logs opposite the sample tested.

SOIL CONDITIONS

Regional Geologic Maps

The surficial geology in the area of the project site is mapped as the Alluvial Fan Facies of the Watsonville Terrace Deposits (Brabb, 1989). The Alluvial Fan Facies are described as semi-consolidated discontinuous layers of clay, silt, sand, and gravel. The native soils encountered in the test borings are consistent with this description.

Soil Borings

Boring No's. 1 and 2 encountered approximately 2 feet of fill material underlain by native soils. The fill material consisted of silty clayey sand with angular gravel of various sizes. The native soils consisted of interlayered sands and silts.

Boring No's. 3 and 4 encountered native soils at the ground surface. The native soils consisted of interlayered clays, silts, and sands.

Groundwater was not encountered in these test borings.

Environmental Review Inital Study
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APPLICATION 04-0428

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DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

GENERAL

1. The results of our investigation indicate that from a geotechnical engineering standpoint the New Athletic Fields Project site may be developed as proposed provided these recommendations are included in the design and construction.

2. Our laboratory testing indicates that the near surface soils possess low to moderate expansive properties.

3. Project plans should be reviewed by Pacific Crest Engineering Inc. during their preparation and prior to contract bidding.

4. Pacific Crest Engineering Inc. should be notified at least four (4) working days prior to any site clearing and grading operations on the property in order to observe the stripping and disposal of unsuitable materials, and to coordinate this work with the grading contractor. During this period, a pre-construction conference should be held on the site, with at least you or your representative, the grading contractor, a city representative and one of our engineers present. At this meeting, the project specifications and the testing and inspection responsibilities will be outlined and discussed.

5. Field observation and testing must be provided by a representative of Pacific Crest Engineering Inc., to enable them to form an opinion as to the degree of conformance of the exposed site conditions to those foreseen in this report, regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the specification requirements. Any work related to grading performed without the full knowledge of, and not under the direct observation of Pacific Crest Engineering Inc., the Geotechnical Engineer, will render the recommendations of this report invalid.

SITE PREPARATION

6. The initial preparation of the site will consist of the removal of long grasses and shrubs as required and any debris. Shrub removal should include the entire stump and roct ball. Septic tanks and leaching lines, or other existing unused underground utilities, if encountered, must be completely removed. The extent of this soil removal will be designated by a representative of Pacific Crest Engineering Inc. in the field. This material must be removed from the site.

EXHIBIT D

7. Any voids created by shrub and root ball removal, septic tank and leach line, and/or underground utility removal must be backfilled with properly compacted native soils that are free of organic and other deleterious materials or with approved imported fill.

8. Any wells encountered shall be capped in accordance with the requirements and approval of the County Health Department. The strength of the cap shall be equal to the adjacent soil and shall not be located within 5 feet of a structural footing.

9. Surface vegetation and organically contaminated topsoil should then be removed ("stripped") from the project area. This material may be stockpiled for future landscaping. It is anticipated that the depth of stripping may be 2 to 4 inches, however the required depth of stripping must be based upon visual observations of a representative of Pacific Crest Engineering Inc., in the field. The depth of stripping will vary upon the type and density of vegetation across the project site and with the time of year. Areas with dense vegetation or groves of shrubs or trees may require an increased depth of stripping.

10. There is a visually obvious raised area of apparently human placed fill material located across the western approximately half the project site. Based upon our visual observation this area, the fill appears to range from less than a foot thick to a maximum of approximately ***6*** feet above the original native grades. Our test borings advanced in this area of the project site (Boring No's. 1 and 2) encountered approximately 2 feet of existing fill material overlying the native soil at their respective locations. **Our** visual observations and the depth of fill material encountered in our test borings are supported by the grading plan provided by Bellinger Foster Steinmetz which suggests that this fill varies from approximately less than a foot thick to as much as ***6*** feet thick.

Please be aware that this fill material maybe deeper and thicker across the site than encountered in our test borings, noted in our visual observations, or indicated on the Bellinger Foster Steinmetz plan.

11. Pacific Crest Engineering Inc., was not present to observe nor test the placement of this fill. Consequently, we have no knowledge of the earthwork construction of this fill. The type and consistency of the overall fill material across the site is unknown. It is unknown if the fill was compacted. If compacted, the level of relative compaction and moisture content is unknown. It is unknown whether this fill was constructed with appropriate keyways or benches to "lock" the fill into the native slope and topography. Since the details regarding the placement of this existing fill material are unknown, we recommend that this existing fill material should be completely excavated and removed as **part** of the earthwork construction of this project.

12. This existing fill material should be completely removed to undisturbed native soil across the project site. The excavation process should be observed and the extent designated by a representative of Pacific Crest Engineering Inc., in the field. It should be possible to re-use the excavated fill material on this project with the provision that the excavated material should be:

a) Free of organics, debris, and other deleterious materials,
b) Generally granular in nature, well graded, and contain sufficient binder to allow utility trenches to stand open,
c) 'Free of rocks in excess **of 2** inches in nominal dimension,

Our representative should observe the excavated fill material prior to re-use so that we may provide further recommendations, as necessary.

13. It is possible that there are areas of human-made fill on the project site that our field investigation did not detect. Areas of human-made fill, if encountered on the project site will need to be completely excavated to undisturbed native material. The excavation process should be observed and the extent designated by a representative of Pacific Crest Engineering Inc., in the field. Any voids created by fill removal must be backfilled with properly compacted approved native soils that are free of organic and other deleterious materials, or with approved imported fill.

14. Following the stripping and the removal of existing human placed fill, the upper 8 inches *of* the exposed soil should be scarified, moisture conditioned, and compacted to the minimum requirements of this report, except for any contaminated material noted by a representative of Pacific Crest Engineering Inc., in the field. The moisture conditioning procedure will depend on the time of year that the work is done, but it should result in the soils being 1 to 3 percent over their optimum moisture content at the time of compaction. Recompacted sections should extend 5 feet beyond all edges of the improved areas, new athletic fields, and pavement areas.

Note: If this work **is** done during or **soon** after the rainy season, the on-site **soils** and other materials may **be** too wet **in** their existing condition to be used **as** engineered **fill.** These **materials** may require a diligent and active drying and/or mixing operation **to** reduce the moisture content to the levels required to obtain adequate compaction as an engineered **fill.** If the **on-site soils or** other materials are too dry, water may **need to** be added.

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COMPACTION

15. With the exception of the upper 8 inches of subgrade in paved areas and driveways, the soil on the project should be compacted to a minimum of 90% of its maximum dry density. The upper 8 inches of subgrade in the pavement areas and all aggregate subbase and aggregate base should be compacted to a minimum of 95% of its maximum dry density.

16. The maximum *dry* density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557. This test will also establish the optimum moisture content of the material. Field density testing will be in accordance with ASTM Test #D2922.

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17. Should the use of imported fill be necessary on this project, the fill material should be:

a. free of organics, debris, and other deleterious materials,
b. granular in nature, well graded, and contain sufficient binder to allow utility trenches to stand open,
c. free of rocks in excess of 2 inches in size,
d. have a Plasticity Index between 4 and 12, and
e. have a minimum Resistance "R" Value of 30, and be non-expansive.

18. Samples of any proposed imported fill planned for use on this project should be submitted to Pacific Crest Engineering Inc. for appropriate testing and approval not less than **4** working days before the anticipated jobsite delivery. Imported fill material delivered to the project site without prior submittal of samples for appropriate testing and approval must be removed from the project site.

CUT AND FILL SLOPES

19. All fill slopes should be constructed with engineered fill meeting the minimum density requirements of this report and have a gradient no steeper than **3:1** (horizontal to vertical).

20. Fill slopes should not exceed 15 feet in vertical height unless specifically reviewed by Pacific Crest Engineering Inc. Where the vertical height exceeds 15 feet, intermediate benches must be provided. These benches should be at least 6 feet wide and sloped to control surface drainage. **A** lined ditch should be used on the bench.

21. Fill slopes should be keyed into the native slopes by providing a 10 foot wide base keyway sloped negatively at least **2%** into the bank. The depth of the keyways will vary, depending on the materials encountered. It is anticipated that the depth of the keyways may be **3** to ***6*** feet, but at all locations shall be at least 2 feet into firm and stable material.

Subsequent keys may be required as the fill section progress upslope. Keys will be designated in the field by a representative of Pacific Crest Engineering Inc. See Figure No. 11 for general details.

22. Cut slopes shall not exceed a **3:1** (horizontal to vertical) gradient.

23. Cut slopes should not exceed a 15 foot vertical height unless specifically reviewed by a representative of Pacific Crest Engineering Inc. Where the vertical height exceeds 15 feet, intermediate benches must be provided. These benches should be at least 6 feet wide and sloped to control surface drainage. **A** lined ditch should be used on the bench.

24. The above slope gradients are based on the strength characteristics of the materials under conditions of normal moisture content that would result from rainfall falling directly on the slope, and do not take into account the additional activating forces applied by seepage from

spring areas. Therefore, in order to maintain stable slopes at the recommended gradients, it is important that any seepage forces and accompanying hydrostatic pressure encountered be relieved by adequate drainage. Drainage facilities may include subdrains, gravel blankets, rock fill surface trenches or horizontally drilled drains. Configurations and type of drainage will be determined by a representative of Pacific Crest Engineering Inc. during the grading operations.

25. The surfaces of all cut and fill slopes should be prepared and maintained to reduce erosion. This work, at a minimum, should include track rolling of the slope and effective plantmg. The protection of the slopes should be installed as soon as practicable so that a sufficient growth will be established prior to inclement weather conditions. It is vital that no slope be left standing through a winter season without the erosion control measures having been provided.

26. The above recommended gradients do not preclude periodic maintenance of the slopes, as minor sloughing and erosion may take place.

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

EROSION CONTROL

28. The surface soils are classified as moderately to highly erodable. Therefore, the finished ground surface should be planted with ground cover and continually maintained to minimize surface erosion. For specific and detailed recommendations regarding erosion control on and surrounding the project site, you should consult your civil engineer or an erosion control specialist.

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UTILITY TRENCHES

29. Utility trenches that are parallel to the sides of any structures should be placed so that they do not extend below a line sloping down and away at a 2:1 (horizontal to vertical) slope from the bottom outside edge of all foundation elements.

30. Trenches may be backfilled with the approved native materials or approved import granular material with the material compacted in thin lifts to a minimum of 95% of its maximum *dry* density in paved areas and 90% in other areas.

31. Jetting of the trench backfill should be carefully considered as it may result in an unsatisfactory degree of compaction.

32. Trenches must be shored as required by the local agency and the State of California Division of Industrial Safety construction safety orders.

LATERAL PRESSURES

33. Retaining walls with full drainage should be designed using the following criteria:

a. The following lateral earth pressure values should be used for design:

TABLE No. 4, Active and At-Rest Earth Pressure Values

Backfill Slope (H:V)	Active Earth Pressure (psf/ft of depth)	At-rest Earth Pressure (psf/ft of depth)
Level	45	*60*
3:1	55	70

Please note that slopes should not be steeper than 3:1 (H:V).

Active earth pressure values may be used when walls are free to yield **an** amount sufficient to develop the active earth pressure condition (about %% of height). The effect of wall rotation should be considered for areas behind the planned retaining wall (pavements, foundations, slabs, etc.). When walls are restrained at the top or to design for minimal wall rotation, use the at-rest earth pressure values.

b. For resisting passive earth pressure use 275 psf/ft of depth.

c. A ''coefficient of friction" between base of foundation and soil of 0.30 .

d. To develop the resisting passive earth pressure, the retaining wall footings should be embedded a minimum of 24 inches below the lowest adjacent grade. There should be a minimum of 5 feet of horizontal cover as measured from the outside edge of the footing.

e. Any live or dead loads which will transmit a force to the wall refer to Figure No. 12.

f. The resultant seismic force on the wall is 25 H^2 and acts at a point 0.6H up from the base of the wall. This force has been estimated using the Mononobe-Okabe method of analysis as modified by Seed and Whitman (1970).

Please note: Should the slope behind the retaining walls be other than shown in Table No.4, supplemental design criteria will be provided for the active earth or at rest pressures for the particular slope angle.

34. The above criteria are based on fully drained conditions. Therefore, we recommend that permeable material meeting the State of California Standard Specification Section 68-1.025,

42. For design purposes, the following traffic indices are suggested:

a. Parking stalls T.I. = 4%
b. Traffic aisles T.I. = 5
c. Truck usage areas T.I. = 6%

*Pacific Crest Engineering Inc. has nor performed a site specific traffic study to determine the actual traffic indices associated with this project. These values are for general design purposes only and the values may need modification.

43. The following table provides a flexible pavement design which is based on a modified version of the Caltrans Highway Design Manual – Chapter 600 (last updated July 1, 1995). This modified version does not include the additional "safety factor" of 0.20 feet of gravel equivalent which is typically added to the gravel equivalent of the asphaltic concrete (AC) pavement section (this safety factor is also subtracted from the gravel equivalent of the underlying baserock pavement section). The net result of the "safety factor" is an increase of approximately **1** inch of AC, and an associated reduction of approximately 2 inches of aggregate base material.

We believe this modified pavement design (provided without the additional safety factor) is suitable for this project since the traffic loads will be minimal with our current understanding of the project, and should result in an economical, yet still effective pavement section. Should the Client or design team desire a pavement section which is in strict accordance with the Caltrans Highway Design Manual – Chapter 600, please advise our firm and this will be provided at no extra charge.

The following pavement sections are suggested:

Material	Traffic Index		
	4½	5	6½
Asphalt Concrete	2 inches	2 inches	3 inches
Class 2 Aggregate Base, R=78 min.	6 inches	6 inches	6 inches
Class 4 Aggregate Sub-base, R=55 min.	6 inches	6 inches	8 inches

44. To have the selected pavement sections perform to their greatest efficiency, it is very important that the following items be considered:

a. Properly moisture condition the subgrade and compact it to a minimum of 95% of its maximum dry density, at a moisture content 1-3% over the optimum moisture content.

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b. Provide sufficient gradient to prevent ponding of water

c. Use only quality materials of the type and thickness (minimum) specified. All baserock must meet CALTRANS Standard Specifications for Class 2 Aggregate Base, and be angular in shape.

d. Compact the base and subbase uniformly to a minimum of 95% of its maximum dry density.

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

f. Maintenance should be undertaken on a routine basis.

PLAN REVIEW

45. We respectfully request an opportunity to review the project plans during preparation and before bidding to insure that the recommendations of this report have been included and to provide additional recommendations, if needed.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. This Geotechnical Investigation Report was prepared specifically for you and for the specific project and project site described in the body of this report. This Geotechnical Investigation Report and the recommendations included in this report should be utilized for this specific project and project site exclusively. This Geotechnical Investigation Report should not be applied to nor utilized on any other project or project site. Please refer to the ASFE "Important Information..." handout attached with this report.

2. 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 constmction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.

3. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to insure 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 insure that the Contractors and Subcontractorscarry out such recommendations in the field.

4. 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 are due to natural process or 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 of our control. This report should therefore be reviewed in light of future planned construction and then current applicable codes.

5. This report was prepared upon your request for our services in accordance with currently accepted standards of professional geotechnical engineering practice. No warranty as to the contents of this report is intended, and none shall be inferred from the statements or opinions expressed.

6. The scope of our services mutually agreed upon for this project did not include aiiy environmental assessment or study for the presence of hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site.

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Important Information About Your

Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

The following information is provided to help you manage your risks.

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Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply the report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure. as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientaiion, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were* not *informed.*

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions ihat existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events such as construction on or adjacent to the site; or by natural events, such as lloods, earthquakes. or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major probiems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then appiy their professional judgment io render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotecnnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are *Not* Final

Do not overrely on the construction recommendations included in your report. *Jhose recommendations are* not *final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual

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subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

A Geotechnical Engineering Report Is Subject to Misinterpretation

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Contractors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time* to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, a number of mold prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; ***none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.***

Rely on Your ASFE-Member Geotechnical Engineer for Additional Assistance

Membership in ASFE/The Best People on Earth exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you ASFE-member geotechnical engineer for more information.

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ASFE
The Best People on Earth
8811 Colesville Road/Suite G106, Silver Spring, MD 20910
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e-mail: info@asfe.org www.asfe.org

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APPENDIX **A**

Regional Site Plan
Site Plan Showing Test Borings
Boring Log Explanation
Log of Test Borings
Atterberg Limits
"R" Value Results
Keyway Detail
Surcharge Pressure Diagram
Typical Retaining Wall Drain Detail

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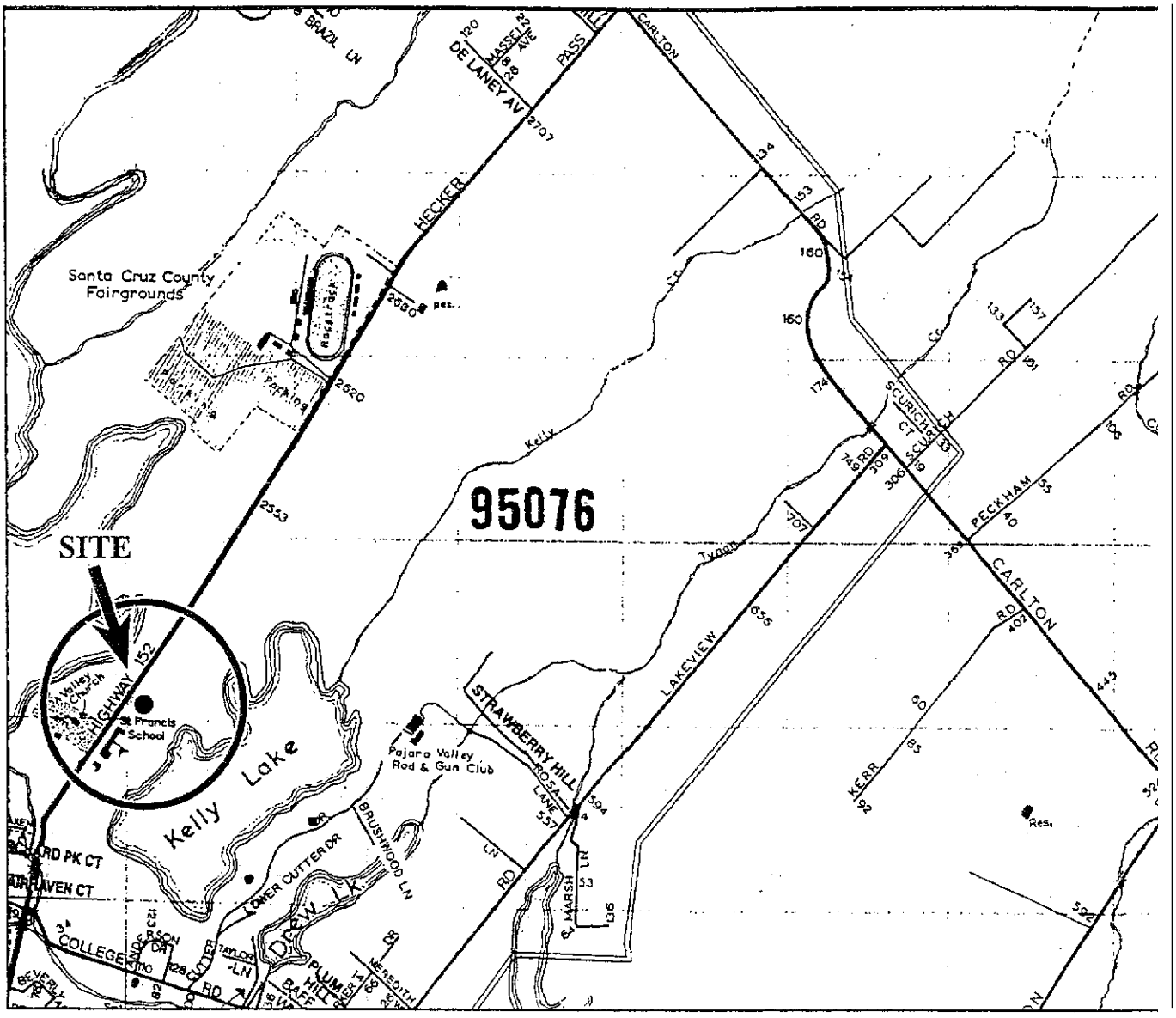

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Base Map from Regal Map Company

Pacific Crest Engineering Inc. 444 Airport Blvd., Suite 106 Watsonville, CA 95076	**Regional Site Plan** New Athletic Fields - St. Francis High School Watsonville, California	Figure No. 1 Project No. 04120 Date: 01/20/05

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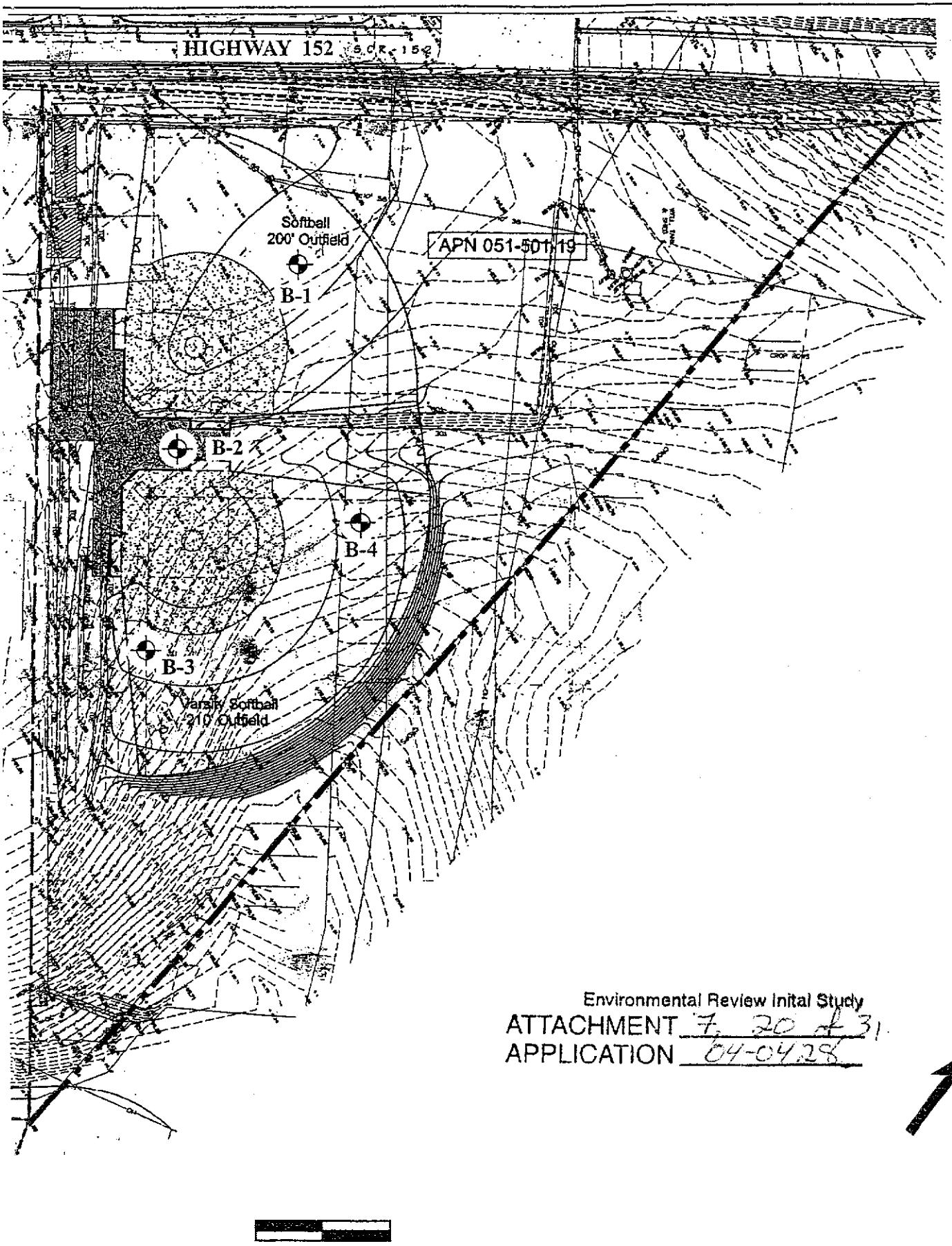

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Pacific Crest Engineering Inc. 444 Airport Blvd., Suite 106 Watsonville, **CA** 95076	**Site Plan Showing Test Borings** New Athletic Fields - St. Francis High School Watsonville, California	Figure No. 2 Project No. 04120 Date: 01/20/05

UNIFIED SOIL CLASSIFICATION SYSTEM - ASTM D2488 (Modified)

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN 200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN #4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels or gravels-sand mixtures, little or no fines
		GRAVELS (MORE THAN 12% FINES)	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN #4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines
			SP	Poorly graded sands or gravelly sands, little or no fines
		SANDS (MORE THAN 12% FINES)	SM	Silty sands, sand-silt mixtures, non-plastic fines
			SC	Clayey sands, sand-clay mixtures, plastic fines
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 35%		ML	Inorganic silts and very fine clayey sand silty sands, with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly, sand, silty or lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS LIQUID LIMIT IS BETWEEN 35% AND 50%		MI	Inorganic silts, clayey silts and silty fine sands of intermediate plasticity
			CI	Inorganic clays, gravelly/sandy clays and silty clays of intermediate plasticity
			OI	Organic clays and silty clays of intermediateplasticity
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Organic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS			PT	Peat and other highly organic soils

Depth, ft.	Sample No. and Type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density, p.c.f.	Moisture % of Dry Wt.	MISC. LAB RESULTS
1			Ground water elevation						
2	1-1 L		← Soil Sample Number ← Soil Sampler Size/Type L = 3" Outside Diameter M = 2.5" Outside Diameter T = 2" Outside Diameter ST = Shelby Tube BAG = Bag Sample						NOTE: All blows/foot are normalized to 2" outside diameter sampler size
3									
4									
5									

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RELATIVE DENSITY

SANDS AND GRAVELS	BLOWSFOOT
VERYLOOSE	0-4
LOOSE	4-10
MEDIUM DENSE	10-30
DENSE	30-50
VERY DENSE	OVER 50

COXSISTENCY

SILTS AND CLAYS	BLOWS/FOOT
VERY SOFT	0-2
SOFT	2-4
FIRM	4-8
STIFF	8-16
VERY STIFF	16-32
HARD	OVER 32

Pacific Crest Engineering Inc.
444 Airport Blvd., Suite 106
Watsonville, CA 95076

Boring Log Explanation
New Athletic Fields - St. Francis High School
Watsonville, California

Figure No. 3
Project No. 04120
Date: 01/20/05

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LOGGED BY DE DATE DRILLED 12/21/04 BORING DIAMETER 4"SS BORING NO. 1

Depth (feet)	Sample No. and Type	Symbol	Soil Description	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density (pcf)	Moisture % of Dry Wt.	Misc. Lab Results
1	1-1 L		FILL Strong brown Silty Clayey SAND, fine to medium grained, angular gravel to 2" diam., medium dense	SM					
2			NATIVE Brown Sandy Clayey SILT, fine grained sand, very moist, very stiff	ML	12		115.0	15.1	
5	1-2 L		Yellowish brown Clayey Silty SAND, fine grained, moist, medium dense	SC	30		117.4	14.2	Qu = 8,375 psf
9				ML					
10	1-3 L		Yellowish brown Sandy SILT, very fine grained sand, very moist, very stiff		23		81.6	28.6	
15	1-4 L		Yellowish brown Clayey SILT, very moist, very stiff		16		82.5	38.9	Qu = 5,225 psf
16			Boring Terminated at 16 1/2 feet						

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Pacific Crest Engineering Inc. 444 Airport Blvd., Suite 106 Watsonville, CA 95076	**Log of Test Borings** New Athletic Fields - St. Francis High School Watsonville, California	Figure No. 4 Project No. 04120 Date: 01/20/05

EXHIBIT D

LOGGED BY DE DATE DRILLED 12/21/04 BORING DIAMETER 4"SS BORING NO. 2

a	Symbol	Soil Description	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density (pcf)	Moisture % of Dry Wt.	Mise. Lab Results
		FILL Strong brown **Silty** Clayey *SAND*, fine *to* medium grained, angular gravel to >2" diam.	SM					
		NATIVE Brown Sandy SILT to Silty SAND, fine grained sand, moist. hard	ML	35		121.9	12.3	
2-2 L		Yellowish brown Sandy Clayey **SILT,** fine grained sand, moist, hard		39		98.2	12.3	
		Continue in Sandy Clayey SILT						
			ML					
2-3 L		Yellowish brown Clayey Sandy SILT				85.9	37.0	
		Boring Terminated at 16 1/2 feet						

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Pacific Crest Engineering Inc.
444 Airport Blvd., Suite 106
Watsonville, CA 95076

Log of Test Bor gs
New Athletic Fields - St. Francis High School
Watsonville, California

Figure No. 5
Project No. 04120
Date: 01/20/05

EXHIBIT D

LOGGED BY DE DATE DRILLED 12/21/04 BORING DIAMETER 4"SS BORING NO. 3

Depth (feet)	Sample No. and Type	Symbol	Soil Description	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density (pcf)	Moisture % of Dry Wt.	Misc. Lab Results
1–4	3-1 L		NATIVE Brown Sandy Silty CLAY, fine grained sand, very moist, stiff	CL	11	16	117.1	15.9	
5–9	3-2 L		Yellowish brown Silty Sandy CLAY, very fine grained sand, very moist, very stiff	CI	19		101.8	23.9	
10–14	3-3 L		Yellowish brown Clayey Sandy SILT, very fine gained sand, very moist, very stiff	MI	20		94.2	31.1	
15–16	3-4 L		Yellowish brown Sandy SILT, very fine grained sand, very moist, very stiff		21		88.5	33.2	
17			Boring Terminated at 16 1/2 feet						

Environmental Review Inital Study
ATTACHMENT 7 24-431
APPLICATION 04-0428

Pacific Crest Engineering Inc.
444 Airport Blvd., Suite 106
Watsonville, CA 95076

Log, of Test Borings
New Athletic Fields - St. Francis High School
Watsonville, California

Figure No. *6*
Project No. 04120
Date: 01120105

EXHIBIT D

LOGGED BY DE DATE DRILLED 12/21/04 BORING DIAMETER 4"SS BORING NO. 4

Depth (feet)	Sample No. and Type	Symbol	Soil Description	Unified Soil Classification	SPT "N" Value	Plasticity Index	Dry Density (pcf)	Moisture % of Dry Wt.	Misc. Lab Results
1–4	4-1 L		NATIVE Yellowish brown Sandy CLAY, fine grained sand, very moist, stiff	CI	12	26	98.8	21.7	
5–9	4-2 L		Yellowish brown Sandy SILT, fine grained sand, damp, very stiff	ML	21		113.2	9.4	
10–13	4-3 L		Yellowish brown Silty SAND, very fine grained sand, moist, medium dense	SM	27		100.3	23.5	
14–21	4-4 L		Yellowish brown Sandy CLAY, fine grained sand, very moist, hard	CL	39		100.1	24.8	
20–21	4-5 L		Yellowish brown Sandy CLAY, fine grained sand, very moist, hard		42				
22			Boring Terminated at 21 1/2 feet						

Environmental Review Initial Study
ATTACHMENT 7 25 of 31
APPLICATION 04-0928

Pacific Crest Engineering Inc.
444 Airport Blvd., Suite 106
Watsonville, CA 95076

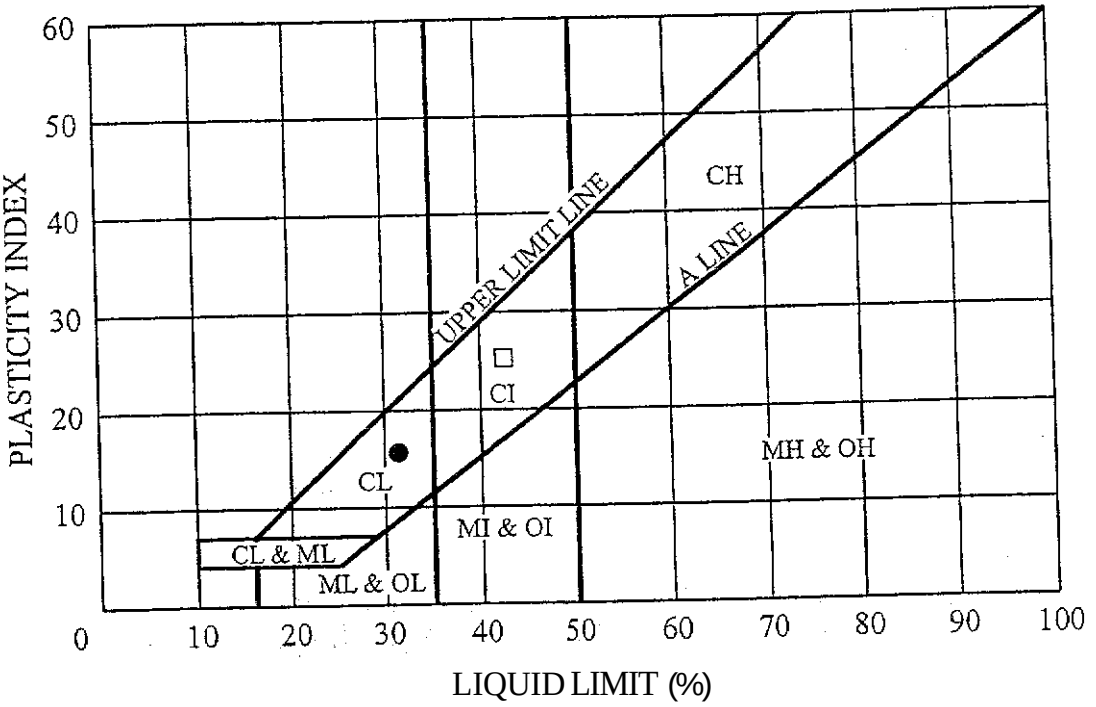
Log of Test Bor gs
.New Athletic Fields - St. Fran ; High School
Watsonville, California

Figure No 7
Project No. 04120
Date: *01120105*

EXHIBIT D

ATTERBERG LIMITS - ASTM D4318

PLASTICITY CHART



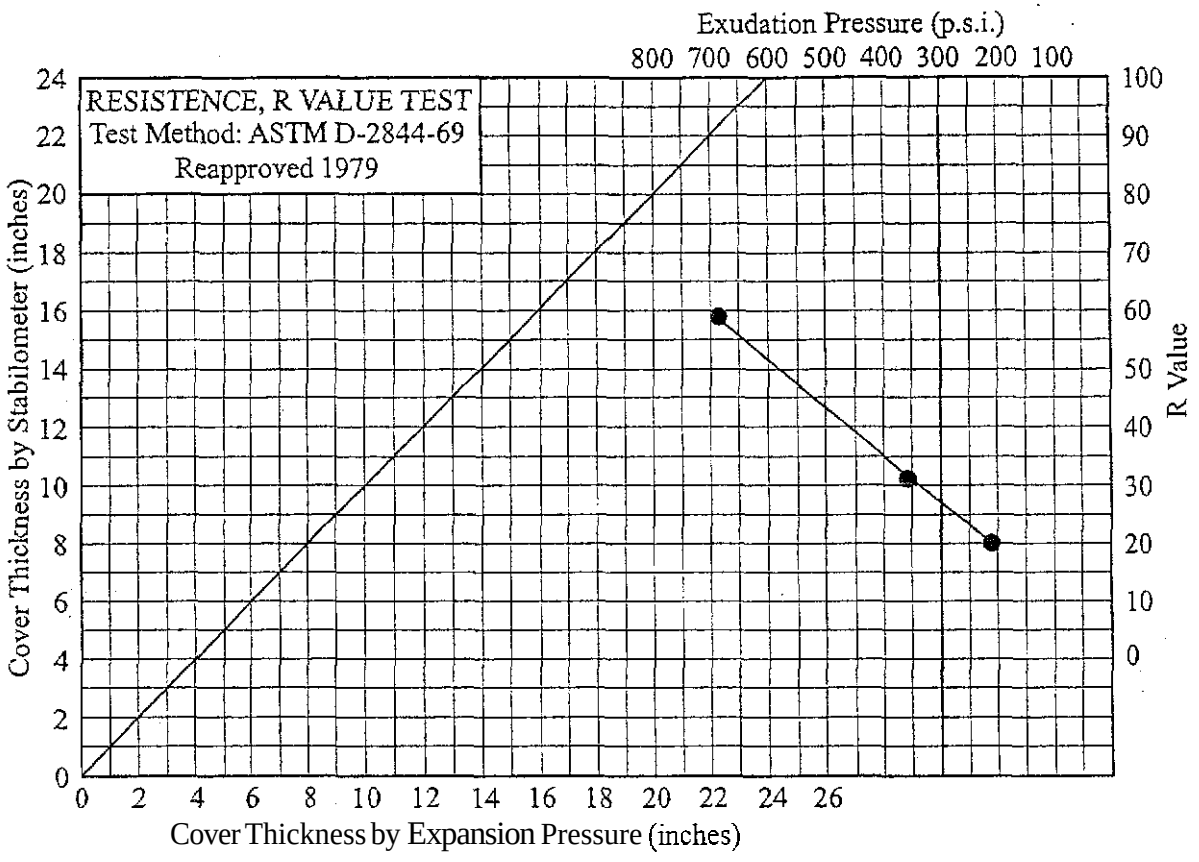
*This chart has been modified to include the intermediate classifications CI, MI and OI for clays and silts with liquid limits between 35 and 50.

SYMBOL	SAMPLE #	LL (%)	PL (%)	PI
●	**3-1-1**	**31**	**15**	**16**
□	**4-1-1**	**42**	**16**	**26**

Environmental Review Initial Study
ATTACHMENT 7, 26 of 31
APPLICATION 04-0425

Pacific Crest Engineering Inc. 444 Airport Blvd., Suite **106** Watsonville, CA 95076	**Atterberg Limits** New Athletic Fields - St. Francis High School Watsonville, California	Figure No. 8 Project No. 04120 Date: 01/20/05

EXHIBIT D



Sample Number: R-1

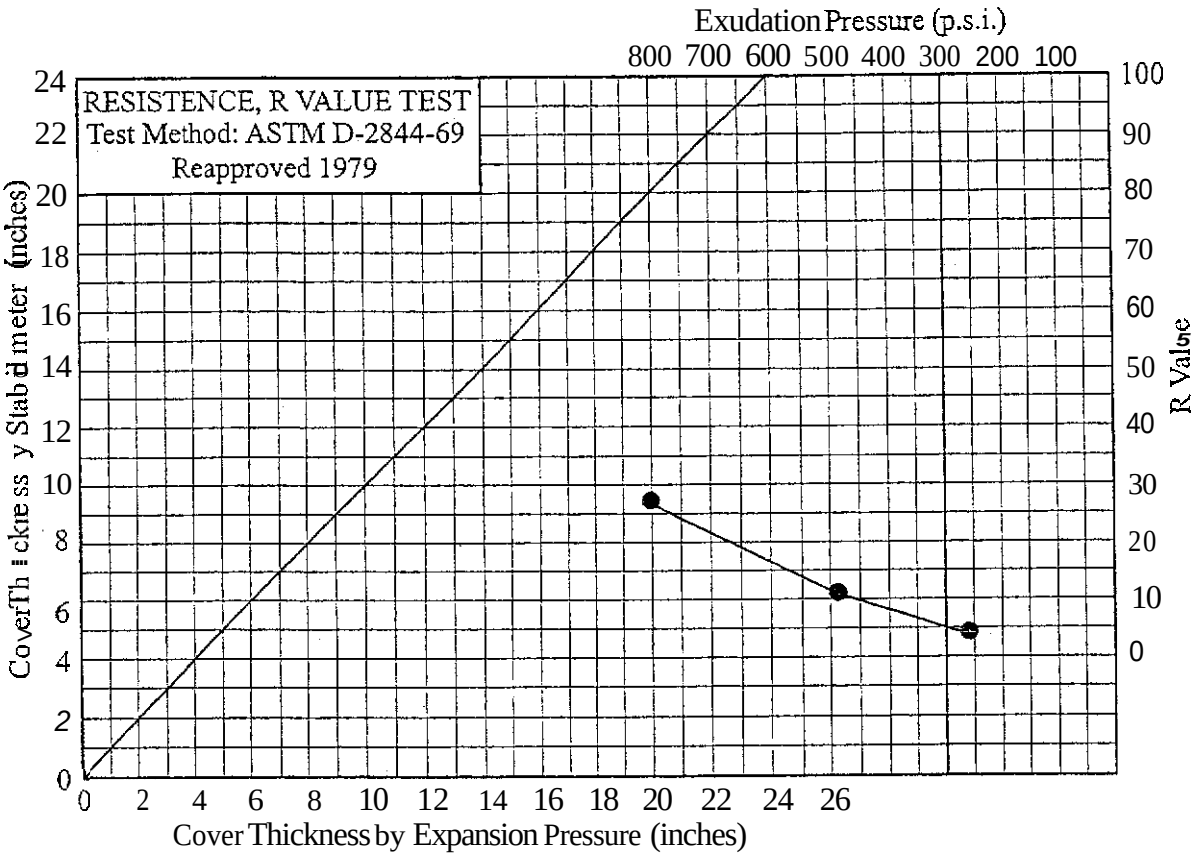
Sample Description: Reddish brown Clayey Sand with silt

Specimen	**A**	B	C
Exudation Pressure, p.s.i.	351	216	672
Resistance Value: "R"	32	20	58
% Moisture at Test	17.3	19.2	15.9
Dry Density at Test, p.c.f.	111.4	107.4	113.7
R Value at 300 p.s.i. Exudation Pressure	= (27)		

Environmental Review Inital Study
ATTACHMENT 7 27 of 31
APPLICATION 04-04 28

Pacific Crest Engineering Inc. 444 Airport Blvd., Suite 106 Watsonville, CA 95076	**"R" Value Results** New Athletic Fields - St. Francis **High** School Watsonville, California	Figure No. 9 Project No. 04120 Date: 01/20/05

EXHIBIT D



Sample Number: R-2

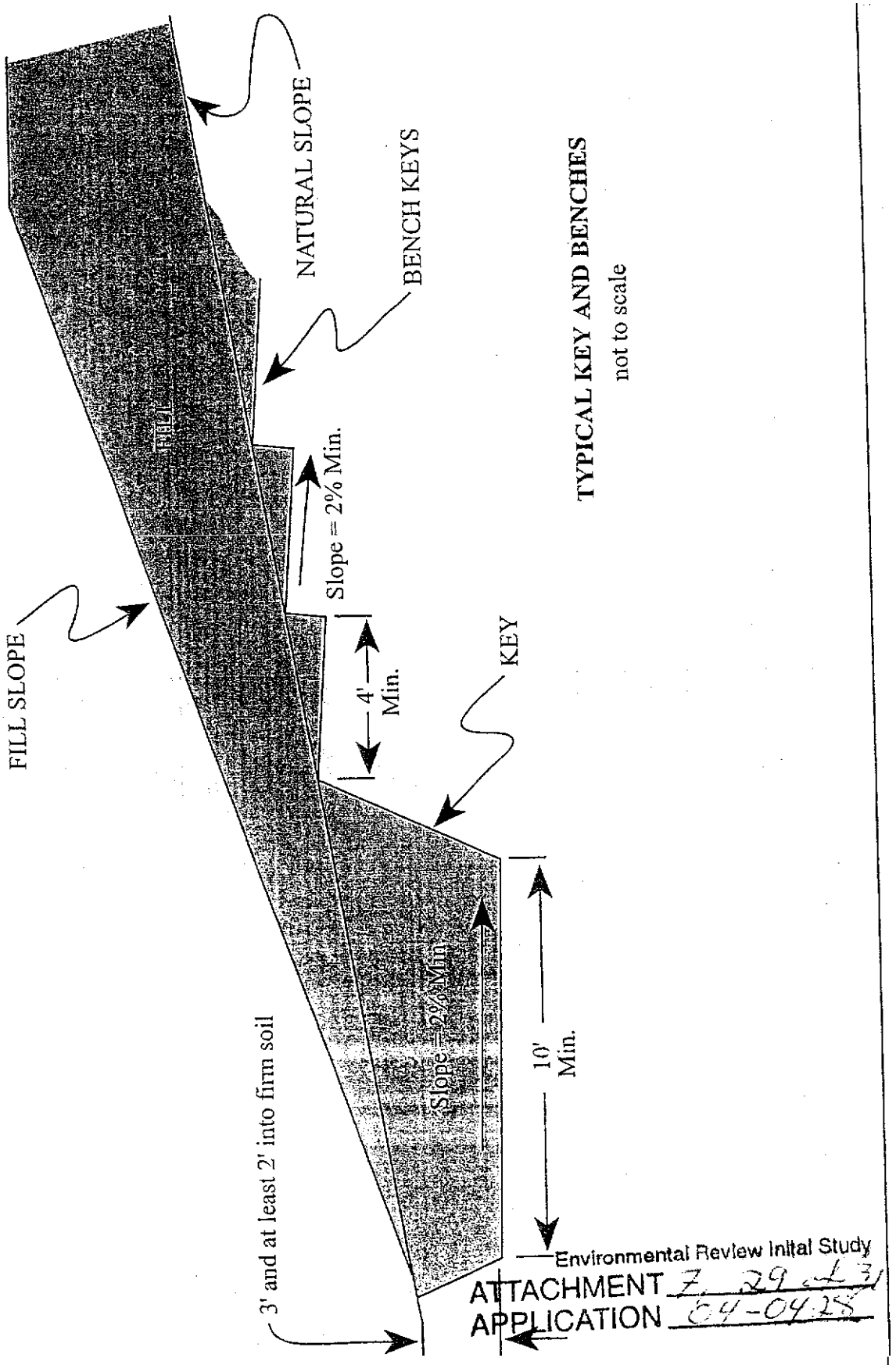
Sample Description: Brown Sandy CLAY

Specimen	A	B	C
Exudation Pressure, p.s.i.	800	483	256
Resistance Value. "R"	27	12	4
%Moisture at Test	12.7	17.8	21.9
Dry Density at Test, p.c.f.	117.9	108.5	100.7
RValue at 300 p.s.i. Exudation Pressure	= (5)		

Environmental Review Inital Study
ATTACHMENT 7 28 of 31
APPLICATION 04-04125

Pacific Crest Engineering Inc. 444 Airport Blvd., Suite 106 Watsonville, CA 95076	**"R" Value Results** New Athletic Fields - St. Francis High School Watsonville, California	Figure No. 10 Project No. 04120 Date: 01/20/05

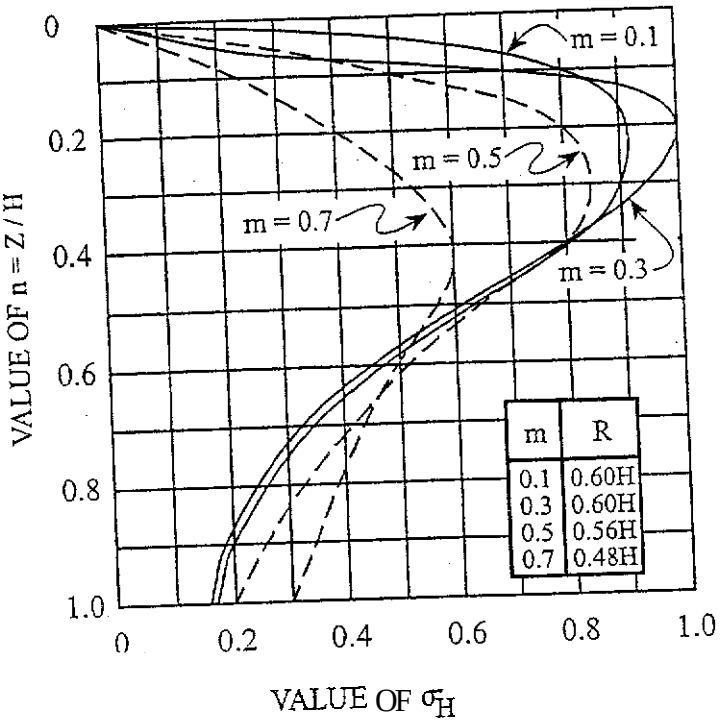
EXHIBIT D



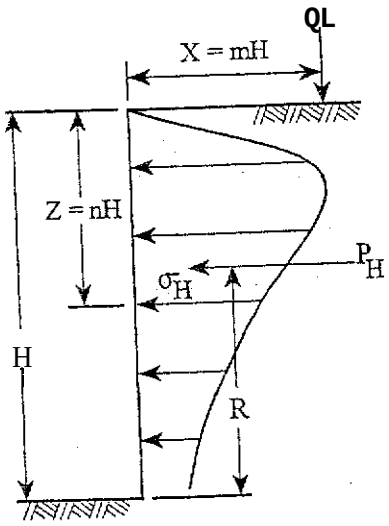
Environmental Review Initial Study
ATTACHMENT 7.29.L.3
APPLICATION 04-04.28

Pacific Crest Engineering Inc. 444 Airport Blvd., Suite 106 Watsonville, CA 95076	**Keyway Detail** New Athletic Fields - St. Francis High School Watsonville, California	Figure No. 11 Project No. 04120 Date: 01/20/05

LINE LOAD



m	R
0.1	0.60H
0.3	0.60H
0.5	0.56H
0.7	0.48H



FOR $m \leq 0.4$:

$$\sigma_H \left(\frac{H}{Q_L}\right) = \frac{0.20\,n}{(0.16+n^2)}$$

$$P_H = 0.55\,Q_L$$

FOR $m > 0.4$:

$$\sigma_H \left(\frac{H}{Q_L}\right) = \frac{1.28\,m^2 n}{(m^2+n^2)^2}$$

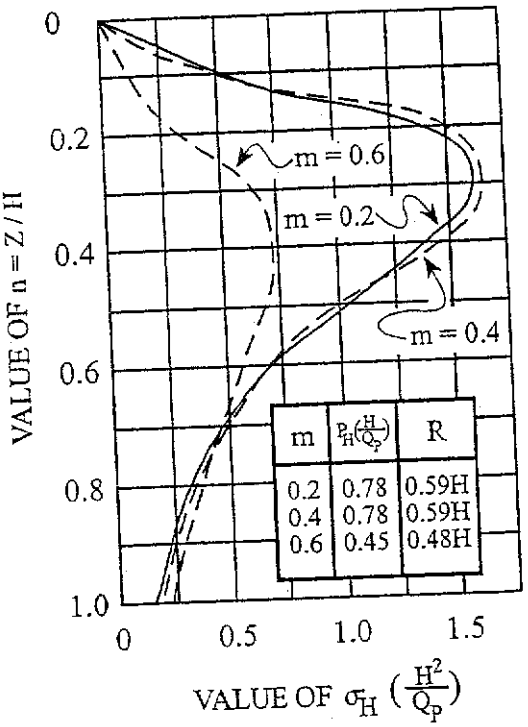
RESULTANT $P_H = \frac{0.64\,Q_L}{(m^2+1)}$

PRESSURES FROM LINE LOAD Q_L

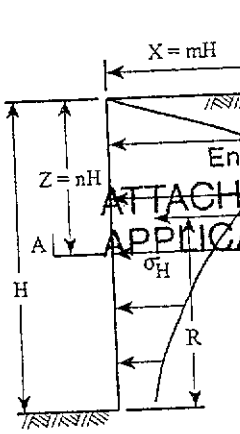
(BOISSINESQ EQUATION MODIFIED BY EXPERMENT)

REFERENCE: Design Manual
NAVFAC DM-7.02
Figure 11
Page 7.2-74

POINT LOAD



m	$P_H\left(\frac{H}{Q_P}\right)$	R
0.2	0.78	0.59H
0.4	0.78	0.59H
0.6	0.45	0.48H



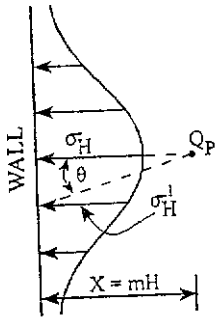
FOR $m \leq 0.4$:

$$\sigma_H \left(\frac{H^2}{Q_P}\right) = \frac{0.28\,n^2}{(0.16+n^2)^3}$$

FOR $m > 0.4$:

$$\sigma_H \left(\frac{H^2}{Q_P}\right) = \frac{1.77\,m^2 n^2}{(m^2+n^2)^3}$$

$$\sigma_H^1 = \sigma_H \cos^2(1.1\,\theta)$$

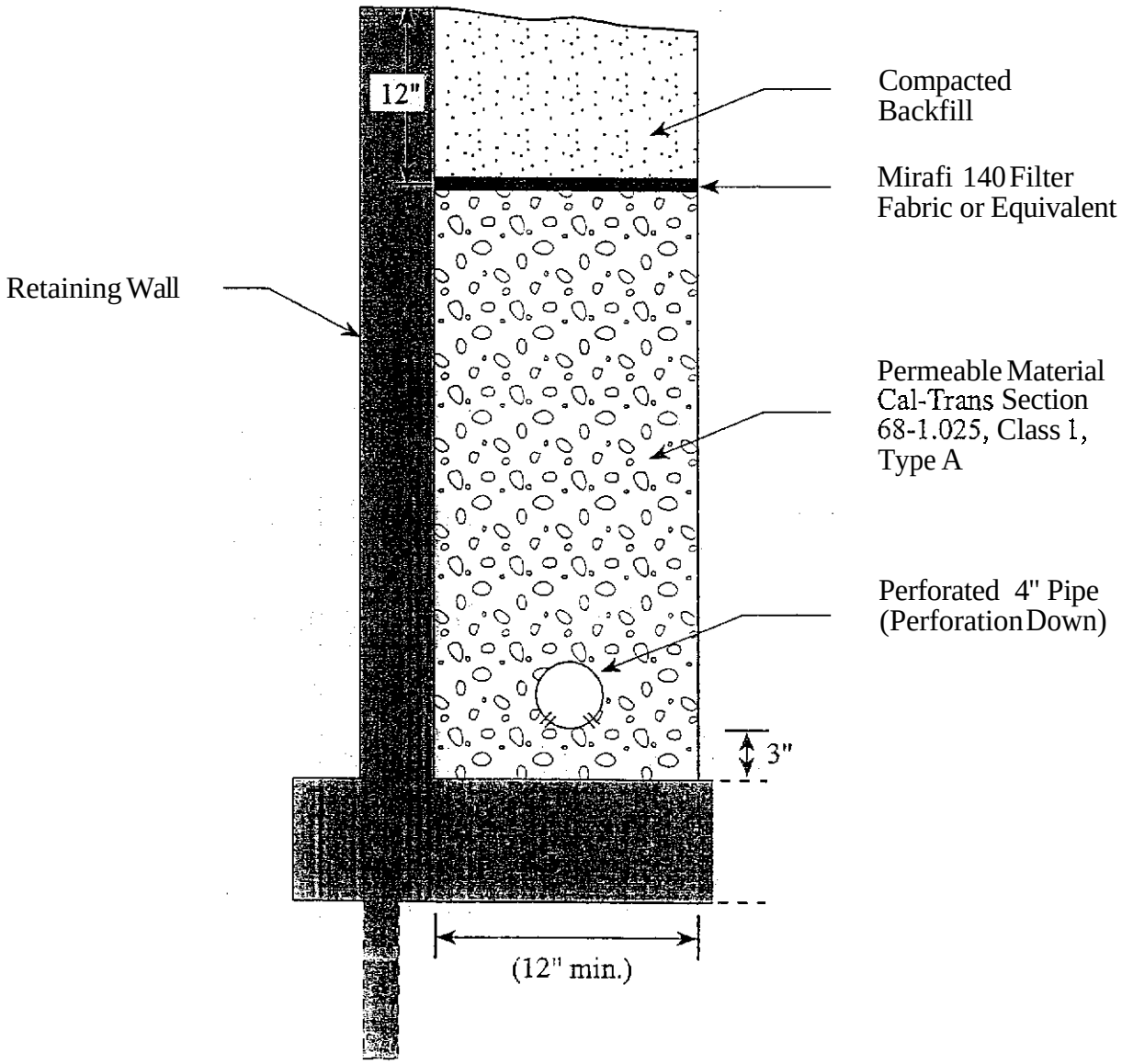


SECTION $A\text{-}A_1$

PRESSURES FROM POINT LOAD Q_P

(BOISSINESQ EQUATION MODIFIED BY EXPERMENT)

Pacific Crest Engineering Inc. 444 Airport Blvd., Suite 106 Watsonville, CA 95076	**Surcharge Pressure Diagram-1** New Athletic Fields - St. Francis High School Watsonville, California	Figure No. 12 Project No. 04120 Date: 01/20/05



Not to Scale

Environmental Review inital Stud)
ATTACHMENT ? 31 of 31
APPLICATION CY-CY.28

Pacific Crest Engineering Inc. 444 Airport Blvd., Suite 106 Watsonville, CA 95076	**Typical Retaining Wall Drain Detail** New Athletic Fields - St. Francis High School Watsonville, California	Figure No. 13 Project No. 04120 Date: 01/20/05

EXHIBIT D

Pacific Crest Engineering Inc. www.4pacific-crest.com

Geotechnical Group
444 *Airport* Blvd, Suite 106
Watsonville, CA 95076
Phone: 831-722-9446
Fax: 831-722-9158

Chemical Process Group
195 Aviation **Way,** Suite **203**
Watsonville. **CA** 95076
Phone: 831-763-6191
Fax: 831-763-6195

February 9,2005 Project No. 04120-SZ78-B41

Diocese of Monterey
C/O Strategic Construction Management
350 Coral Street, Suite E
Santa Cruz, **CA** 95060

Attention: Mr. David Robison

Subject: **Existing Fill on the Project** *Site*
New Athletic Fields Project
St. Francis High School
Highway 152
Watsonville. California

Dear Mr. Robison,

As requested, Pacific Crest Engineering Inc., provided a geotechnical investigation and an associated report (dated January 20, 2005) for the proposed New Athletic Fields Project at the existing St. Francis High School in Watsonville, California.

During OUT field investigation, OUT test borings encountered and we visually noted that there is an existing fill wedge located across the western approximately one third to half the project site. The fill appears to range from less than a foot thick in the east and possibly *6* foot thick in the west. The fill material consisted of silty clayey sand which was frequently loose and wet. This fill is undocumented and the levels of compaction and the earthwork construction of the fill is unknown.

As part of our site preparation recommendations included in our Geotechnical Investigation Report for this project, we recommended that this existing fill material should be excavated, removed, and re-compacted as part of the earthwork for the new athletic fields. We understand from our recent discussions with Mr. Richard Irish and Ms. Betty Cost, that the Diocese is strongly considering leaving this existing fill material in-place.

Excavating, removing, and re-compacting the existing fill material would provide new athletic fields which will have the highest potential to perform as desired with a minimum of maintenance.

Environmental Review Inital Study
ATTACHMENT 5, 1 of 7
APPLICATION 04-0428

EXHIBIT D

However, the Diocese could decide to leave the existing fill material in-place and simply build the new athletic fields on this existing fill material. The consequences of this decision include:

1. The increased potential for ground settlement in the new athletic fields.
The new athletic field and any associated new fill necessary to establish the new field grades will depend upon the underlying material for support. In this case, the underlying material will be the existing fill material which is undocumented and in at least some areas loose and wet. This existing fill material may not provide the structural support necessary for the overlying new athletic fields withou? some settlement of the ground surface of the new athletic fields. With the avaiiable information, it is very difficult to quantify the vertical amount of, and the possible lateral extent of any settlement which may occur. Our opinion is that the settlement may be on the order of several inches and may occur over relatively broad or large areas of the new fields.

If areas of ground surface settlement occur, the athletic fields may not drain very well and areas ofponded water may occur on the fields.

2. The **increased potential for instability along the outside** edge **of the fill.**
Due to the frequently loose and wet nature of the existing fill, the outside edges of this existing fill have an increased potential for shallow landsliding, surficial sloughing, and erosion. Since any new overlying fill material placed on this existing fill depends upon the underlying existing fill for support, the new fill may also have an increased potential for shallow landsliding, surficial sloughmg, and erosion of the edges of the fill.

The choice between leaving the existing fill material in-place or removing the fill is not a life and safety issue, but is **a** question of the level of risk the Diocese is will to assume associated with the performance of the New Athletic Fields.

To have the new athletic fields perform with the minimum risk for settlement and a minimum risk of instability on the outside edges of the fields, the existing fill should excavated, removed, and recompacted.

If the Diocese is willing to risk the potential for some amount of settlement of the ground surface in the new fields, and some potential for shallow failures along the field's outside edge, then the Diocese could decide to leave the existing fill in-place. Ground surface settlement on the new fields and/or shallow failures along the field edge should be repairable.

If the Diocese does decide to leave the existing fill in-place, we have the following recommendations:

1. After the site is stripped of surface organics, a minimum of the uppermost 8 inches of the existing fill should be scarified, moisture conditioned, and re-compacted to a minimum of 90 % relative compaction.

Environmental Review Inital Study
ATTACHMENT 8, 2 of 7
APPLICATION 04-147-%

EXHIBIT D

2. The foundations for any structures such as back-stops, fences, field lighting, or other improvements should be deepened such that the foundations penetrate through the existing fill and extend the minimum design depth into firm and stable undisturbed native soil.

These recommendations should be considered additional recommendations to those included in our Geotechnical Investigation Report for this project dated **January** 20, 2005.

If you have any questions regarding this letter or project, please do not hesitate to contact our office at your convenience.

Very truly yours,

PACIFIC CREST ENGINEERING INC.

CERTIFIED ENGINEERING GEOLOGIST
DUNCAN S. GEDDES
No. 2176
EXP.
STATE OF CALIFORNIA

Duncan S. Geddes
Senior Geologist
C.E.G. 2176
Exp. 8/28/06

Michael D. Kleames, G.E.
Vice President\Principal Geotechnical Engineer
G.E. 2204
Exp. 3/31/06

H:\PF\2004\04120 **New** Ball Fields\existing till in or out.doc
Copies: 1 to Diocese of Monterey
4 to Strategic Construction Management, Attention: Mr. David Robison
5 to Betty Cost Planning and Permit Services

Environmental Review Inital **Study**
ATTACHMENT 6, 3 of 7
APPLICATION 04-0428

EXHIBIT D

Pacific Crest Engineering Inc.

www.4pacific-crest.com

Geotechnical Group
444 Airport Blvd, Suite 106
Watsonville, CA 95076
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Fax: 831-722-9158

Chemical Process Group
195 Aviation Way, Suite 203
Watsonville, CA 95076
Phone: 831-763-6191
Fax: 831-763-6195

March 16,2005

Project No. 04120-SZ78-B41

Diocese of Monterey
C/O Strategic Construction Management
350 Coral Street, Suite E
Santa Cruz, CA 95060

Attention: Mr. David Robison

Subject: Plan Review
New Athletic Fields Project
St. Francis High School
Highway 152
Watsonville, California

Dear Mr. Robison,

As requested, Pacific Crest Engineering Inc., provided a geotechnical investigation and an associated report (dated January 20,2005) for the proposed New Athletic Fields Project at the existing St. Francis High School in Watsonville, California.

We have received for our review a set of the project plan sheets. The plan sheets were prepared by Bellinger Foster Steinmetz Landscape Architecture, and Richard Irish Engineering, with the plan sheets dated either February 24,2005 or March 11,2005, depending upon the sheet

These plan sheets *are* in general accordance with our recommendations, our Geotechnical Investigation Report dated January 20, *2005,* and subsequent update letter dated February 9, 2005, with the following comments:

1 General

The fill slope used to establish subgrade for the Varsity Softball Field in the east *area* of the site is shown with a *2* : 1 (h : v) slope This is acceptable from a geotechnical engineering perspective with the provision that this fill slope is constructed utilizing imported granular fill material in accordance with our recommendations for imported fill material (see Recommendation No. 17, Page No. 8 of the project Geotechnical Investigation Report). If this fill slope or any other fill slope on this project is constructed with nativc onsite material, *the* gradient of the fill slope should not exceed 3 :1 (h: v)

Environmental Review Inital Study
ATTACHMENT 6.4.7
APPLICATION 04-0425

EXHIBIT D

2. Sheet L-3, Detail No. 1, Dram Line
We recommend that this subdrain should be constructed with permeable material which meets the California Standard Specification Section 68-1.025, Class 1, Type A, rather than the "drain ruck" shown in this detail.

We recommend that the uppermost surface of the permeable material should be covered by filter fabric 140N or equivalent

3. Sheet L-3, Erosion Control Plan
At the southeastern comer of the Varsity Softball Field, there is a "rip rap pad" shown as the discharge point for the subdrain along the outside edge of the outfield. This "rip rap pad" and discharge point should be moved to beyond the base of the fill slope ana the toe of other slopes on the project site.

This plan shows areas of "infill fines" and "Class 11 compacted baserock". We did not observe any mention of the specified depth of these materials nor the specified level of compaction for the materials.

4. Sheet C-01, Plan View
Near the southeastern corner of the Varsity Softball Field, the detail call-outs for the "typical key" and the "rip rap pad" appear to be switched.

See our Comment No. 3, above.

5. Sheet C-02, Plan View
See our Comment No. 3, above.

if you have any questions regarding this letter or project, please do not hesitate to contact ow office at your convenience.

Very truly yours,

PACIFIC CREST ENGINEERING INC.

CERTIFIED ENGINEERING GEOLOGIST DUNCAN S. GEDDES No. 2176 Exp. 12/31/06 STATE OF CALIFORNIA

Duncan S. Geddes
Senior Geologist
C.E.G. 2176
Exp. 12/31/06

REGISTERED PROFESSIONAL ENGINEER MICHAEL D. KLEMETSEN No. GE 2204 Exp. 3-31-06 GEOTECHNICAL STATE OF CALIFORNIA

Michael D. Klemetsen
Vice President\Principal Geotechnical Engineer
G.E. 2204
Exp. 3/31/06

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Copies: 1 to Diocese of Monterey
4 to Strategic Construction Management, Attention: Mr. David Robison
5 to Betty Cost Planning and Permit Services
1 to Bellingn Foster Steinmetz Landscape Architecture
1 to Richard Irish Engineering

Environmental Review Inital Study
ATTACHMENT S, S of 7
APPLICATION 04-0428

EXHIBIT D

Pacific Crest Engineering Inc.

www.4pacific-crest.com

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Chemical Process Group
195 Aviation Way, Suite 203
Watsonville, CA 95076
Phone: 831-763-6191
Fax: 831-763-6195

March 23,2005

Project No. 04120-SZ78-B41

Diocese of Monterey
C/O Strategic Construction Management
350 Coral Street, Suite E
Santa Cruz, CA 95060

Attention: Mr. David Robison

Subject: **Plan** Review
New Athletic Fields Project
St. Francis High School
Highway 152
Watsonville, California

Dear Mr. Robison,

As requested, Pacific Crest Engineering Inc., provided a geotechnical investigation and an associated report (dated January 20, 2005) for the proposed New Athletic Fields Project at the existing St. Francis High School in Watsonville, California.

We have received for our review a set of the project plan sheets. The plan sheets were prepared by Bellinger Foster Steinmetz Landscape Architecture, and Richard Irish Engineering, with the plan sheets dated either February 24,2005 or March 11, 2005, depending upon the sheet.

These plan sheets are in general accordance with our recommendations, our Geotechnical Investigation Report dated January 20, 2005, and subsequent update letter dated February 9, 2005.

Environmental **Review** Inital study
ATTACHMENT 8 Cont 7
APPLICATION 04-0428

EXHIBIT D

If you have any questions regarding this letter or project, please do not hesitate to contact our office at your convenience.

Very truly yours,

PACIFIC CREST ENGINEERING INC.

Duncan S. Geddes
Senior Geologist
C.E.G. 2176
Exp. 8/31/06

Michael D. Klaames, G.E.
Vice President\Principal Geotechnical Engineer
G.E 2204
Exp. 3/31/06

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5 to Betty Cost Planning and Permit Services
1 to Bellinger Foster Steinmetz Landscape Architecture
1 to Richard Irish Engineering

Environmental Review Inital Study
ATTACHMENT 5, 7 of 7
APPLICATION 04-0425

EXHIBIT D

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TOO: (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

March 29,2005

Strategic Construction Management
350 Coral St.
Santa Cruz, CA 95060

Subject: Review of Geotechnical Investigation by Pacific *Crest* Engineering Inc.; **Dated** January **20,2005; Project No. 04120-SUB-841;** ***APNs: 051-501-16 & -19, Application No: 04-0428***

Dear Applicant:

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

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

2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.

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

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

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

Please call the undersigned at 454-3210 if we can be of any further assistance.

Sincerely,

Kevin Crawford
Senior Civil Engineer

Environmental Review Inital Study
ATTACHMENT 9
APPLICATION 04-0428

Cc: Salesian Society, 1100 Franklin Street, San Francisco, CA, 94109
Bob Loveland, Environmental Planning
Joan Van der Hoeven, Project Planner
Pacific Crest Engineering, 444 Airport Blvd., Watsonville, CA 95076

EXHIBIT D

ARCHAEOLOGICAL CONSULTING

P.O. BOX 3377
SALINAS, CA 93912
(831) 422-4912

December 22,2004

Mr. David Robison
Bogard Construction
35;A Coral St.
Santa Cruz, CA 95060-2107

Re: AC Project 2674

Dear Sir:

On December 21, 2004, Mary Doane, of our office, conducted archaeological monitoring during soil testing for the proposed ballfield at the northeastern edge of the St. Francis School project area.

The monitoring was conducted because of requirements established for the original St. Francis School site, situated in the immediate area of archaeological site CA-SCR-44.

The current monitoring determined that there are no cultural materials present within the ballfield project area. Much of the area is already covered in fill and additional fill will be brought in for this project. As such, it is our conclusion that additional monitoring in this area will not be necessary.

If you have any further questions, please do not hesitate to contact our office.

Sincerely,

Gary SR

Signature via pdf file

Gary S. Breschini, Ph.D.

Environmental Review Inital Study
ATTACHMENT 10 1 of 5
APPLICATION 04-0425

89

EXHIBIT D

ARCHAEOLOGICAL CONSULTING

P.O. BOX 3377
SALINAS, CA *93912*
(831) 422-4912

March 29,2005
AC Project 2674

Betty Cost, AICP
Planning & Permit Services, LLC
100 Doyle St., Suite E
Santa Cruz, CA 95062

Re: St. Francis High School softball fields

Dear Ms. Cost:

At your request we have reviewed the March 8, 2005 pl ns for the softball fields north of the existing football/soccer and varsity baseball fields at the St. Francis High School located at 2400 East Lake Ave. in Watsonville, Santa Cruz County, California. Following our monitoring of the geotechnical testing by Pacific Crest Engineering Inc. on December 21, 2004, we concluded that further monitoring of the area during construction of the softball fields would not be necessary because of the amount of existing fill on the smaller (200') field and the need for additional fill to bring the varsity field to grade. In addition, the softball field area has previously been subject to agricultural disturbances in the upper several inches.

At the time of the soils test, no evidence of cultural resources was seen on the surface of the native soil in the varsity field area. However, surface visibility was somewhat hindered by vegetation. The test borings produced no evidence of subsurface resources. During our previous monitoring of the grading for the school construction, we discovered no evidence of cultural resources in the northern part of the school property.

The CA-SCR-44 archaeological site is characterized by pit features in the Lakeview School site and the St. Francis school buildings area. These pits extend into the undisturbed clay subsoil at depths below approximately 1.5 feet. These features on the Lakeview Middle School property south of St. Francis produced prehistoric human remains in approximately 47% of the 76 pit features identified. The few such features found in the St. Francis School construction area were protected from impacts and their contents were not exposed.

Based upon our investigations of archaeological site CA-SCR-44 and the surrounding area, **we** have concluded that the softball fields area has not produced evidence of potentially significant prehistoric cultural resources and probably lies north of the archaeological site. In addition, because most of the softball field construction will be in fill, archaeological monitoring of construction activities solely in fill should not require archaeological monitoring.

Environmental Review Inital **Study**
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For project excavations which will impact native soil, such as the keyway for the varsity field fill slope, we make the following recommendation:

- An archaeological monitor should be present during native soil disturbing activities. If archaeological resources or human remains are accidentally discovered during construction, **work** shall be halted within **50** meters (150 feet) of the find until it can be evaluated by the monitor and/or the principal archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

If you have any further questions in this matter, please do not hesitate to contact our office.

Sincerely,

Gary S. Breschini
GSB/mkd

Environmental Review Inital Study
ATTACHMENT 10 3 of 5
APPLICATION 04-0428

REFERENCES

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Environmental Review Initial Study
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Environmental Review Inital Study
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State of California – The Resources Agency ARNOLD SCHWARZENEGGER, Governor
DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
POST OFFICE BOX 47
YOUNTVILLE, CALIFORNIA 94599
(707) 944-5500

September 17, 2004

Joan Van der Hoeven
County of Santa Cruz
Planning Department
701 Ocean Street, Suite 400
Santa Cruz, CA 95060-4073

Dear Ms. Van der Hoeven:

Construction of Two Baseball Fields
St. Francis Central Coast Catholic High School
Application No. 04-0428

Department of Fish and Game (DFG) personnel have reviewed the development permit application for the subject project, and we have the following comments:

A complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats, should be provided. Rare, threatened and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, Section 15380). The assessment should identify any rare plants and rare natural communities, following DFG's Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities (revised May 8, 2000). The Guidelines are available at www.dfg.ca.gov/whdab/pdfs/guideplt.pdf.

If you have any questions, please contact Carl Wilcox, Habitat Conservation Manager, at (707) 944-5525.

Sincerely,

Robert W. Floerke
Regional Manager
Central Coast Region

Environmental Review Inital Study
ATTACHMENT 11
APPLICATION 04-0428

Conserving California's Wildlife Since 1870

EXHIBIT D

Biotic Resources Group

Biotic Assessments ♦ Resource Management ♦ Permitting

December 7,2004

David Robison
Strategic Construction Management
350 Coral Street, Suite E
Santa Cruz, **CA** 95060

RE: **St. Francis High School:** Review **of** Proposed Sports Fields

Dear Mr. Robison,

The Biotic Resources Group, with Dana Bland &Associates, conducted a biological review of the proposed sports fields at St. Francis High School in the Watsonville area of Santa Cruz County, as per your request. The review was focused on the occurrence of special status species and/or habitats within the proposed softball field construction area. The results of this biological assessment are described herein.

ASSESSMENT METHODOLOGY

Kathleen Lyons, plant ecologist, and Dana Bland, wildlife biologist, conducted a site visit of the project area on December 2,2004. The proposed sports field project area, as depicted on the *Grading and Improvements Plan* (Bellinger Foster Steinmetz, dated September 10, 2004), was walked to document plant species composition and wildlife resources.

The major plant communities on the site were identified during the field reconnaissance visit. To assess the potential occurrence of special status biotic resources, two electronic databases were accessed to determine recorded occurrences of sensitive plant communities and sensitive species. Information was obtained from the California Native Plant Society's (CNPS) Electronic Inventory (2004), and California Department of Fish & Game's (CDFG) RareFind database (CDFG, 2004) for the Watsonville East USGS quadrangle and the surrounding eight quadrangles. In addition, the biotic report prepared for the high school **was** also reviewed (*St. Francis High School Biotic Report*, Diotic Resources Group, 1999).

Environmental Review Inital Study
ATTACHMENT 12, 1 of 4
APPLICATION 04-0435

ASSESSMENT RESULTS

Non-Native **Annual Grassland**

This grassland community is the dominant vegetative feature within the proposed sports field area. The community, dominated by annual, non-native grass species, is classified as California annual grassland as per CDFG classification). The grassland extends northward from the existing school facilities and abuts Highway 152 and active agricultural fields. **A** portion of the grassland area has been previously disturbed, as evidenced by piles of soil and previously graded areas. The grassland is dominated by non-native grasses, including Italian ryegrass (*Lolium multiflorum),* wild oat (*Avena* sp.), velvet grass (*Holcus lanatus),* and rat-tail fescue (*Vulpia myuros).* Non-grass herbaceous species (i.e., forbs) are also common in the grassland areas. Common species include bristly ox-tongue (*Picris echioides),* wild radish (*Raphanus sativa),* cat's ear

2551 S. Rodeo Gulch, Suite 12 ♦ Soquel, CA 95073 ♦ (831) 476-4803 ♦ Fax (831) 476-8038

EXHIBIT D

(*Hypochaeris radicata*), English plantain *(Plantago lanceolata*), filaree (Erodium *cicutarium*), dandelion (Taraxacum *officinale)*, bur clover (Medicago *polymorpha)*, sow thistle (*Sonchus oleraceus)*, bull mallow (*Malva neglecta)*, and wild mustard (Brassica sp.).

Native plant species occur as scattered occurrences amid the grassland. These species are young coyote brush (*Baccharis pilularis)* and miner's lettuce (*Montia* sp.). Native trees and shrubs have been planted along Highway 152 and near the existing well site. These plantings include coast live oak (*Quercus agrifolia)*, coffee berry *(Rhamnus californica)*, wax myrtle (*Myrica californica)*, manzanita (Arctostaphylos sp.) and sage *(Salvia* sp.).

Wildlife Resources of the Grassland. The disturbed nature of this grassland habitat and the surrounding uses of intensive agriculture and school facilities moderate its value to native wildlife. Wildlife species observed in the grassland during the reconnaissance survey included killdeer (*Charadrius vociferus*), western meadowlark *(Sturnella neglecta)*, black phoebe *(Sayornis nigricans*), and mounds of Botta's pocket gopher (*Thomomys bottae*). Other common wildlife species that utilize grassland habitat on the central California coast and are expected to occur on this site include western fence lizard (*Sceloporus occidentalis*), gopher snake (*Pituophis melanoleucus*), house finch *(Carpodacus mexicanus)*, cliff swallow *(Hirundo pyrrhonota)*, red-tailed hawk (*Buteo jamaicensis*), and California meadow vole (Microtus *californicus*).

Special status wildlife species that may utilize the grassland habitat at this site include nesting southwestern pond turtle *(Clemmys marmorata* pallida).

Willow Riparian Woodland **and** Freshwater Marsh

The edge of Kelly Lake within the project site supports a thin band of willow riparian woodland. **A** finger of willow riparian woodland on the adjacent property also abuts the subject parcel. The presence of arroyo willow (*Salix lasiolepis*) and shining willow (*Salix* lucida ssp. *lasiandra*) characterize this community. A few cottonwoods (*Populus* sp.) also occur along the lake edge. In some locations, particularly on the outer edges of the willow thicket, the understory includes California blackberry (*Rubus ursinus)*, California tule (*Scirpus californicus),* curly dock *(Rumex* crisps**)**, poison hemlock (Conium *maculatum),* and bristly ox-tongue. The freshwater marsh occurs along the edge of Kelly Lake, intermixing with the riparian woodland. The dominant plant species is California tule; this species forms dense thickets at the edge of the water. Associated species include water smartweed *(Polygonum persicaria)* and broad-leaved cattail (*Typha latifolia).*

Wildlife Resources of the Riparian **Woodland and** Freshwater Marsh. The very narrow band of willow riparian woodland and freshwater marsh along the lake's edge of this parcel provide only moderate value to native wildlife species. During our brief December 2004 site visit we observed only two bird species in these habitats, spotted towhee *(Pipilo maculatus*) and white-crowned sparrow (*Zonotrichia* leucophrys). During previous spring and summer surveys of the riparian and marsh habitat in 1999 and 2000, no special status wildlife species were observed, and none are expected to occur in this portion of habitat within the project parcel.

Environmental Review Inital Study
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SENSITIVE **HABITATS**

Scnsitivc habitats are defined by local, State, or Federal agencies as those habitats that support special status species, provide important habitat values for wildlife, represent areas of unusual *or* regionally restricted habitat types, and/or provide high biological diversity. Two plant communities at the St. Francis High School sports field site -willow riparian woodland and freshwater marsh -

are designated as a high priority by the CDFG. This category contains native plant communities that are regarded by CDFG **as** having special significance under the California Environmental Quality Act (CDFG, 1995a); the County of Santa Cruz also recognizes these habitats as "sensitive habitat".

Special Status Species

Based *on* these database searches and an evaluation of site conditions, the following plant species and/or their habitat were searched for within the proposed sports field area: robust spineflower *(Chorizanthe robusta var. robusta),* San Francisco popcorn flower *(Plagiobothrys diffusus),* Santa Cruz clover *(Trifolium buckwestiorum),* Santa Cruz tarplant *(Holocarpha macradenia),* Kellogg's horkelia *(Horkelia cuneata ssp. sericea),* Gairdner's yampah *(Perideridia gairdneri* ssp. *gairdneri)* and maple-leaved checkerbloom (*Sidalcea malachroides).* Of the special status plant species believed to have the potential to occur in the project vicinity, none have been recorded to occur *on* the site as per CNDDB records, nor were any observed during the December 2004 site visit. Although the field visit was conducted during the non-flowering period for many plant species, the proposed sports field development area is located in a previously disturbed grassland (previous agricultural field) that has a low likelihood for special status plant species.

Based on database searches, evaluation of the site conditions, and previous wildlife surveys of the riparian hahitat and other nearby areas, the only special status wildlife species that may occur within the project impact area is nesting pond turtles.

POTENTIAL IMPACTS AND RECOMMENDED ACTIONS

The proposed development of the St. Francis High School Sports Fields project was evaluated **as** to potential direct and indirect impacts to sensitive biotic resources. Impacts were not considered significant to vegetation communities or habitats that are not protected, are generally common, and do not support listed candidate or special concern species. For the St. Francis High School property, impacts to the non-native grassland were not considered to pose significant impacts to botanical resources.

The following potential impacts to biological resources were identified, and measures to reduce impacts are recommended.

Impact **1.** Development Adjacent **to** the Riparian Woodland. Grading associated with the proposed sports fields will be located approximately 80 feet from the finger of riparian woodland that occurs on the adjacent property and approximately 200 feet from the riparian woodland and freshwater marsh along Kelly **Lake.**

> Mitigation Measure **1:** Prior to construction, install temporary plastic construction Fencing along the outer edge of grading to preclude equipment access near the riparian woodland **and** freshwater marsh. Following construction, install a permanent fence (preferable cyclone) along the perimeter of the softball facility to reduce human use of the nearby riparian woodland areas.

Impact **2.** Development within the Grassland Habitat. Grading associated with the proposed sports fields has the potential to destroy eggs and nests of pond turtles, if they are present within the grassland.

Environmental Review lnital **Study**

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Mitigation **Measure 2:** Place a barrier fence (e.g., silt fence or aluminum window screening) approximately 10-25 feet lakeside of the edge of the construction zone in the grassland habitat before June, prior to the nesting season of **this** turtle, to prevent turtles from entering the site for potential nesting, and to direct any dispersing turtles to other undisturbed areas nearby. The bottom **6-12** inches of the barrier fence should be buried in a trench to prevent turtles from going under the fence. The location of the silt fence should be staked out by a qualified biologist, and checked periodically to ensure no gaps develop. The fence should remain in place until all ground disturbing activities and foundation construction is completed. Since this plan is a type of passive "relocation" of turtles, and no turtles will be handled, a Memorandum of Understanding from CDFG is not necessary.

Intended **Use of** this **Report**

The findings presented in this review are intended for the sole use of Strategic Construction Management and St. Francis High School and the County of Santa **Cruz** in evaluating the proposed sports field project. The findings presented in this report are for information purposes only; they are not intended to represent the interpretation of any State, Federal or County laws, polices or ordinances pertaining to permitting actions within sensitive habitat or endangered species. The interpretation of such laws and/or ordinances is the responsibility of the applicable governing body.

Thank you for the opportunity to assist you in your project planning. Please give me a call if **you** have any questions on this report.

Sincerely,

Kathleen Lyons

Kathleen Lyons
Plant Ecologist

With

Dana Bland
Wildlife Biologist

Environmental Review Initial Study
ATTACHMENT 12, 4 of 4
APPLICATION 04-0128

COUNTY OF SANTA CRUZ
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Joan Van Der Hoeven
Application No.: 04-0428
APN: 051-501-16

Date: August 31, 2005
Time: 12:07:15
Page: 1

Environmental Planning Completeness Comments

---------- REVIEW ON SEPTEMBER 15, 2004 BY KEVIN D CRAWFORD ==========
09/15/04 - Project can be considered complete for grading issues. See Misc Comments for plan review coments. ========== UPDATED ON OCTOBER 4, 2004 BY ROBERT S LOVELAND ==========

1. An "Archaeological Site Review" needs to be added to this application. Additional comments may be necessary depending upon the results of the review.

2. A biotic report is required. An addendum to the biotic report completed for APN 051-501-16 will be acceptable. Please submit 3 copies of the addendum report for review.

========== UPDATED ON MARCH 29, 2005 BY KEVIN D CRAWFORD ==========
03/29/05 - Review of re-submitted plans. Shts L-1 - L-3 and C-01 & C-02: Sht. L-1: The APN's have been deleted. Please replace them. Plan sheets given me for review lack any wet-signed stamps by Architect or Engineer. All sheets must be signed prior to approval, Sht. L-2: Either remove "Grading" from title or place prominent note on this sheet referring to C-01 for Grading Plan. Sht. L-2. L-3 & C-01: Soil Report specifies all **fill** slopes to be constructed no steeper than 3:1. All sheets indicate 2:1 slope. Please correct all sheets to indicate a 3:1 finished **fill** slope.

Soil Report by Pacific Crest Engineering dated Jan. 2005 was reviewed and accepted this date. ========== UPDATED ON APRIL 18, 2005 BY ROBERT S LOVELAND ==========

1. I have reviewed and accepted the updated archaeology letter provided by Archaeological Consulting (12/22/04).

2. I have reviewed and accepted the updated biotic assessment completed by Biotic Resources Group (12/7/04).

3. The proposed softball field closest to Hwy 152 contains a large amount of unclassified **fill** material (see grading plans and geotechnical letter dated 2/9/05). Please provide earthwork volumes for this area and add to earthwork quantities shown on sheet L-2. This area needs to overexcavated and recompacted as Der the recommendation of the project geotechnical engineer, ========== UPDATED ON MAY 12, 2005 BY KEVIN D CRAWFORD ==========
========== UPDATE@ON MAY 12. 2005 BY KEVIN D CRAWFORD ==========
========== UPDATED ON MAY 18, 2005 BY KEVIN D CRAWFORD ==========
05/18/05 - This application is complete from a grading standpoint. See Miscellaneous Comments for plan details. ========== UPDATED ON JUNE 8. 2005 BY ROBERT S LDVELANO ==========

Comments above have been addressed,

Environmental Review Initial Study

ATTACHMENT B-1-6
APPLICATION 04-0428

Environmental Planning Miscellaneous Comments

========== REVIEW ON SEPTEMBER 15, 2004 BY KEVIN D CRAWFORD ==========

EXHIBIT D

09/15/04 - Review of plan sheets L1 thru L3 dated 9/10/04 and C01 dated 9/9/04: 1) Sht L1 - Plan lacks a Vicinity Map and also the basic project information required on the "Minimum Grading Plan Intake" sheet. Please provide. Also the plans must be wet signed prior to approval. 2) Sht L2: - Plan lacks a Legend, the "Limits of Grading". typical cross sections and other information required on the "Minimum Grading Plan Intake" sheet. Please provide. 3) Sht L3 - Revise Erosion Control Notes to read clearly & change "should" to "shall". Show detail of daylighted drain line into existing retention pond and show pond in plan view. Provide meaning and intent of "Drainage Area" with arrow at lower right side of site. 4) Sht C01 - This sheet would be more accurately titled "Grading and Drainage Plan". Provide more detail on the discharge points to the retention basin and to Kelly Lake, including dissipators or other erosion control devices. Neither the lake nor the detention basin are shown. Please provide some means of showing these water bodies relative to this project. 5) Typical comment for all sheets: Show the south R/W line for Hwy 152 along the project site. This project proposes over 10,000 cubic yards of fill and over 10-foot high fills. No information is provide regarding grading specifications such as benching of the deep fills. compaction requiremnts. moisture treatment, quality contol inspections, etc. Please have the civil engineer provide this information on the grading plan. The quantity of fill will likely require Environmental Review. A Soil Report may be required. All plan sheets shall be wet signed prior to approval.

Note to Project Planner: Other reviewing agencies (especially DPW) should be notified that this project. once approved will be converted to an S-style Grading Permit. No other building or grading applications will be forthcoming. ========= UPDATED ON OCTOBER 4, 2004 BY ROBERT S LOVELAND =========

Conditions *of* Approval:

1. Submit a detailed grading/erosion control plan completed by a licensed civil engineer.

2. Submit a "Plan Review" letter from the project geotechnical engineer.

3. Include "Mitigation Measure 1 & 2" provided by Biotic Resources Group on the grading plans. Identify where the temporary construction fencing is to be placed and where the barrier fencing is to be placed. Provide construction details on the plan for the barrier fencing. Clearly identify on the plan that the project biologist shall: stake the location of the barrier fencing prior to construction activities, inspect the barrier fencing after installation and periodically through the construction phase (to be determined by the project biologist).

4. Include archaeologist (Gary Breschini) recommendation regarding an archaeological monitor to be on site during all project excavations (e.g. keyway for varsity field fill slope).

Environmental Review Inital Study
ATTACHMENT 13 2 of 6
APPLICATION 04-0428

UPDATED ON MARCH 29. 2005 BY KEVIN D CRAWFORD =========
My comments placed this date under "Completeness Comments" should have been placed here instead, ========= UPDATED ON MAY 12, 2005 BY KEVIN D CRAWFORD =========
05/11/05 - A letter dated 5/10/05 was received today from St. Francis Central Coast

High School (owner) acknowledging their decision to not compact the previously deposited fill material placed on the site, and their awareness of the risk of differential settlement of the ball field improvements due to the lack of compaction of that material. This letter satisfies the County's request for such an acknowledgement. Kevin Crawford ========= UPDATED ON MAY 18, 2005 BY KEVIN D CRAWFORD ========= 05/18/05 - A plan review letter from Pacific Crest Engr'g dated 3/16/05. previously not submitted, was faxed to me yesterday. It specifies criteria for the fill material that will allow proposed fill slopesto be constructed at 2:1 rather than 3:1. Thiswill satisfy my earlier comment on that issu e. However Items 2 and 3 of the 3/16/05 letter have not been incorporated into the plans, specifically some notes & details on Sht L-3 need some further revivison. These revisions can be made later, prior to permit issuance. Kevin Crawford ========= UPDATED ON JUNE 7, 2005 BY ROBERT S LOVELAND =========

Project Review Completeness Comments

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

========= REVIEW ON OCTOBER 12, 2004 BY JOAN VAN DER HOEVEN =========
Archaeologic and biotic reports generated for the initial school construction should have an addendum generated to review the current proposal for the playing fields as per Environmental Planning comments. Please address any questions on this to Environmental Planner, Bob Loveland at 454-3163.

Please address all Public Works Drainage concerns outlined below. Contact Carisa Regalado Duran at 454-2160.

Project Review Miscellaneous Comments

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

========= REVIEW ON OCTOBER 12, 2004 BY JOAN VAN DER HOEVEN =========
Please provide a reduced site plan 8.5 x 11 inches for inclusion in the Agricultural Buffer Dedtermination.

Dpw Drainage Completeness Comments

========= REVIEW ON OCTOBER 5, 2004 BY CARISA REGALADO =========
Not enough drainage information has been given to consider acceptance of this application. To be approved by this division at the discretionary application stage. all potential off-site impacts and mitigations must be determined: therefore, proposed projects must conclusively demonstrate that (see drainage guidelines):

- The site is being adequately drained

- Site runoff will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release, if taken off-site.

- The project will not adversely impact roads and adjacent or downslope properties if taken off-site.

Please address the following comments:

1) The drainage basin in hydrology calculations shown on sheet C1 has not been defined in the plans. Is this area the same as that within the boundary for Limit of Disturbance? Please show the area being considered on the plans.

2) A swale is proposed beginning and around the softball field. This portion of the parcel appears to be fairly flat. Is it feasible to allow sheet flow in its natural drainage pattern in this area?

3) A perforated drain pipe is proposed around the varsity softball field top of slope along with the continuation of the swale at the toe of the slope. What amount of runoff will the swale capture for routing to Kelly Lake? Please clarify on the plans if the whole length of this swale, including the outlet is within the project property lines or if some portion is off-site. Also, show how this will be routed to Kelly Lake and the proposed outlet

4) The hydrology calculations shown do not specify what portion of runoff will be directed to Kelly Lake and that portion going to the existing retention basin. Please submit these amounts,

5) The capacity of the existing retention basin, current amount of runoff being routed into it, and the increase proposed by this project was not received. Please submit this information. This should include the amount of overflow from the retention basin along with the path. Please make it clear if this overflow is contained on-site or will leave the parcel.

6) The site plan on sheet L1 is very blurry. Please submit a legible plan that includes the existing retention basin, overflow path from the basin. the swale proposed to Kelly Lake, and the lake. The label Drainage Area was noted on this sheet. Please make it clear on the plans what this note is describing.

7) To minimize post-development runoff, consider using pervious or semi-impervious surfaces in the area of the proposed AC paving.

Further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

Please call or visit the Dept. of Public Works, Stormwater Management Division. from 8:00 am to 12:00 pm if you have any questions. ========== UPDATED ON APRIL 18, 2005 BY CARISA REGALADO ==========
Revised drawings dated 2/24/2005 addressing first routing comments were received. The calculations shown on sheet C-02 contain some errors: however. the difference between the correct amounts of runoff versus what was calculated is small. The calculations are accepted as submitted. For future work, please see the Miscellaneous Comments for factors to be used.

The application is complete for the Discretionary review stage.

(Additional notes in Miscellaneous Coments.)

Dpw Drainage Miscellaneous Comments

========== REVIEW ON OCTOBER 5, 2004 BY CARISA REGALADO ==========
No comment. ========== UPDATED ON APRIL 18, 2005 BY CARISA REGALADO ==========
Please note for future 25-year event calculation work:

- Ca is 1.1 per Table 3-1, page 45. This is to be applied in Q = CaCiA

- The Return Period Factor for Rainfall Intensity is 1.20 per Figure SD-7, page 61. This is to be applied to "i" before using Q = CaCiA.

Environmental Health Completeness Comments

========== REVIEW ON NOVEMBER 10, 2004 BY JIM G SAFRANEK ==========
NO COMMENT
========== UPDATED ON APRIL 14, 2005 BY JIM G SAFRANEK ==========
NO COMMENT

Environmental Health Miscellaneous Comments

========== REVIEN ON NOVEMBER 10, 2004 BY JIM G SAFRANEK ==========
NO COMMENT
========== UPDATED ON APRIL 14, 2005 BY JIM G SAFRANEK ========== no comment

Environmental Review Inital **Study**
5 of 6
ATTACHMENT 13
APPLICATION 04-0428

EXHIBIT D

COUNTY OF SANTA CRUZ

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

November 5, 2004

Strategic Construction Management
350 Coral Street, Suite E
Santa Cruz, CA 95060

SUBJECT: ARCHAEOLOGICAL RECONNAISSANCE ON APNs 051-501-16 and 051-501-19

To Whom It May Concern,

The preliminary archaeological site review for this parcel has been completed. The results of this review indicate the potential presence of prehistoric cultural resources on the parcel within the proposed development area. Therefore, an archaeological assessment must be prepared by a qualified professional archaeologist and submitted for review and approval prior to permit approval. The purpose of the report will be to determine the significance of the resource, evaluate the impacts of the proposed project and recommend mitigation measures to protect the cultural resources. The scope of work for this report will be to (1) determine the extent of the site, (2) determine the depth of the deposit, and (3) determine the nature of the deposit (disturbed/in tact).

Preparation of the report is the responsibility of the applicant. The completed report must be submitted to the County for review. There is a fee for this review. I am enclosing a suggested list of archaeological consultants. After you have selected an archaeologist to perform the work, please have them contact me at 454-3372 for maps and other materials prepared by the reconnaissance team if necessary.

Please call me if you have any questions.

Sincerely,

Elizabeth Hayward
Planning Technician

Environmental Review Inital Study
ATTACHMENT 13.6.16
APPLICATION 04-0428

EXHIBIT 5

St. Francis

Central Coast Catholic High School

May 10,2005

Joan Van der Hoeven
County Planner
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Re: St. Francis Central Coast Catholic High School
Play Fields- Soils Compaction
APNs:051-501-16 & 19, Application No: 04-0428

Dear Ms. Van der Hoeven,

As requested by our consultant, Betty Cost of Planning and Permit Services, this letter is to acknowledge our awareness of the soils that were imported to the playfields area. Additionally, Saint Francis Central Coast Catholic High School acknowledges all soils reports and letters from Pacific Crest Engineering dated: (1) February 9th 2005 referencing "Existing Fill," (2) March 23,2005 referencing "Drainage-Out Fall Location" and (3) March 16, 2005 referencing "2:1 Slope." We are aware of all risks associated with the possibility of settlement of the existing imported soils in this specific location. The school is also aware that the imported soils were not compacted as may be typically done during the importing of soils for engineered fill as required for the construction of building structures.

In closing, I trust that this letter of acknowledgement will suffice. I thank you in advance for your continued service regarding our property requirements of the school.

Respectfully yours,

Environmental Review Inital **Study**
ATTACHMENT 14
APPLICATION 04-0428

Father John Itzaina, S.D.B.
President, Saint Francis Central Coast Catholic High School.

Cc: Betty Cost, PPS 100 Doyle Street, Suite E Santa Cruz CA *95062*
David L. Robison, Strategic CM 350 Coral Street, Suite E Santa Cruz, CA 95060

2400 East Lake Avenue • Watsonville, CA 95076
831.724.5933 • Fax 831.724.5995
www.stfrancishigh.net

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EXHIBIT D

County of Santa Cruz

Planning Department

AGRICULTURAL BUFFER DETERMINATION PERMIT

Owner: SALESIAN SOCIET , T. FRANC S -IG SCHOOL **Permit Number:** 04-0428
Address: 22400 E. LAKE AVE., WATSONVILLE **Parcel Number:** 16, 19, 20

PROJECT DESCRIPTION AND LOCATION:

Permit to construct two **sports fields for St. Francis Central Coast Catholic High School. Requires an Agricultural Buffer Determination. Property located on the east side of Highway 152, just north of the existing school at 2400 E. Lake Avenue in Watsonville.**

SUBJECT TO ATTACHED CONDITIONS

Approval Date: 8/18/05 **Effective Date:** 9/01/05
Exp. Date (if not exercised): 9/01/07 **Coastal Appeal Exp. Date:** N/A

— This project requires a Coastal Development Permit, which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission or the Board of Supervisors. The appeal must be filed within 10 calendar days *of* the action by the decision making body.

— This project requires a Coastal Development Permit, the approval of which is appealabie to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the **above-indicated** date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

THIS IS NOT A BUILDING PERMIT. A building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit.

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and io accept responsibility for payment of the County's cost for inspections and ail other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

Bill W. Cost — 8/18/05
Signature of Owner/Agent — Date

Joan Vander Heeve — 8-18-05
Staff Planner — Date

Distribution: Applicant, File, **Clerical**

Environmental Review Inital St
ATTACHMENT 15 1 of 5
APPLICATION 04-0428

EXHIBIT D

Staff Report to the Agricultural Policy Advisory Commission

Application Number: **04-0428**

Applicant: Planning Permit Services, LLC, Betty Cost, AICP
Owner: Salesian Society, St. Francis High School
APN: 051-501-16, 19, 20

Date: **August 18, 2005**
Agenda Item: #12
Time: 1:30 p.m.

Project Description: Proposal *to* construct two baseball fields for St. Francis Central Coast Catholic High School.

Location: Property located on *the* east side of Highway 152, just north of the existing high school at 2400 E. Lake Avenue in Watsonville.

Permits Required: Agricultural Buffer Setback Determination. Previous Buffer Determination on site approved as #99-0383, October 28, 1999.

Staff Recommendation:

- Approval of Application 04-0428, based on the attached findings and conditions.

Exhibits

A.	Project plans	E.	Zoning map, General Plan map
B.	Findings	F.	Comments & Correspondence
C.	Conditions		
D.	Assessor's parcel map, Location map		

Environmental Review Inital Study
ATTACHMENT 15 2 of 25
APPLICATION 04-0428

Parcel Information

Parcel Size:	6.5 acres (APN 051-501-19 – ball field site)
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	Schools, Commercial agriculture, Church
Project Access:	East Lake Avenue (Highway 152)
Planning Area:	Pajaro Valley
Land Use Designation:	A (Agriculture), Type 2-C
Zone District:	CA (Commercial Agriculture)
Supervisorial District:	Fourth (District Supervisor: Campos)

EXHIBIT 4

Within Coastal Zone: ___ Inside X Outside

Environmental Information

Geologic Hazards:	Mapped/no physical evidence on site
Soils:	Watsonville loam/Tierra-Watsonville complex
Fire Hazard:	Not a mapped constraint
Slopes:	2-15 percent
Env. Sen. Habitat:	Mapped/biotic report reviewed
Grading:	Approximately 10,000 cubic yards of grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped resource – scenic route
Drainage:	Existing drainage adequate
Traffic:	No significant impact
Roads:	Existing roads adequate
Parks:	Existing park facilities adequate
Archeology:	Mapped/no physical evidence on site, arch report reviewed

Services Information

Inside Urban/Rural Services Line:	X Yes ___ No
Water Supply:	City of Watsonville
Sewage Disposal:	Salsipuedes Sanitation District
Fire District:	Pajaro Valley Fire Protection District
Drainage District:	Zone 7 Flood Control/Water Conservation District

Environmental Review Inital study

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APPLICATION 04-0428

Analysis and Discussion

The subject parcel is located in the Pajaro Valley Planning area and is approximately 87 acres in size. Three Assessor's parcel numbers have been assigned to the property due to a tax code boundary associated with the Salsipuedes Sanitation District. APN 051-501-16 is the site of the St. Francis High School and is 14.8 acres in area; APN 051-501-19 is the proposed ball field site of 6.5 acres; and APN 051-501-20 is the 66-acre parcel under bush berry production. The parcel is split-zoned (Exhibit E), with the school on PF (Public Facility) land and the proposed field expansion and berry farm on CA (Commercial Agriculture) land. The Salesian Society owns the entire parcel and manages both the school and the agricultural operation and is in a unique position to minimize any potential land use conflicts.

The proposed project is to construct two ball fields to expand existing physical education facilities on the vacant 6.5-acre parcel. The project is located at 2100 East Lake Avenue in Watsonville, known as St. Francis High School. Playing fields which do not include permanent structures or paving are an allowed use in the CA zone district as per County Code Section 13.10.312 and 13.10.314.c. The proposed ball field site is within 200 feet of Commercial Agricultural land across Lake Avenue to the west. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 60 feet from APN 051-441-20.

The subject property has relatively flat topography at the highway frontage, sloping gradually down

EXHIBIT D

to Kelly Lake to the east. 'The parcel is located within the Urban Services Line and may be characterized as a neighborhood developed with public facilities including two separate school campuses, a church and a cemetery. The parcel carries an Agriculture **(A)** General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated **within** 200 feet at the west side of the parcel at Assessor's Parcel Number 051-441-20. The property carries an Agriculture General Plan designation and the land is classified as Type 2-C, Limited Agricultural Lands **in** Utility Assessment Districts.

County Code Section 16.50.095.b requires that all development for habitable uses within 200 feet of the property line of any CA parcel provide and maintain a 200-foot setback between Type 1, Type 2 or Type *3* commercial agricultural land and non-agricultural uses involving habitable spaces, including recreational or institutional structures and their outdoor areas designated for parking or intensive human use. A reduced agricultural setback is required from adjacent CA zoned land across East Lake Avenue to about 60 feet, from **the** 25-acre Maragoni farm. The applicant is proposing an eight-foot, slatted cyclone fence with a vegetative buffer **at** the north side of the parcel to separate the playing fields from the agricultural operations on the site, and a continuation of existing fencing and landscaping along the property frontage to maintain consistent landscaping on the Highway 152 scenic corridor. The applicant shall be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Review of the agricultural buffer considerations was previously considered by APAC under Application **99-0383** with the original construction of the St. Francis High School (See #99-0383 on file at the Santa Cruz Planning Department). Fencing and landscaping requirements would be consistent with the original recommendation.

Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to 60 feet from APN 051-441-20, proposed under Application # 04-0428, based on the attached findings and recommended conditions.

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

Report Prepared By: Joan Van der Hoeven, AICP
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: **(831)** 454-5174
E-mail: pln140@co.santa-cruz.ca.us

Environmental Review Inital Study
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APPLICATION 04-0428

EXHIBIT D

Report Reviewed By:

Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department

Environmental Review Inital Study
ATTACHMENT 15 5 of 25
APPLICATION 04-0428

EXHIBIT D

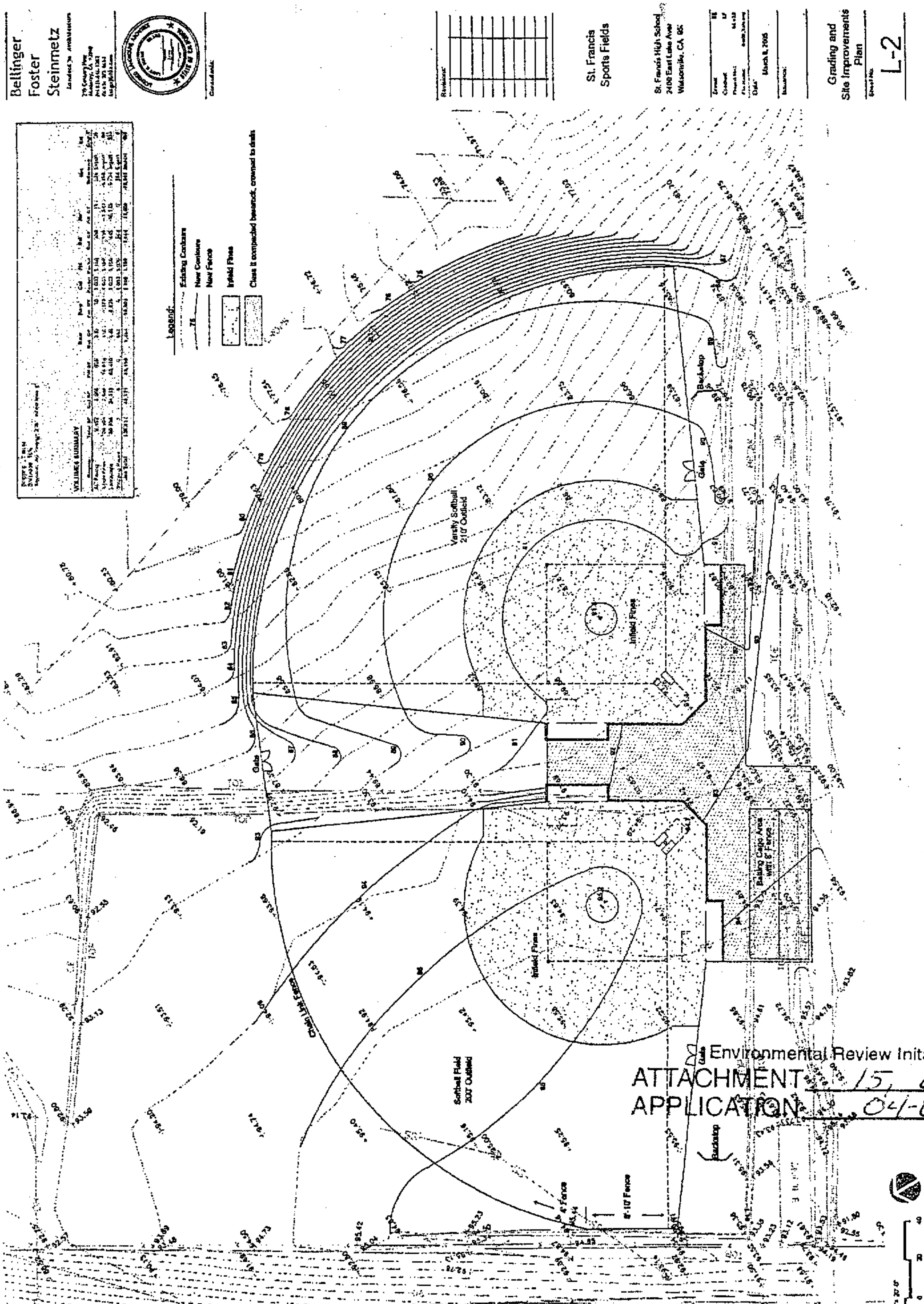

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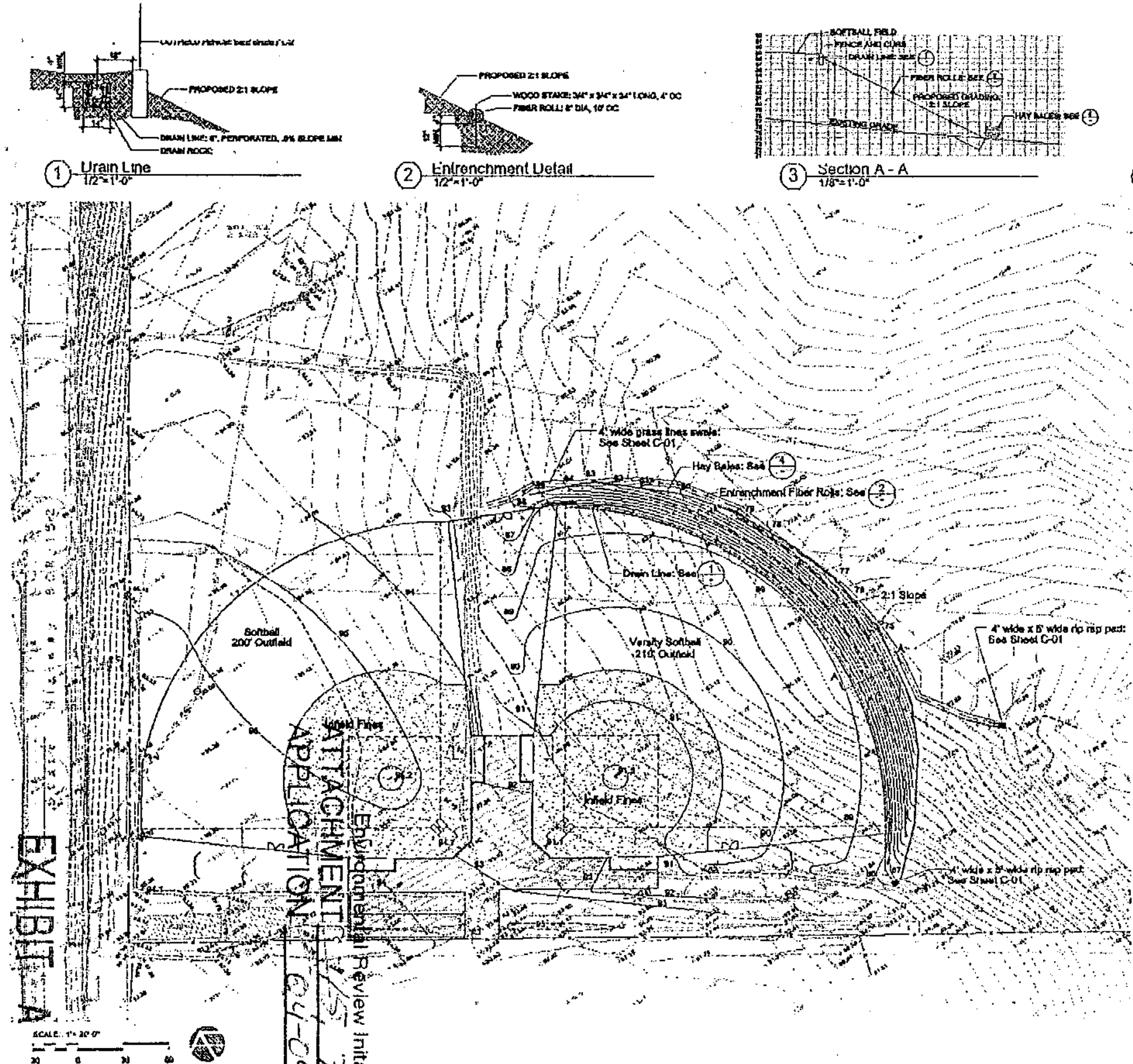
EXHIBIT A

PC EXHIBIT D



Legend:

- Existing Contours
- New Contours
- New Fence
- Hay Bales: See Detail 4
- Entrenchment Fiber Rolls: See Detail 2
- Drain Line: See Detail 1
- Infield Fines
- Class II compacted baserock, crowned to drain

See Sheet C-01 for additional information

Erosion Control Notes

1. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION BETWEEN OCTOBER 15 AND APRIL 15 AND EROSION CONTROL MEASURES MUST BE PLACE AND CONTINUOUSLY IN PLACE.
2. DISTURBANCE OF ANY SURFACE VEGETATION DURING CONSTRUCTION MUST BE KEPT TO A MINIMUM.
3. DISTURBED AREAS SHALL BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. STRAW BALE SILTATION BARRIERS SHALL BE PLACED AS SHOWN ON PLAN.
4. ALL FILL SURFACES SHALL BE PLANTED WITH A SEED MIXTURE THAT WILL YIELD THE FOLLOWING RATE OF APPLICATION.

TYPE OF SEED	POUNDS PER ACRE
Bromus carinatus - California Brome	5
Hordeum brachyantherum - Meadow Barley	6
Deschampsia caespitosa 'Holciformis' - Tufted Hairgrass	10
Festuca rubra 'Del Norte' - Red Fescue	10
Festuca californica - California Fescue	5

5. AFTER CULTIVATION, THE EROSION CONTROL MATERIAL SHALL BE MIXED AND APPLIED TO ALL CUT AND FILL SLOPES IN APPROXIMATELY THE FOLLOWING

MATERIAL	POUND PER ACRE
SEED	35 POUNDS
FERTILIZER	500 POUNDS
STRAW MULCH	1,54[illegible] POUNDS
WATER	AS REQUIRED

6. RAIN WATER RUNOFF FROM THE SITE SHALL BE FILTERED BY STRAW BALE SILTATION BARRIER TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
7. TEMPORARY CUT-OFF BERMS OR DITCHES SHALL BE CONSTRUCTED TO DIRECT RUNOFF TO BASIN PRIOR TO OUTLETTING INTO NATURAL CHANNELS OR ON TO ROADS.
8. ALL EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH WORKING DAY.

Bellinger
Foster
Steinmetz

Consultants:

Revisions:

St. Francis Sports Fields

St. Francis High School
2400 East Lake Ave
Watsonville, CA 950

Date: March 9, 2005

Issuance:

Erosion Control Plan

Sheet No.

L-3

Environmental Review Inital Study
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APPLICATION 04-0428

EXHIBIT A

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Required Findings for Agricultural Buffer Setback Redaction
County Code Section 16.50.095(b)

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot setback; or

2. Permanent substantial vegetation or other physical barriers exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot buffer setback; or a lesser setback distance is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural uses, based on the establishment of a physical bamer, unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right-of-way; and/or some other factor which effectively supplants the 200 foot buffering distance to the greatest degree possible; or

The two ball fields are proposed to be set back about ***60*** feet from AFN 051-441-20, the Commercial Agriculture zoned land of the 25-acre Maragoni farm across the highway. With the 60-foot width of the East Lake Avenue right-of-way, and the landscaping at the high school frontage, **an** effective agricultural barrier is established. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic along East Lake Avenue.

3. The imposition of a 200 foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical bamer, or vegetative screening or other techniques to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

4. Required findings for non-agricultural development on commercial agricultural land, County Code section 16.50.095(e).

Any non-agricultural development proposed to be located on type **1,** type 2 or type **3** agricultural land shall be sited so at to minimize possible conflicts between agriculture in the area and non-agricultural uses, and where structures are to be located on agricultural parcels, such structures shall be located so as to remove as little land as possible from production or potential production.

The subject parcel is zoned CA (Commercial Agriculture) and carries an Agriculture **(A)** General Plan designation. The land carries a Type 2C General Plan designation, signifying limited Agricultural Lands in Utility Assessment Districts. The 6.5-acre parcel is not currently used for agricultural production, but could be converted back to an agricultural use at some time in the future **as** the ball fields do not constitute permanent structural improvements.

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ATTACHMENT 15 Sht 25
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EXHIBIT B
PC EXHIBIT D

Required Findings for **Development on Land Zoned Commercial Agriculture** or **Agricultural Preserve**

County Code Section 13.10.314(A)

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The establishment of the school recreational use on the parcel will not reduce, restrict or adversely affect agricultural resources or the economic viability of commercial operations of the area in that the recreational playing fields will not impair the long-term use of the parcel for commercial agricultural purposes should the playing field use cease to exist. No permanent structures or paving are proposed or allowed under County Code Section 13.10.314.c. The proposal will not reduce the economic viability of other agricultural operations in the area, as the Highway **152** roadway effectively separates other CA zoned land from the existing school and proposed ball field.

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or

3. The use consists of an interim public use which does not impair long-term agricultural viability; and

The ball field use in conjunction with **an** existing school use, does not include any permanent structures or paving and will not adversely affect the long-term agricultural viability of the property. The property could readily be converted back to an agricultural use despite some compaction of the topsoil.

4. Single family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in **the** area.

Not applicable.

5. The use will be sited to remove no land from production (or potential production) if any non-farmable potential building site is available, or if this is not possible, to remove as little land **as** possible from production.

The proposed ball field use would temporarily remove land from production but should the ball field use cease, the land could readily be converted back to an agricultural use. The **3** adjacent parcels are under common ownership, so St. Francis retains control over both land uses and can thereby take any necessary actions to resolve and prevent any potential land use conflicts. The land is at the southern perimeter of the 66-acre berry farm parcel, and a natural barrier of the fire lane and well site remove as little land **as** possible from production.

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EXHIBIT B
PC EXHIBIT D

Conditions of Approval

Exhibit A: Project Plans, Bellinger, Foster, Steinmetz, dated March 11,2005, revised 5-27-05, 7-08-05.

I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed playing field use to APN 051-441-20. Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:

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

B. Obtain a Grading Permit from the Santa Cmz County Building Official.

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

A. Submit final grading plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with Exhibit A on file with the Planning Department. The final plans shall include the following additional information:

1. A development setback of a minimum of 60 feet from APN 051-441-20.

2. Final plans shall show the location of the vegetative buffering barrier and fences used for the purpose of buffering adjacent agricultural land which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.

B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.

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

A. The agricultural buffer setbacks shall be met as verified by the County Senior Civil Engineer.

B. The required vegetative and physical barrier shall be installed. The applicanb'owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and fencing) has been completed.

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EXHIBIT C
PC EXHIBIT D

C. All inspections required by the grading permit shall be completed to the satisfaction of the County Senior Civil Engineer.

N. Operational Conditions

A. The vegetative and physical banier shall be permanently maintained.

B. All required Agricultural Buffer Setbacks shall be maintained.

C. 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.

D. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.

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 GRADING.

Approval Date: 8-18-05

Effective Date: 9-01-05

Expiration Date: 9-01-07

Environmental **Review Inital Study**
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APPLICATION 04-0428

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 Of the Santa Cruz County Code.

EXHIBIT C

PC EXHIBIT D

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EXHIBIT

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EXHIBIT D

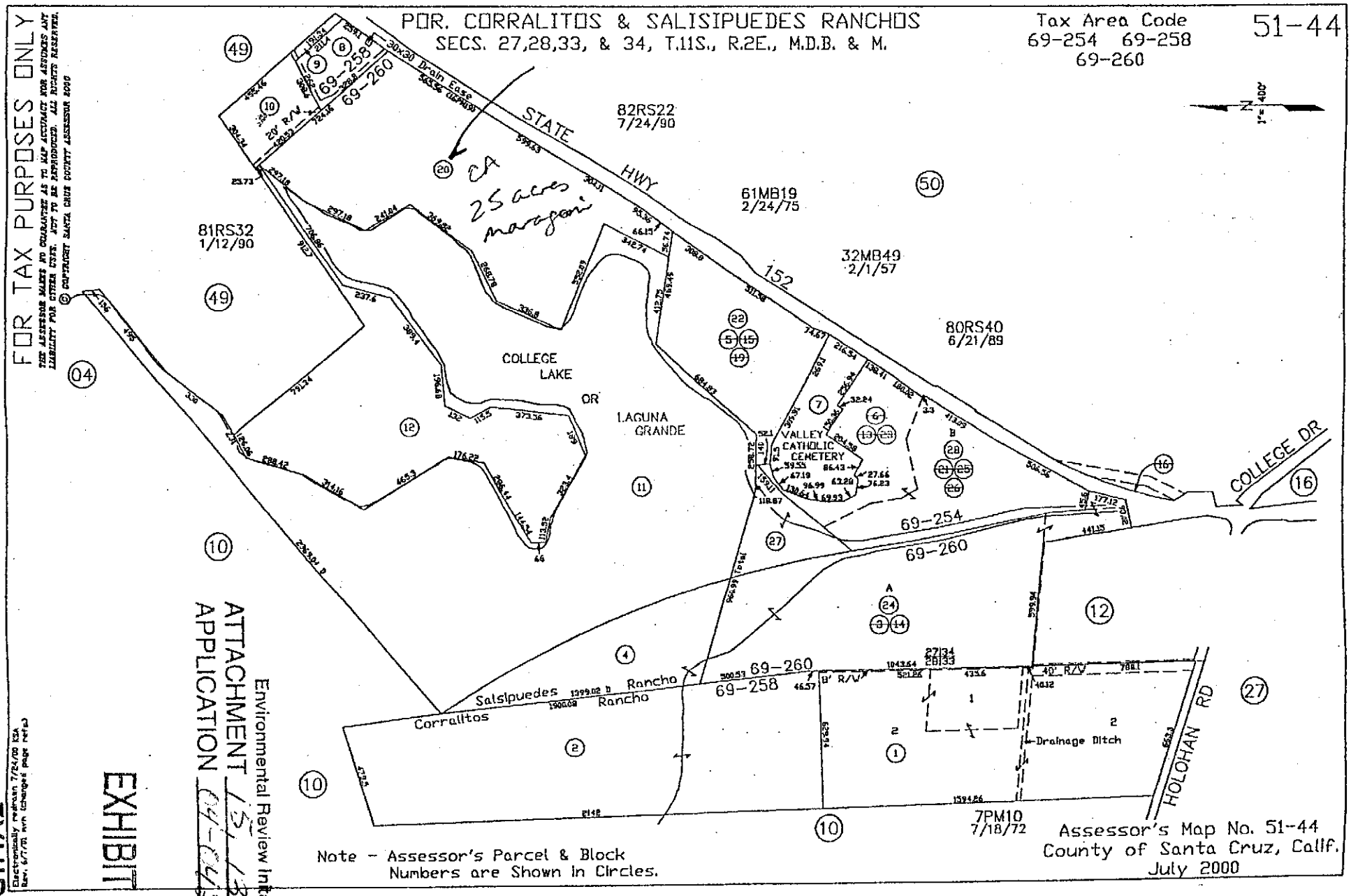
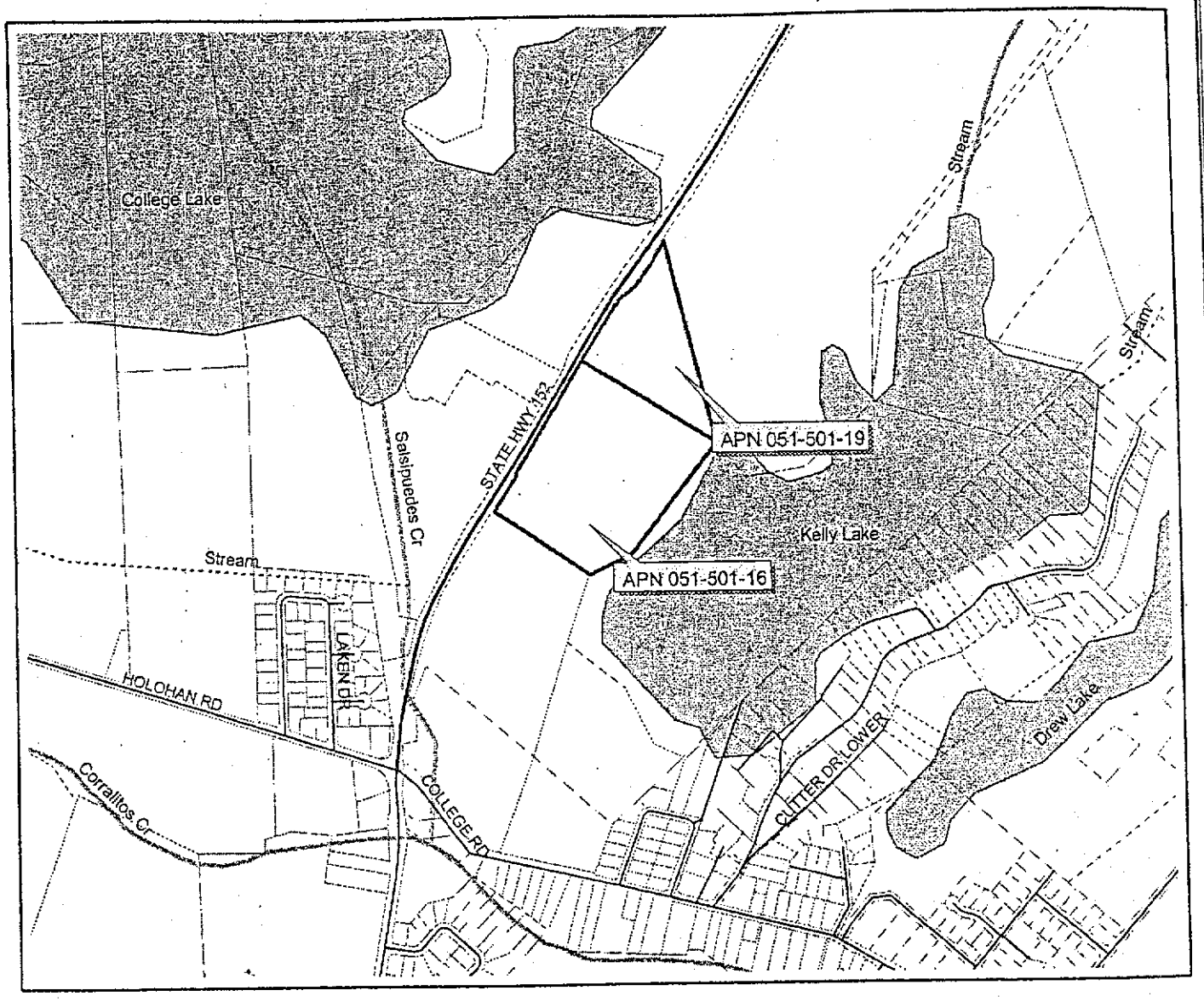


EXHIBIT D

Environmental Review Initial Study
ATTACHMENT 13
APPLICATION 04-0425

EXHIBIT D

Location Map



0.25 0 0.25 0.5 Miles

Environmental Review Inital Study
ATTACHMENT 15 14 of 25
APPLICATION 04-0428

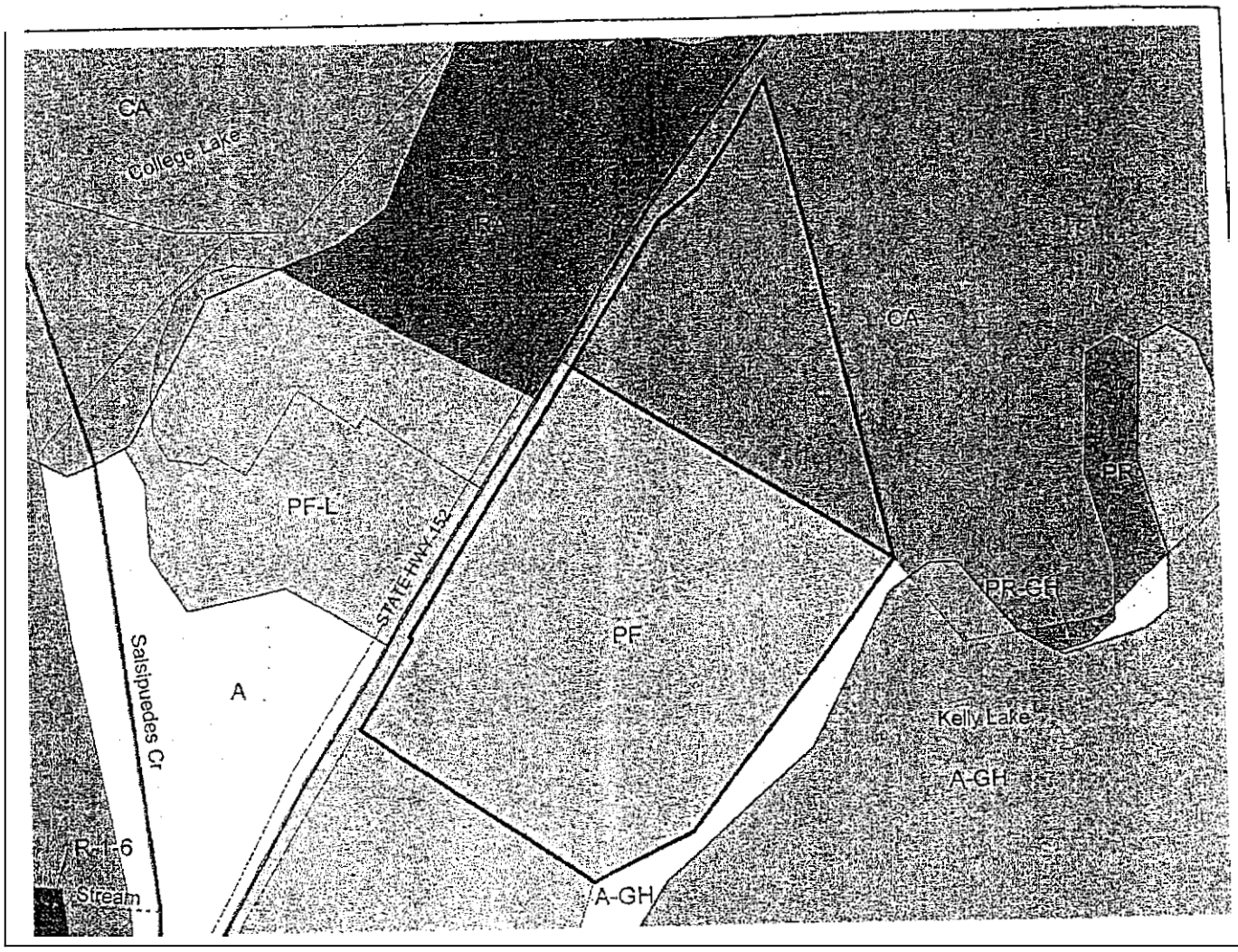
N

Map created by Santa Cruz County
Planning Department:
September 2004

EXHIBIT D

EXHIBIT D

Zoning Map



500 0 500 1000 1500 Feet

Environmental Review Inital Study
ATTACHMENT 15, 15 of 25
APPLICATION 04-0428

N

Legend

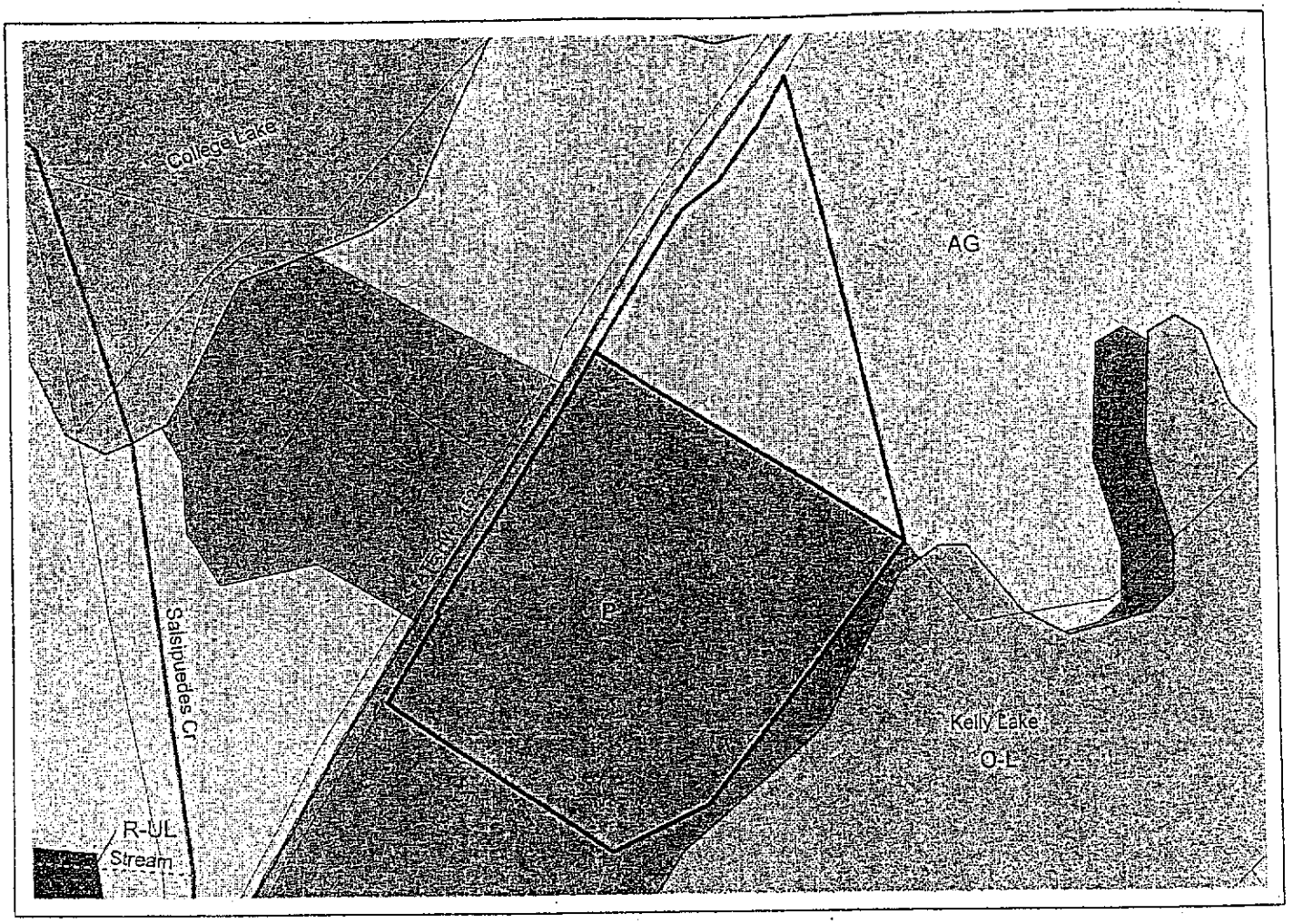
- APN 051-501-16,19
- Parcel boundaries
- Streets
- State Highway
- Perennial Stream
- Lakes
- Agriculture (A)
- Commercial Agriculture (CA)
- Residential Agriculture (RA)
- Single-Family Residential (R-1-5)
- Parks, Recreation, and Open Space (PR)
- Public Facilities (PF)

Map created by Santa Cruz County Planning Department: September 2004

EXHIBIT E

PC EXHIBIT D

General Plan Map



500 0 500 1000 1500 Feet

Environmental Review Initial Study
ATTACHMENT 15, 16, 25
APPLICATION 04-0425

Legend

- APN 051-501-16,19
- Parcel boundaries
- Streets
- State Highway
- Perennial Stream
- Lake
- Agriculture (AG)
- Public Facilites (P)
- Lake (O-L)
- Residential - Urban Low Density (R-UL)

N

Map created by Santa Cruz County Planning Department: September 2004

EXHIBIT E

PC EXHIBIT D

COUNTY OF SANTA CRUZ
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Joan Van Der Hoeven
Application No. : 04-0428
APN: 051-501-16

Date: June 8, 2005
Time: 14:38:17
Page: 1

Environmental Planning Completeness Comments

REVIEW ON SEPTEMBER 15, 2004 BY KEVIN D CRAWFORD ========
09/15/04 - Project can be considered complete for 'grading issues. See Misc Coments for plan review comments. ========= UPDATED ON OCTOBER 4, 2004 BY ROBERT S LOVELAND

1'. An "Archaeological Site Review" needs to be added to this application. Additional comments may be necessary depending upon the results of the review.

2. A biotic report is required. An addendum to the biotic report completed for APN 051-501-16 will be acceptable. Please submit 3 copies of the addendum report for review.

--------- UPDATED ON MARCH 29. 2005 BY KEVIN D CRAWFORD ========
03/29/05 - Review of re-submitted plans, Shts L-1 - L-3 and C-01 & C-02: Sht. L-1: The APN's have been deleted. Please replace them. Plan sheets given fie for review lack any wet-signed stamps by Architect or Engineer., All sheets must he signed prior to approval. Sht. L-2: Either remove "Grading" from title or place prominent note on this sheet referring to C-01 for Grading Plan. Sht. L-2, L-3 & C-01: Soil Report specifies all fill slopes to be constructed no steeper than 3:1. All sheets indicate 2:1 slope. Please correct all sheets to indicate a 3:1 finished fill slope.

Soil Report by Pacific Crest Engineering dated Jan. 2005 was reviewed and accepted this date. ======== UPDATED ON APRIL 18, 2005 BY ROBERT S LOVELAND ========

1. I have reviewed and accepted the updated archaeology letter provided by Archaeological Consulting (12/22/04).

2. I have reviewed and accepted the updated biotic assessment completed by Biotic Resources Group (12/7/04).

3. The proposed softball field closest to Hwy 152 contains a large amount of unclassified fill material (see grading plans and geotechnical letter dated 2/9/05).. Please provide earthwork volumes for this area and add to earthwork quantities shown on sheet L-2. This area needs to overexcavated and recompacted as per the recommendation of the project geotechnical engineer. ======== UPDATED ON MAY 12. 2005 BY KEVIN D CRAWFORD ========
---------- UPDATED ON MAY 12, 2005 BY KEVIN D CRAWFORD ========
========= UPDATED ON WAY 16, 2005 BY KEVIN D CRAWFORD ========
05/18/05 - This application is complete from a grading standpoint. See Miscellaneous Comments for plan details.' ========= UPDATED ON JUNE 8,. 2005 BY ROBERT S LOVELAND
=========

Environmental Review Inital Study
ATTACHMENT 15, 17 & 25
APPLICATION 04-0428

Comments above have been addressed.

Environmental Planning Miscellaneous Comments

======== REVIEW ON SEPTEMBER 15, 2004 BY KEVIN D CRAWFORD ========

EXHIBIT F

PC EXHIBIT D

?view of plan sheets L1 thru L3 dated 9/10/04 and C01 dated 9/9/04: 1) n lacks a Vicinity Map and also the basic project information required mum Grading Plan Intake" sheet. Please provide Also the plans must be rior to approval. 2) Sht L2: - Plan lacks a Legend, the "Limits of Grad- l cross sections and other information required on the "Minimum Grading sheet. Please provide. 3) Sht L3 - Revise .Erosion Control Notes to read ange "should" to "shall". Show detail of daylighted drain line into ention pond and show pond in plan view. Provide meaning and'intent of ea" with arrow at lower right side of site. 4) Sht C01 - This sheet e accurately titled "Grading and Drainage Plan". Provide more detail on e points to the retention basin and to Kelly Lake, including dissipators sion control .devices. Neither the lake nor the detention basin are e provide some means of showing these water bodies relative to this Typical comment for all sheets: Show the south R/W line for Hwy 152 oject site. This project proposes over 10,000 cubic yards of fill and high fills, No information is provide regarding grading specifications ning of the deep fills, compaction requiremnts. moisture treatment. ol inspections. etc. Please have the civil engineer provide this in- the grading plan. The quantity of fi11 wi11 likely require Environmen- A Soil Report may be required. All plan sheets shall be wet signed prior

ect Planner: Other reviewing agencies (especially DPW) should be t this project, once approved will be converted to an S-style Grading ther building or grading applications will be forthcoming. ==== UP- OBER 4, 2004 BY ROBERT S LOVELAND ==========

f Approval:

detailed grading/erosion control plan completed by a licensed civil en-

"Plan Review" 'letter from the project geotechnical engineer.

Mitigation Measure 1 & 2" provided by Biotic Resources Group on the s. Identify where the temporary construction fencing is to be placed and rrier fencing is to be placed. Provide construction details on the plan ier fencing. Clearly identify on the plan that the project biologist the location of the barrier fencing prior to construction activities, barrier fencing after installation and periodically through the con- ase (to be determined by the project biologist).

rchaeologist (Gary Breschini) recommendation regarding an archaeological on site during all project excavations (e.g. keyway for varsity field

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DATED ON MARCH 29, 2005 BY KEVIN D CRAWFORD ==========
placed this date under "Completeness Comments" should have been placed
========== UPDATED ON MAY 12, 2005 BY KEVIN D CRAWFORD ==========
letter dated 5/10/05 was received today from St. Francis Central Coast

EXHIBIT F

PC EXHIBIT D

Please address the following comments:

1) The drainage basin in hydrology calculations shown on sheet C1 has not been defined in the plans. Is this area the same as that within the boundary for Limit of Disturbance? Please show the area being considered on the plans.

2) A swale is proposed beginning and around the softball field. This portion of the parcel appears to be fairly flat. Is it feasible to allow sheet flow in its natural drainage pattern in this area?

3) A perforated drain pipe is proposed around the varsity softball field top of slope along with the continuation of the swale at the toe of the slope. What amount of runoff will the swale capture for routing to Kelly Lake? Please clarify on the plans if the whole length of this swale, including the outlet is within the project property lines or if some portion is off-site. Also, show how this will be routed to Kelly Lake and the proposed outlet.

4) The hydrology calculations shown do not specify what portion of runoff will be directed to Kelly Lake and that portion going to the existing retention basin. Please submit these amounts.

5) The capacity of the existing retention basin, current amount of runoff being routed into it, and the increase proposed by this project was not received. Please submit this information. This should include the amount of overflow from the retention basin along with the path. Please make it clear if this overflow is contained on-site or will leave the parcel.

6) The site plan on sheet L1 is very blurry. Please submit a legible plan that includes the existing retention basin, overflow path from the basin.. the swale proposed to Kelly Lake, and the lake. The label Drainage Area was noted on this sheet. Please make it clear on the plans what this note is describing.

7) To minimize post-development runoff, consider using pervious or semi-impervious surfaces in the area of the proposed AC paving.

Further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

Please call or visit the Dept. of Public Works, Stormwater Management Division. from 8:00 am to 12:00 pm if you have any questions. ========== UPDATED ON APRIL 18, 2005 BY CARISA REGALADO ==========
Revised drawings dated **2/24/2005** addressing first routing comments were received. The calculations shown on sheet C-02 contain some errors; however, the difference between the correct amounts of runoff versus what was calculated is small. The calculations are accepted as submitted. For future work, please see the Miscellaneous Comments for factors to be used.

The application is complete for the Discretionary review stage.

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(Additional notes in Miscellaneous Comments

Dpw Drainage Miscellaneous Comments

========== REVIEW ON OCTOBER 5, 2004 BY CARISA REGALADO ==========
No comment. ========== UPDATED ON APRIL 18, 2005 BY CARISA REGALADO ==========
Please note for future 25-year event calculation work:

- Ca is 1.1 per Table 3-1, page 45. This is to be applied in Q = CaCiA.

- The Return Period Factor for Rainfall Intensity is 1.20 per Figure SD-7. page 61. This is to be applied to "i" before using Q = CaCiA.

Environmental Health Completeness Comments

========== REVIEW ON MOVEMBER 10, 2004 BY JIM G SAFRANEK ==========
NO COMMENT
========== UPDATED ON APRIL 14, 2005 BY JIM G SAFRANEK ==========
NO COMMENT

Environmental Health Miscellaneous Comments

========== REVIEW ON NOVEMBER 10, 2004 BY JIM G SAFRANEK ==========
NO COMMENT
========== UPDATED ON APRIL 14, 2005 BY JIM G SAFRANEK ========== no comment

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EXHIBIT F

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BETTY COST, AICP

PLANNING AND PERMIT SERVICES, LLC

100 Doyle St., Suite E. Phone: (831) 425-6522 Santa Cruz (831) 724-4597 Watsonville
Santa Cruz, CA 95062 Cell: (831) 227-3903 Fax: (831) 425-1565 BC@BettyCostPPS.com

July 11,2005

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

RE: ST. FRANCIS HIGH SCHOOL PROPOSED PLAYFIELDS

Dear Joan:

The proposed playfields are to be softball sports fields. They will be used both for practive and for intramural sports. At your request, we have added the location of the existing fire lane, and the way it will tie into the "triangle" property on which the proposed new fields are located. We have also added landscaping along Highway 152 to match that along the rest of the existing school frontage. Drip Irrigation is proposed for this landscaping area and for the agricultural buffer landscaping area. The required 200 foot agricultural buffer area, fencing, and landscape buffer are shown on the plans The farmer who leases the fields has been given until Nov. 2006, when his current lease runs out, to pull the vines back to the 200 foot line (they currently come up to the edge of the "triangle"property, which was required for the high school permit). We request that the 200 foot buffer area be able to be used by the farmer for staging and access, but not for growing. No perticides or fertilizers will be used in the 200 foot buffer area. Per the Zoning Ordinance requirements, there will be no permanent structures (other than the necessary backstops) placed on the CA zoned lands, and no paving. Bleachers will be of the moveable kind. The support areas and fire lanes will be gravel.

Sincerely,

Betty Cost, AICP

cc: Robison
Touchstone
Itzaina

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EXHIBIT F

PC EXHIBIT D

AGRICULTURAL POLICY ADVISORY COMMISSION

County of Santa Cruz

BRUCE DAU, Chairperson
KEN KIMES. Vice Chairperson
DAVID W. MOELLER. Executive Secretary

SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES – August 18,2005

Members Present	Staff Present	Others Present
Bruce Dau	Joan Van der Hoeven	Ron Gordon
Mike Manfre	Lisa LeCoump	Marsha Lewis
Ken Kimes	Randall Adams	Zack Dahl
Frank "Lud" McCrary	Nell Sulborski	Lowel Webb
		Betty Cost
		Wayne Miller
		Richard Hansen
		Nathan Chaney
		Patricia Van Guilder
		Steve Femandes
		Maria Femandes

1. The meeting was called to order by Bruce Dau at 1:32 p.m.

2. (a) Approval of May 19,2005 Minutes

M/S/P to approve the minutes of May 19,2005.

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(b) Additions/Corrections to Agenda

- Draft of the addition to the Planning Department Policies and Procedures Manual, concerning a proposal on the topic of Material Breach Procedures with respect *to* the Williamson Act.

11. Proposal to divide a 24.69-acre parcel into three parcels. Requires a Minor Land Division and an Agricultural Setback Determination; a Lot Line Adjustment to transfer approximately 0.14 acres from APN 099-111-06 to APNs 099-081-07 & -12 (which will be combined into one parcel with the transferred area); a Residential Development Permit for the creation of a less than 40-foot right-of-way to serve the existing residence on the proposed Parcel A; a Geologic Report Review; and 2 Soils Report Review. Property located on the east side of Soquel/San Jose Road about 650 feet south of Hoover Road in the Summit Planning Area at 5378 Soquel/San Jose Road in Soquel.
Application: #04-0232
APN's: 099-081-07, -12 and 099-111-01, 06
Applicant: Stephen Graves & Associates
Owner: Sloan Ranch LLC
Project Planner: Randall Adams, phone 454-3218

Joan Van der Hoeven gave the staff report. She introduced Randall Adams, Senior planner and team leader for the Aptos area, who was the project planner for this project. Staff is recommending approval of an Agricultural Buffer Reduction from 200 feet to about **46** feet to the single-family dwelling from the adjacent CA zoned properties, based on the findings and recommended conditions.

Marsha Lewis, neighbor, voiced her concerns about the water in the area and the location of the house in a low point on the property and the future residence possibly objecting to the farming activities.

Zack Dahl, representative of Stephen Graves & Associates, said he was available for questions.

Lowel Webb, neighbor and long time farmer, spoke on his concerns about neighbors objecting to the agricultura practices with such a small buffer.

The Commissioners consultec the maps of the location and discussed the issue at length: obtaining further information from all the parties involved.

M/S/P to continue this item to the next meeting.

12. Proposal to construct two sports fields for St. Francis Central Coast Catholic High School. Requires an Agricultural Buffer Determination. Property located on the east side of Highway 152, just north of the existing school at 2400 E. Lake Avenue in Watsonville.
Application: #04-0428
APN's: 051-501-16, -19, -20

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Applicant: Planning and Permit Services, LLC, Betty Cost, AICP
Owner: Salesian Society
Project Planner: Joan Van der Hoeven, phone 454-5174

Joan Van der Hoeven gave the staff report. Staff is recommending approval of an Agricultural Buffer Reduction from 200 feet to 60 feet, from the adjacent CA zoned properties, based on the findings and recommended conditions. No communications were received from the public or the neighbors.

Betty Cost, AICP, said she was available for questions.

The Commissioners discussed the fencing and the location of parking

M/S/P to accept the staff recommendation to approve the project with the proposed conditions.

13. Proposal to construct a single-family dwelling. Requires an Agricultural Buffer Determination Property located on the east side of Whiteman Avenue, about 30 feet from Harrison Way, at 32 Whiteman Avenue in Watsonville.
Application: #05-0203
APN: 108-211-30
Applicant/Owner: David Zollo
Project Planner: Joan Van der Hoeven phone 454-5174

Joan Van der Hoeven gave the staff report. Staff is recommending approval of an Agricultural Buffer Reduction from 200 feet to about 123 feet to the single-family dwelling from the adjacent CA zoned property based on the findings and recommended conditions. Staff has been contacted by the applicant who is reluctant to put in a solid wood board fence.

M/S/P to accept the staff's recommendation to approve the project with the proposed conditions.

14. Proposal to demolish an existing single-family residence and temporary structure used as a feed store, and to construct a 3,200 square foot retail feed store a 3,200 square foot hay barn, and a single-family dwelling. Requires an Agricultural Buffer Determination. Property located at the intersection of Freedom Boulevard and Corralitos Road, at 2901 Freedom Boulevard in Watsonville.
Application: #05-0308
APN: 049-081-12
Applicant: Wayne Miller
Owner: Richard Hansen

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M/S/P to accept the staff's recommendation to approve the project with the proposed conditions.

There being no further business, the meeting was adjourned at 3:47 p.m.

Respectfully submitted,

FOR D. MOELLER

David W. Moeller, Executive Secretary

DWM:ll

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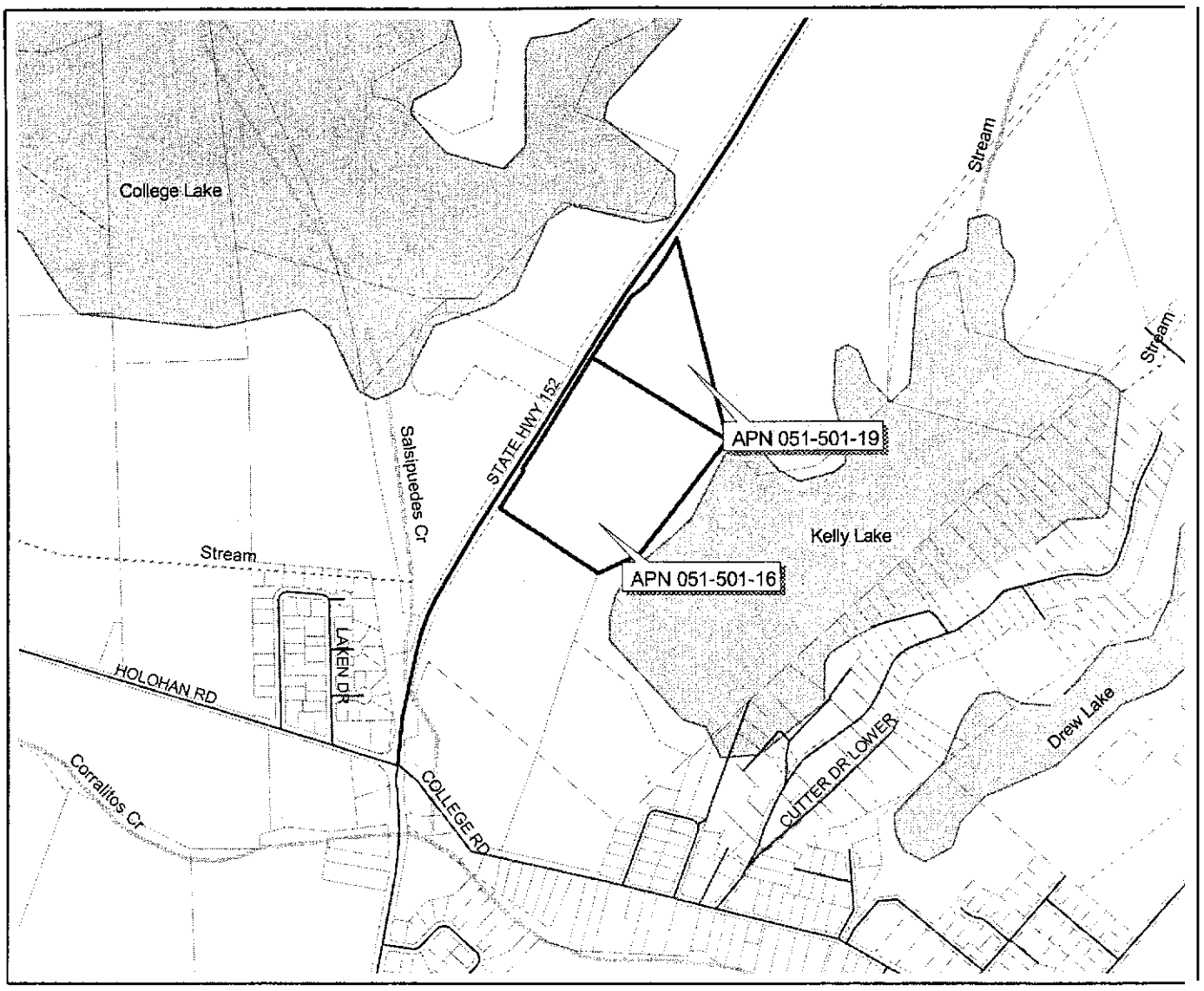
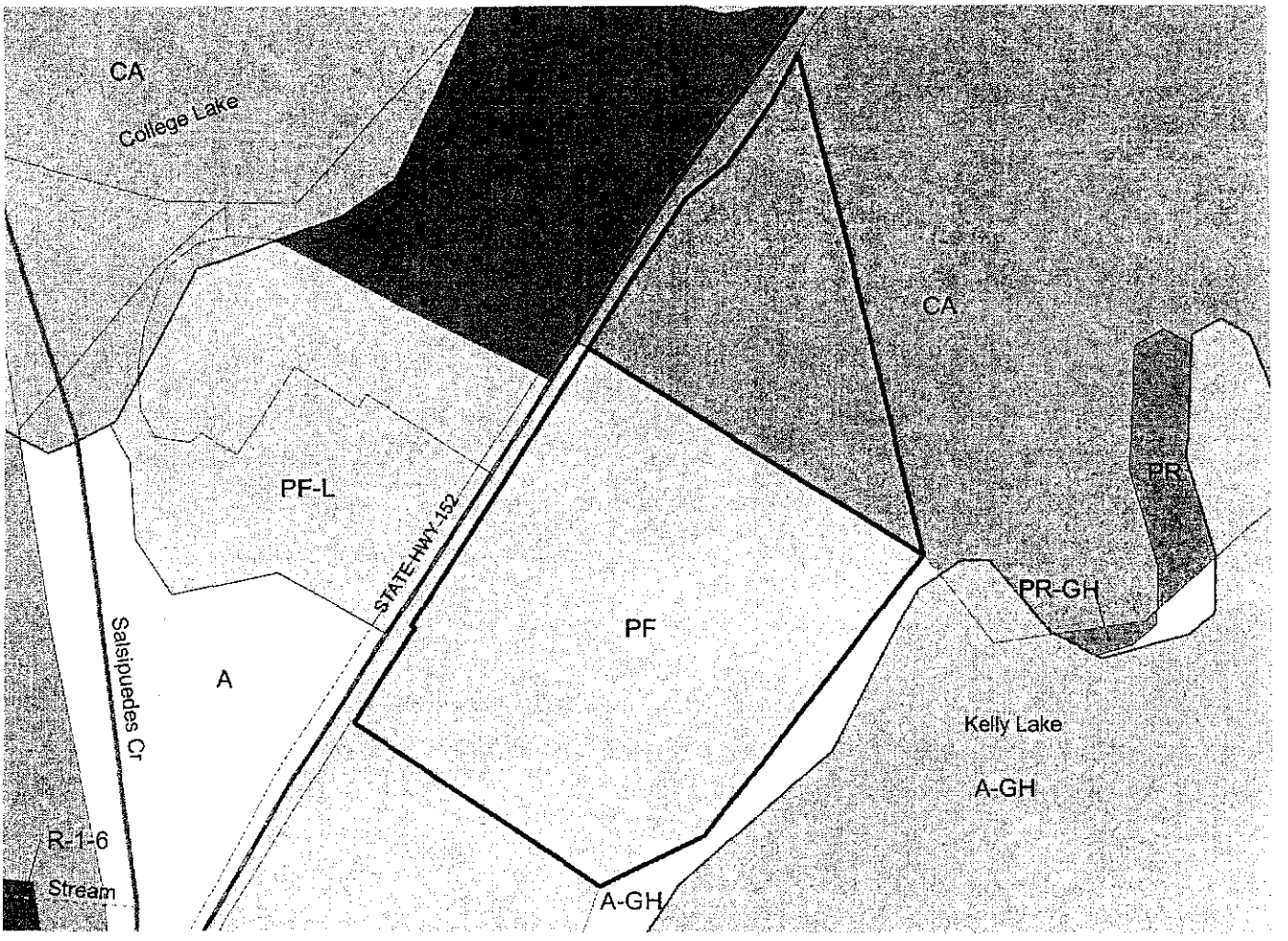
APPLICATION 04-0425

Location Map



Map created by Santa Cruz County
Planning Department:
September 2004

Zoning Map



500 0 500 1000 1500 **Feet**

Leaend

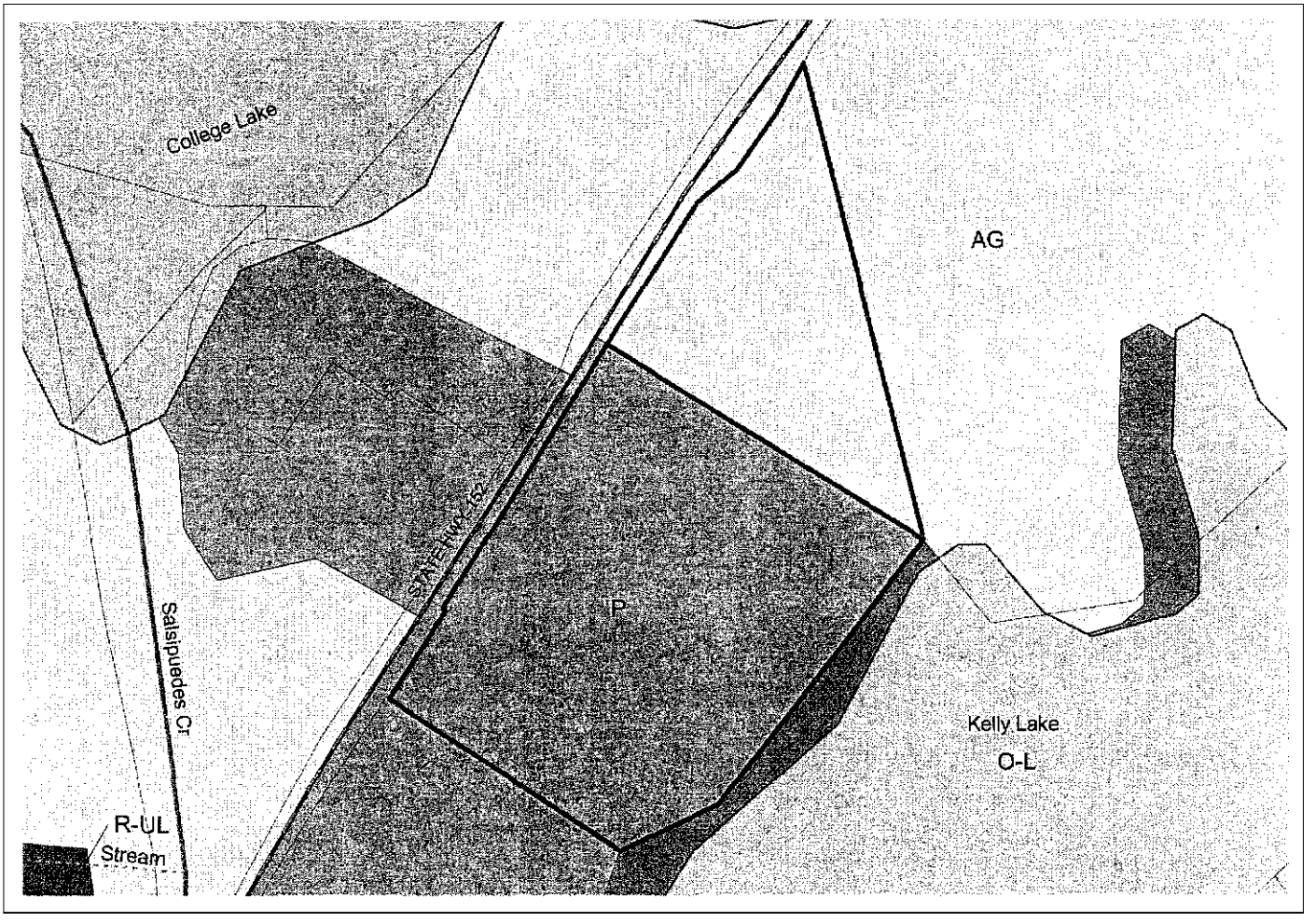
- APN 051-501-16,19
- Parcel boundaries
- Streets
- State Highway
- Perennial Stream
- Lakes
- Agriculture (A)
- Commercial Agriculture (CA)
- Residential Agriculture (RA)
- Single-Family Residential (R- 5)
- Parks, Recreation, and Open Space (PR)
- Public Facilities (PF)

N

Map created by Santa Cruz County Planning Department:

EXHIBIT E

General Plan Map



500 0 500 1000 1500 Feet

Legend

- APN 051-501-16,19
- Parcel boundaries
- Streets
- State Highway
- Perennial Stream
- Lake
- Agriculture (AG)
- Public Facilites (P)
- Lake (0-L)
- Residential - Urban Low Density (R-UL)

N

Map created by Santa Cruz County Planning Department: September 2004

EXHIBIT E