



Staff Report to the Planning Commission

Application Number: **07-0228**

Applicant: Powers Land Planning
Owner: 126 East Grove Street LLC
APN: 081-253-25

Agenda Date: June 11, 2008
Agenda Item #: 8
Time: After 9:00 a.m.

Project Description: Proposal to construct a 2 story commercial building with 2 commercial condos on the first story and 2 residential condos on the second story. The project requires a Minor Land Division, a Commercial Development Permit, and a Master Occupancy Permit.

Location: The site is situated just south of the Town of Boulder Creek at the southeast corner of East Grove Street and Highway 9 (12600 Highway 9, Boulder Creek).

Supervisory District: 5th District (District Supervisor: Mark Stone)

Permits Required: Minor Land Division, Commercial Development Permit, Master Occupancy Permit

Technical Reviews: Soils Report Review, Archaeological Report Review

Staff Recommendation:

- Certification of the Negative Declaration without Mitigation Measures pursuant to Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0228, based on the attached findings and conditions.

Exhibits

- | | |
|--|---|
| A. Project plans | F. Zoning & General Plan maps |
| B. Findings | G. Comments & Correspondence/Will Serve Letters |
| C. Conditions | |
| D. Initial Study (CEQA determination)) | |
| E. Location Map | |

Parcel Information

Parcel Size:	10,935 square feet
Existing Land Use - Parcel:	Vacant restaurant building
Existing Land Use - Surrounding:	Residential/Commercial
Project Access:	East Grove Street (local street)
Planning Area:	San Lorenzo Valley

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Land Use Designation: Community Commercial
Zone District: C-2 (Community Commercial)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Nothing specific to site, except that the county is subject to some geologic hazards. The project is conditioned to comply with the Soils Report recommendations (Exhibit D).
Soils: Project conditioned to comply with the soils report recommendations (Exhibit D).
Fire Hazard: Not a mapped constraint
Slopes: Site is essentially flat though it drains to the northeast toward Grove Street
Env. Sen. Habitat: Yes, though nothing identified because site is already developed
Grading: Minimal grading, only that needed for site preparation
Tree Removal: Existing site landscaping will be removed.
Scenic: Not a mapped resource
Drainage: Run off levels will not exceed the pre-development level established by the previous restaurant use. Drainage improvements approved by the Department of Public Works.
Archeology: Mapped, but nothing identified, Report Review attached (Exhibit D)

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Septic
Fire District: Boulder Creek Fire Protection District
Drainage District: Zone 8

History

This parcel was divided in 2005 by a minor land division under application 05-0366 per an approved Boulder Creek Specific Plan policy adopted May 12, 1992 by the Board of Supervisors. This adopted policy meant to encourage economic development along the Highway 9 corridor of Boulder Creek, and authorized separation of a parcel containing an existing residential use and one containing an existing commercial use. The purpose of this proposed project is to complete the development process for the commercial property fronting Highway 9.

Project Setting

The site is approximately 10,935 square feet in size and is situated within the Town of Boulder Creek in the Rural Services Line, and identified within the "South of the Core" area by the Boulder Creek Specific Plan. The site is essentially flat, but the site drains to the northeast and is surrounded by residential and commercial uses.

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

Detailed Project Description

The applicant is proposing to develop the site with a two story mixed use commercial building that will contain two commercial condominiums with a total floor area of 1,997 square feet on the first floor and two residential condominiums with a total floor area of 1,997 square feet on the second floor.

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

Site access to a shared parking area will be provided from East Grove Street as recommended by Cal Trans and the Department of Public Works. The site will provide 16 parking spaces including one handicap parking space located adjacent to the East Grove Street entry. The parking on the east side of the site will provide a covered carport for four vehicle spaces reserved for the two proposed residential units. The residential units are provided with 400 square foot private fenced yard areas on the southeast of the proposed building.

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

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

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

The project requires a minor land division and a commercial development permit including a Master Occupancy Permit to allow commercial uses consistent with the Zone District and the Boulder Creek Specific Plan.

Zoning & General Plan Consistency

The subject property is zoned C-2 (Community Commercial) and has a Community Commercial General Plan designation. The C-2 zone district allows mixed use commercial and residential uses provided that the residential uses do not occupy more than 50% of the floor area of the commercial development, consistent with the Community Commercial land use designation. The floor area attributed to the residential portion meets these criteria. The project also complies with the Boulder Creek Specific Plan, which encourages mixed-use developments within the Village Plan area.

The requirement for a land division is included in the project description to meet the technical requirement of the Subdivision Map Act for creation of for-sale condo-style (individual interest in common in a portion of real property) commercial and residential tenant spaces within the commercial building. Under the Subdivision Map Act, the project creates one parcel, shown as common area on the tentative map, meeting the minimum 10,000 square foot parcel size established by the C-2 commercial zone district.

The proposed mixed-use development was reviewed by the Environmental Health Services Department and found to be consistent with the Environmental Health regulations. The sewage system complies with the sewage development standards as enumerated in County Ordinance Section 7.38.120 and 7.38.186. The Environmental Health Department has approved and issued a septic permit for this project, attached as Exhibit D (Attachment 12). A homeowners association is included as a condition of approval for maintenance of the septic system.

Master Occupancy Permit

The Boulder Creek town plan identifies a variety of objectives meant to improve the economic vitality of the village core while also encouraging development in the south of the core area where the property is located. The plan discourages new commercial uses that will "dilute the concentration of goods and services in the village core." Permitted uses appropriate for the site have been selected from the use chart that will meet this objective while also complying with available parking on the site and septic system limitations of the property. Restaurant and market type uses could potentially interfere with the "Village Core" anchor businesses and otherwise cannot meet the parking requirements. Thus, appropriate uses include all the C-2 uses with exception of restaurant and mini-mart shops and medical and dental uses, which have significant water demands that would exceed the capacity of the septic system. The project is conditioned accordingly.

Design Review

The proposed mixed-use development complies with the requirements of the County Design Review Ordinance. The project was reviewed by the Urban Designer and found to be consistent with the design standards enumerated within the County Design Criteria under County Code Chapter 13.11. See Exhibit G. Recommended conditions of approval have been included. These address limiting site lighting to minimize disturbance to adjacent properties. As suggested, the project was revised to provide a trash enclosure emulating the design of the proposed

building. Lastly, low shrubs have been provided on the landscape plan to soften the parking, as consistent with the Boulder Creek Specific Plan development criteria.

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 January 28, 2008. A preliminary determination to issue a Negative Declaration without Mitigations (Exhibit D) was made on January 28, 2008. The mandatory public comment period expired on February 21, 2008 and was extended to April 10, 2008, with no comments received.

The environmental review process focused on the potential impacts of the project in the areas of geology, hydrology, biological, and cultural resources. See the attached Initial Study for greater detail.

Conclusion

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

Staff Recommendation

- Certification of the Negative Declaration without Mitigation Measures pursuant to Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **07-0228**, based on the attached findings and 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

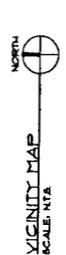
Report Prepared By:



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Application #: 07-0228
APN: 081-253-25
Owner: 126 East Grove Street LLC

Report Reviewed By: Mark M. Deming
Mark Deming
Assistant Director
Santa Cruz County Planning Department



PROJECT DATA

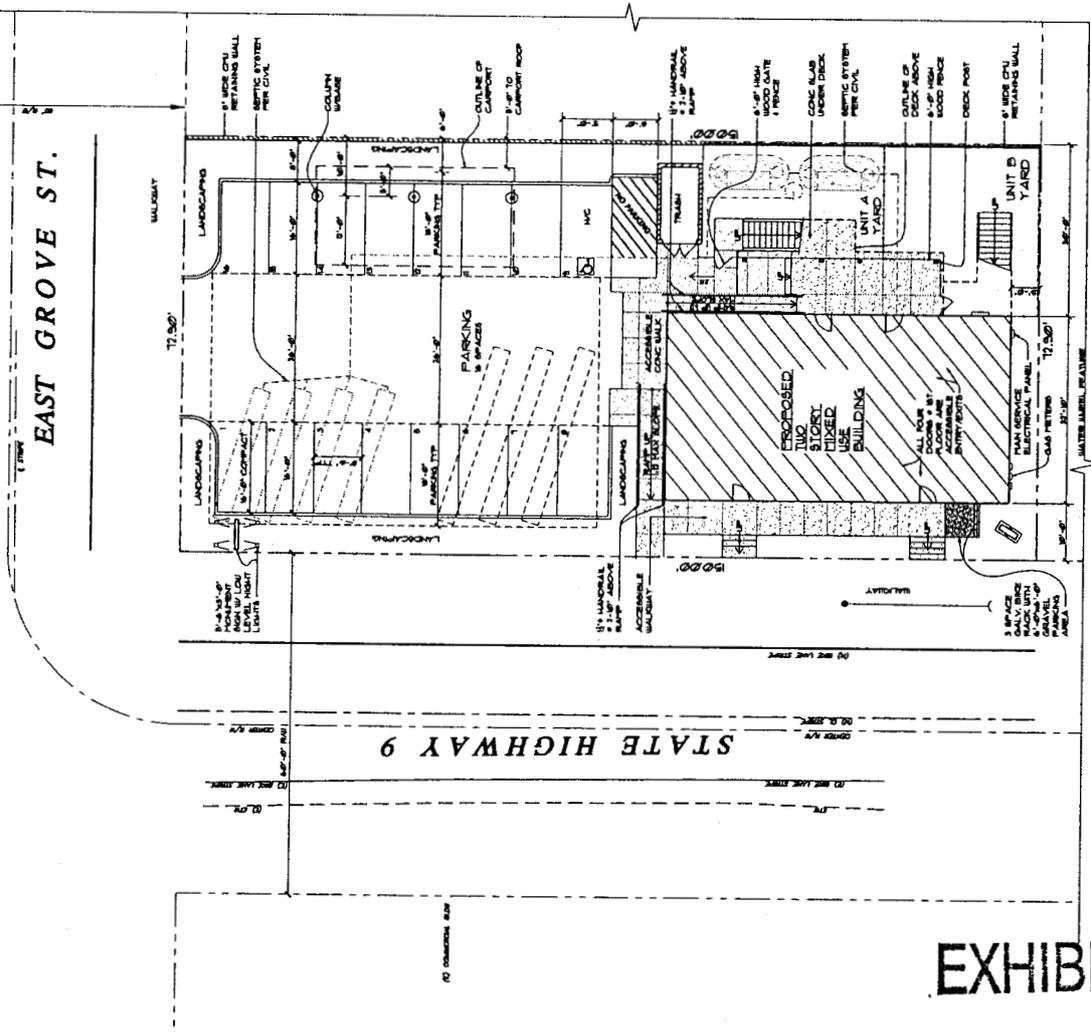
APN: 088-283-28
 ZONING: C1, COMMUNITY COMMERCIAL
 OCCUPANCY: TYPE V, NON RATED
 CONSTRUCTION TYPE: FIRE/SMOKE/RESISTED
 SITE AREA: 10,338 SF (233 EST. ACREAGE)
 RETAIL AREA: 10,338 SF
 RESIDENTIAL AREA: 1,000 SF
 SITE COVERAGE: 100%
 DECK: 4,671 SF

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

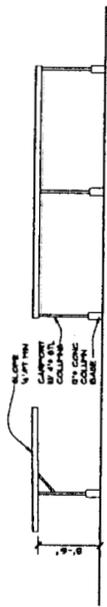
- PARKING PROVIDED: 100 SPACES
- RETAIL: 10,338 SF
- RESIDENTIAL: 1,000 SF
- TOTAL BUILDING FLOOR AREA: 11,338 SF
- TOTAL SITE COVERAGE: 10,338 SF
- STANDARD: 100% COVERAGE
- DECK: 4,671 SF
- TOTAL: 15,009 SF

SHEET INDEX

- ARCHITECTURAL
- A1 PROJECT DATA / ARCHITECTURAL SITE PLAN
 - A2 1ST & 2ND FLOOR PLANS / ROOF PLAN / SECTION
 - A3 -NOT USED-
 - A4 EXTERIOR ELEVATIONS
 - A5 COVERED REFUSE PLAN
- CIVIL
- C1 TITLE SHEET
 - C2 EXISTING SITE PLAN / IMPROVEMENT PLAN
 - C3 SITE SECTIONS & DETAILS
 - C4 EROSION CONTROL PLAN
 - C5 TENTATIVE MAP
 - C6 LANDSCAPE
- LANDSCAPE
- U PLANTING PLAN



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



CARPORT FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

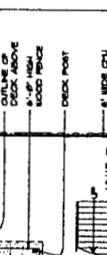
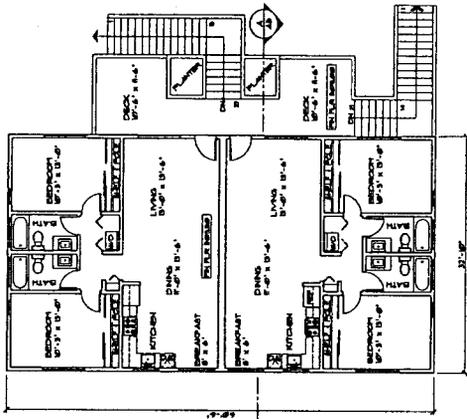
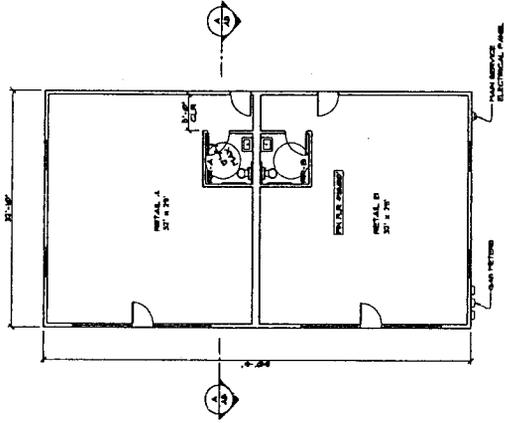


EXHIBIT A

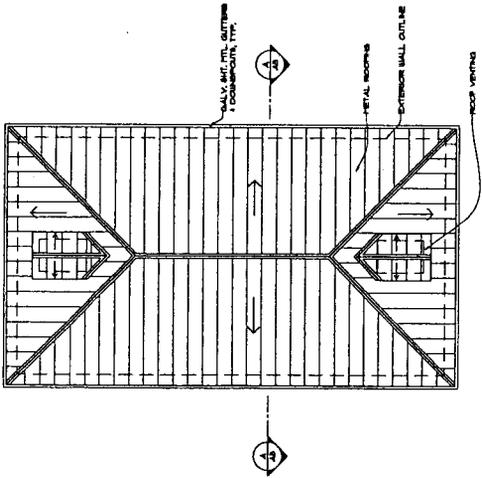
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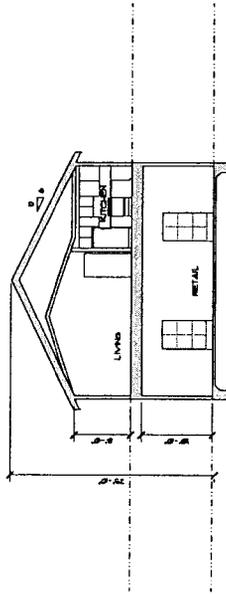
2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

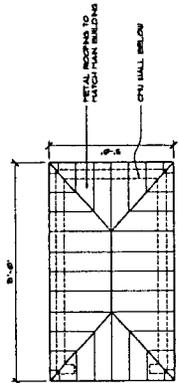


ROOF PLAN
 SCALE: 1/8" = 1'-0"



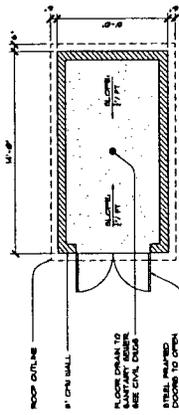
BUILDING SECTION
 SCALE: 1/8" = 1'-0"

EXHIBIT A



ROOF PLAN

NOTE:
 ALL EXPOSED STEEL TO BE GALVANIZED

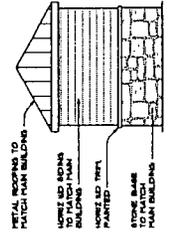


ENCLOSURE PLAN

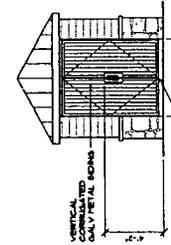
NOTE:
 ALL EXPOSED STEEL TO BE GALVANIZED

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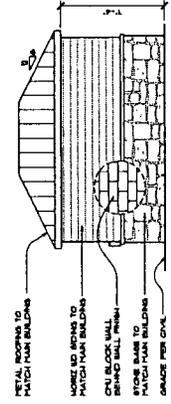
COVERED REFUSE PLAN
 SCALE: 1/8" = 1'-0"



REAR



FRONT



SIDE

2

COVERED REFUSE ELEVATIONS
 SCALE: 1/8" = 1'-0"

EXHIBIT A

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

Prepared For

Timi Capital
Located At
APN: 081-253-25
12600 Highway 9
MLD 07-0228



Vicinity Map
NOT TO SCALE

Abbreviations

- () NEW
- (X) EXISTING
- ASB ASBESTOS
- BSUP BEST MANAGEMENT PRACTICE
- BVC BEDDING VERTICAL CURVE
- CC CONC
- EC END CURVE
- EG END OF GRADE
- EP END OF PAVEMENT
- EPIC END OF VERTICAL CURVE
- FL FLOWLINE
- FS FLOW SURFACE
- GS GAS LINE/WAVE
- HDP HIGH DENSITY POLYETHYLENE
- HW HIGHWAY
- PO POINT OF CURVE
- PT POINT OF TANGENCY
- PC POINT OF CURVE
- S SLOPE
- SM SLOPE MARKER CONDUIT
- TEL TOP OF CURB
- TL TOP OF WALL
- TR TYPICAL
- Typ TYPICAL
- WATER LINE/WAVE

EXHIBIT A

GENERAL NOTES

- 1.0 GENERAL
- 1.1 APN: 081-253-25
- 1.2 Improvement Map based on survey performed by Robert L. DeWitt & Associates, Inc. Project No. 160228A, dated August 2005.
- 1.3 Improvements in Santa Cruz County Ordinance No. 164, Chapter--007.060 (MUD 29).
- 1.4 Temporary Encroachment is a consent and shall not be in or on any public right-of-way or easement in Santa Cruz County and shall not be in or on any public right-of-way or easement in Santa Cruz County.
- 1.5 All Plans (P&I) references, unless otherwise specified, refer to Standard Drawings in the current edition of the Design Criteria of the County of Santa Cruz.
- 1.6 All Plans (P&I) references, unless otherwise specified, refer to Standard Drawings in the current edition of the Design Criteria of the County of Santa Cruz.
- 1.7 All encroachments in the approved Improvement Plans may be made without prior approval of the County.
- 1.8 The Contractor shall be responsible for obtaining all necessary permits, including but not limited to, a permit from the County of Santa Cruz for the proposed improvements, and for obtaining all necessary permits from the County of Santa Cruz for the proposed improvements.
- 1.9 The contractor shall notify the County Sanitation Engineer of each of the proposed improvements in the improvement plans, any changes from the Improvement Plans and preliminary construction drawings, and any other information that may be necessary for the construction of the improvements.
- 1.10 Prior to construction for formal County acceptance of the improvements, the contractor shall submit to the County a copy of the approved Improvement Plans and preliminary construction drawings, and any other information that may be necessary for the construction of the improvements.
- 1.11 All required land division improvements shall be installed and inspected prior to final inspection of the improvements.
- 1.12 All work shall be done in accordance with the approved Improvement Plans and preliminary construction drawings, and any other information that may be necessary for the construction of the improvements.
- 1.13 The contractor shall be responsible for obtaining all necessary permits, including but not limited to, a permit from the County of Santa Cruz for the proposed improvements, and for obtaining all necessary permits from the County of Santa Cruz for the proposed improvements.
- 1.14 Obtain an Encroachment Permit from the Department of Public Works for any work performed in the State's right-of-way.
- 1.15 Obtain an Encroachment Permit from Caltrans for any work performed in the State's right-of-way.
- 1.16 Prior to any activities, the contractor shall submit a pre-construction meeting agenda to the County of Santa Cruz, Department of Public Works and the County of Santa Cruz, Department of Public Works.
- 2.0 UTILITIES
- 2.1 Existing utility locations are indicated from information received by the contractor, utility agency and survey data. The contractor shall verify the location of existing utility facilities in the field and shall be responsible for obtaining all necessary permits from the utility agency.
- 2.2 Any existing utility that is required to be relocated as a part of the construction shall be relocated by the contractor and the utility agency.
- 2.3 The Contractor shall be responsible for the location of underground utilities by contacting LOS ALAMOS (714-482-3444) and the appropriate utility agencies prior to the commencement of the work and shall take appropriate measures to protect utilities during the construction operations.
- 2.4 All utilities shall be protected and maintained as shown on the plans and as per the utility agency.
- 2.5 The Contractor shall submit an encroachment permit from Santa Cruz County Department of Public Works for any utility trench within a County Right-of-Way not specifically shown on these plans.
- 3.0 GENERAL LAND DIVISION CONTROL
- 3.1 It is the responsibility of the grading contractor to verify grading quantities. Approximate earth-shed grading quantities are shown on the plans.
- 3.2 All land divisions shall be done prior to the start of any grading operations, except the proposed improvements. The contractor shall be responsible for obtaining all necessary permits from the County of Santa Cruz and the County of Santa Cruz for the proposed improvements.
- 3.3 All grading shall comply with the applicable requirements of the grading ordinance of the County of Santa Cruz and the County of Santa Cruz for the proposed improvements.
- 3.4 The contractor shall be responsible for obtaining all necessary permits from the County of Santa Cruz and the County of Santa Cruz for the proposed improvements.
- 3.5 To maintain construction safety, and to maintain the safety of the public, the contractor shall be responsible for obtaining all necessary permits from the County of Santa Cruz and the County of Santa Cruz for the proposed improvements.
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Sheet Index
C1 - TITLE SHEET
C2 - EXISTING SITE PLAN
C3 - SITE SECTIONS & DETAILS
C4 - EROSION CONTROL PLAN
C5 - TENTATIVE MAP

Property Owner
Timi Capital
1777 Saratoga Avenue, Suite 209
San Jose, CA 95128
Contact: Matt Schlar
Phone: 408-725-9500

Land Use Planner
Ayers Lan Planning, Inc.
1777 Saratoga Avenue, Suite 209
San Jose, CA 95128
Contact: Ron Powers
Phone: 817-428-1663

Architect
William S. Shover Architects Inc.
125 Mission Street
San Jose, CA 95108
Contact: William Shover
Phone: 817-428-1677

Geologist
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San Jose, CA 95090
Contact: William Shover
Phone: 817-430-9116

Landscape Architect
Lewis Landscape
737 Park Way
San Jose, CA 95065
Contact: Lewis Landscape
Phone: 817-425-4747

**Tentative Map
and
Preliminary Improvement Plans
for
Four Mixed-Use Condominiums**
Prepared at the Request of
Timi Capital
For Improvements Located at
12600 Highway 9
Boulder Creek, CA
APN: 081-253-25
BLD 07-0228

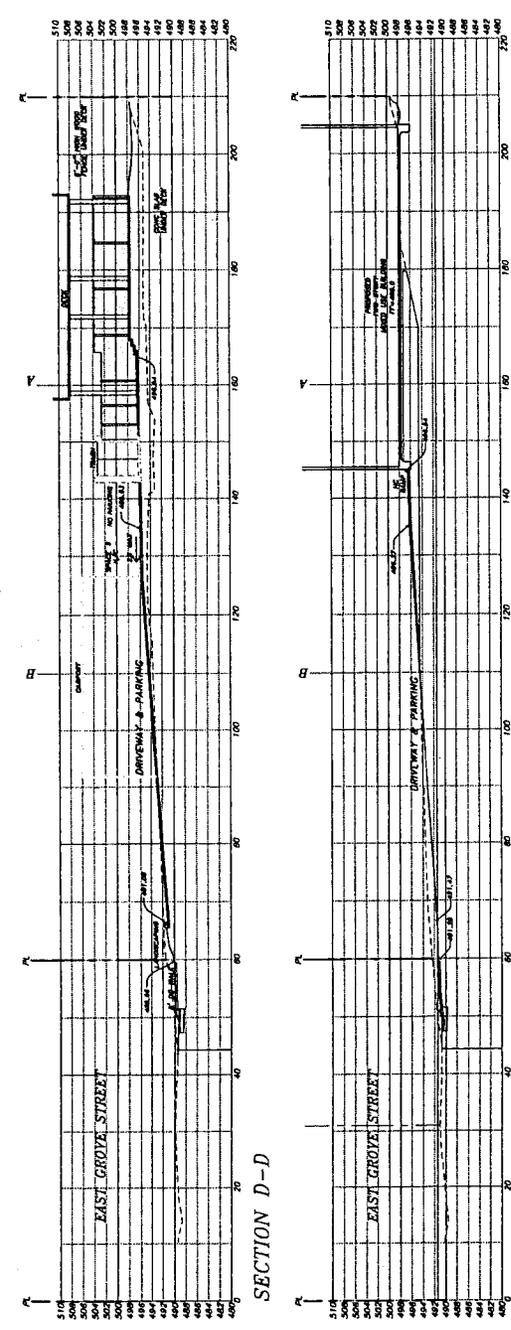
DATE: MAY 2007
DRAWN: MJC
CHECKED: MJC
DESIGN: MJC
PROJECT NO: 160228A-C7
SHEET: C1 of 5



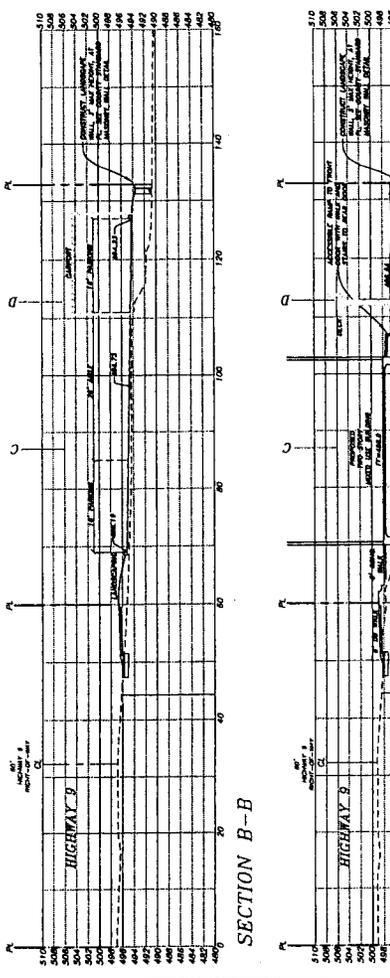
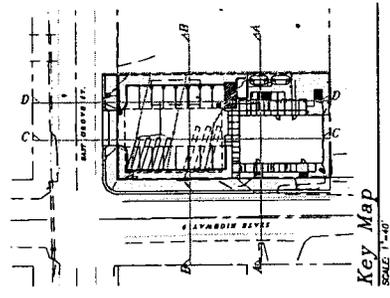
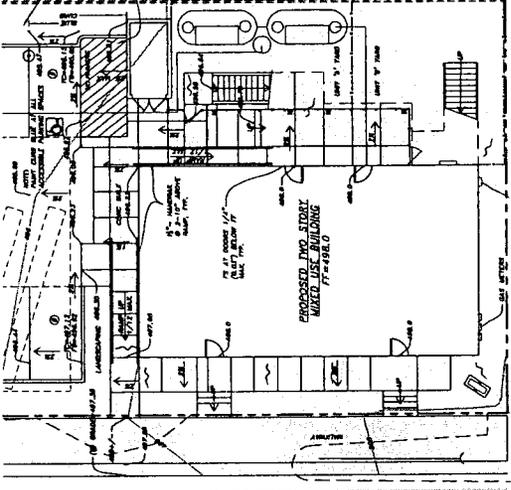
ROBERT L. DEWITT

CELSONC
UNAUTHORIZED CHANGES USE. The engineer preparing these plans is not responsible for any changes made to these plans in violation of the provisions of the California Professional Engineers Act. The engineer's name and seal shall be placed on these plans in the location and manner specified in the California Professional Engineers Act.

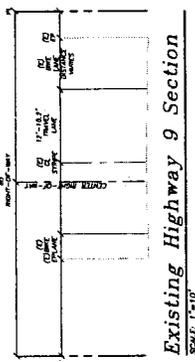
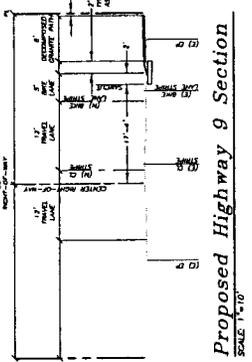
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Accessible Parking and Path of Travel
SCALE 1"=10'



SECTION A-A
Site Sections
SCALE 1"=10'



Site Sections
Prepared at the Request of
Timi Capital
For Improvements Located at
12600 Highway 9
Boulder Creek, CA
APN: 091-253-25
M.L.D. 07-0228

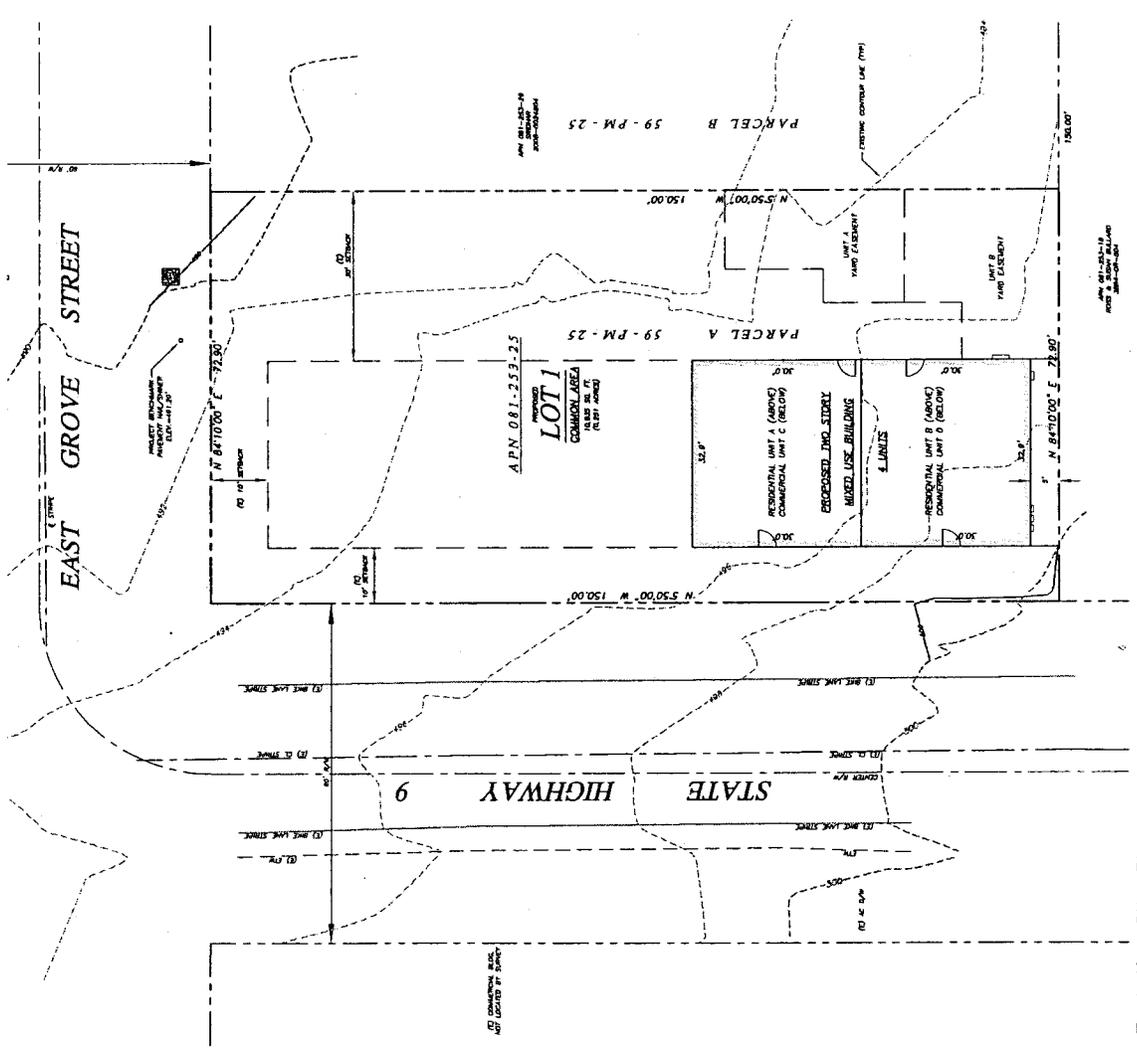


ROBERT L. DEWITT
DATE

CELSOC
Consulting Engineers and
Lead Surveyors of California

CELSOC
Consulting Engineers and
Lead Surveyors of California

DESIGN: MBE
DRAWN: USE
DATE: MAY 2002
DATE: 08/18/02
PROJECT: 091/253-25
SHEET: C-3 of 5
REVISIONS:
1. 08/18/02
2. 08/22/02
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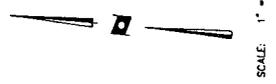


Abbreviations

AP: ASPHALT CONCRETE
 C: CURB
 CM: COMMONS
 CO: CONCRET
 CS: CONCRET
 D: DRIVE
 E: EASEMENT
 F: FLOORING
 G: GRASS
 H: HATCH
 I: IRON
 L: LUMBER
 M: MASONRY
 N: NAIL
 O: OIL
 P: PAVEMENT
 R: REINFORC
 S: SAND
 T: TILE
 U: UTILITY
 V: VENT
 W: WATER
 X: EXISTING
 Y: YIELD
 Z: ZONE

Notes:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



Property Owner	THE CITY OF BOULDER 1000 W. 10TH STREET, SUITE 200 BOULDER, CO 80502 (303) 440-2000
Applicant & Subdivider	THE CITY OF BOULDER 1000 W. 10TH STREET, SUITE 200 BOULDER, CO 80502 (303) 440-2000
Existing Use	1. COMMERCIAL RESTAURANT BUILDING MIXED USE, 2. GROUND FLOOR COMMERCIAL CONDOMINIUMS AND 3. SECOND FLOOR 2. 847/2 BATH RESIDENTIAL CONDOMINIUMS
Proposed Use	C-2
Existing Zoning	COMMUNITY COMMERCIAL
Water Supply	SAN LORENZO VALLEY WATER DISTRICT
Sewage Disposal	ON SITE SEPTIC DISPOSAL SYSTEM
Gas & Electric	PACIFIC GAS & ELECTRIC
Total Area of Site	10,835 SQ. FT. (0.251 ACRES)
Lot Areas	LOT 1 10,835 SQ. FT. (0.251 ACRES)

Tentative Parcel Map
 Prepared at the Request of
Himi Capital
 For Improvements Located at
12600 Highway 9
 Boulder Creek, CA
 APN: 081-253-25
 MLD 07-0228



CELSONIC
 Consulting Engineers and
 Land Surveyors of California

CELSONIC
 Consulting Engineers and
 Land Surveyors of California

ROBERT L. DEWITT
 DATE

Prepared by:
Robert L. DeWitt & Associates, Inc.
 Civil Engineers & Land Surveyors
 1000 W. 10TH STREET, SUITE 200
 BOULDER, CO 80502
 (303) 440-2000
 FAX: (303) 440-2001

PROJECT: 081-253-25
 DATE: MAY 2007
 DRAWING NO.: 081-253-25-01
 SHEET NO.: 1 OF 5

EXHIBIT A

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for Commercial uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed mixed use project will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in 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 C-2 (Community Commercial) zone district in that the primary use of the property will be a commercial use that meets all current site standards for the zone district.

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 Commercial/Residential use is consistent with the use and density requirements specified for the Community Commercial (Community Commercial) land use designation in the County General Plan and Boulder Creek Specific Plan.

The proposed use will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the building will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed building will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.5.2 (Commercial Compatibility With Other Uses), in that the proposed use will comply with the site standards for the C-2 zone district (including setbacks, height, number of stories) as well as Architectural and Landscape Design Review and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has been adopted for this portion of the County. The Boulder Creek Specific

plan identifies a variety of objectives meant to improve the economic vitality of the village core while also encouraging development in the south of the core area where the property is located. The plan discourages new commercial uses that will “dilute the concentration of goods and services in the village core.” Permitted uses appropriate for the site have been selected from the use chart that will meet this objective while also complying with available parking on the site and septic system limitations. Restaurant and market type uses could potentially interfere with the “Village Core” anchor businesses and cannot meet the parking requirements. Thus, appropriate uses include all the C-2 uses with exception of restaurant and mini-mart shops and medical and dental uses, which have significant water demands that would exceed the capacity of the septic system. The project is conditioned accordingly.

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 use is to be constructed on an existing developed, but vacant commercial lot. The expected level of traffic generated by the proposed project is not anticipated to adversely impact existing roads and intersections in the surrounding area, but by a small incremental increase in new trips. The increase will not cause the Level of Service at any nearby intersection to drop below Level of Service D.

Furthermore, the proposed project will comply with the septic requirements of the Environmental Health Services Department. The proposed uses will be limited to uses that do not exceed the capacity of the approved septic system. Furthermore, the project is conditioned to require the homeowner’s association to maintain the system within the design parameters approved by the Agency. The project is specifically prohibited from Restaurant, medical and dental uses, which exceed the capacity of the septic system.

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 structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed commercial/residential building is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed commercial/residential use will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Subdivision Findings

1. That the proposed subdivision meets all requirements or conditions of the Subdivision Ordinance and the State Subdivision Map Act.

The proposed division of land meets all requirements and conditions of the County Subdivision Ordinance and the State Map Act in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the goals of the County General Plan and the Zoning Ordinance as set forth in the findings below.

2. That the proposed subdivision, its design, and its improvements, are consistent with the General Plan, and the area General Plan or Specific Plan, if any.

This finding can be made, in that this project creates 1 commercial parcel (4 for-sale commercial (2) and residential (2) condo tenant spaces), approximately 10,000 square feet and is located in the C-2 commercial zone district, Community Commercial General Plan land use designation which authorizes one Commercial Lot per 10,000 square feet of net developable area. The existing site and proposed site meets the standard.

The project is consistent with the General Plan in that a full range of services have been and are available to the site including municipal water, a septic system meeting the design parameters established by the Ordinance, and nearby recreational opportunities. The site is located on a designated collector (local) street that provides satisfactory access. The proposed land division is similar to the pattern and density of surrounding commercial and residential development, near neighborhood and community shopping facilities and opportunities, and enjoys adequate and safe vehicular and pedestrian access from public streets.

The land division is consistent with the General Plan regarding infill development in that the proposed mixed-use development is harmonious to the pattern of surrounding development, similar to the architectural style in the area, and compatible to the residential character of the neighborhood.

Further, the land division is not located in a hazardous or environmentally sensitive area and protects natural resources by expanding in an area designated for residential development at the proposed density.

3. That the proposed subdivision complies with Zoning Ordinance provisions as to uses of land, lot sizes and dimensions and any other applicable regulations.

This finding can be made, in that the use of the property will be commercial and residential in nature, the existing lot and proposed lot meet the meet the minimum dimensional standard for the C-2 zone district where the project is located and all yard setbacks will be consistent with zoning standards. Furthermore, the project, as conditioned, is consistent with all requirements of Chapter 13.11 of the County Code, the Site, Architectural and Landscape Design Review ordinance. The project received a positive design review recommendation from the Urban Designer.

4. That the site of the proposed subdivision is physically suitable for the type and density of development.

This finding can be made, in that no challenging topography affects the site, a geotechnical report prepared for the property concludes that the site is qualified for the land division, the existing property is commonly shaped to ensure efficiency in further development of the property, and the proposed parcels offer a traditional arrangement and shape to ensure development without the need for site standard exceptions or variances. No environmental constraints exist which necessitate that the area remains fully undeveloped.

5. That the design of the proposed subdivision or type of improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

This finding can be made, in that no mapped or observed sensitive habitats or threatened species impede development of the site and the project is categorically exempt from (or has received a Negative Declaration pursuant to) the California Environmental Quality Act and the County Environmental Review Guidelines.

6. That the proposed subdivision or type of improvements will not cause serious public health problems.

This finding can be made, in that in that municipal water and septic system sewer are available to serve the proposed development.

7. That the design of the proposed subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision.

This finding can be made, in that no easements are known to encumber the property and frontage improvements will provide a benefit to public safety and neighborhood drainage.

8. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.

This finding can be made, in that the resulting parcels are oriented to the fullest extent possible in a manner to take advantage of solar opportunities.

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

This finding can be made, in that the project was subject to design review and received a positive design recommendation provided that the project provides low level lighting directed onto the site and away from adjacent properties a fence along the property line between the site and adjacent residential property, and a trash enclosure emulating the design of the proposed

Application #: 07-0228
APN: 081-253-25
Owner: 126 East Grove Street LLC

Page 11

building. The project provides a 6 foot fence and trash enclosure as suggested. Further, the project is conditioned to meet the lighting recommendations.

Land Division 07-0228

Applicant: Ron Powers, Powers Land Planning

Property Owners: 126 East Grove Street LLC

Assessor's Parcel Number(s): 081-253-25

Property Address and Location: 12600 Highway 9, Boulder Creek

Planning Area: San Lorenzo Valley

Exhibits:

- A. Tentative Map prepared by Robert L. Dewitt, dated August 20, 2007; Architectural and floor plans prepared by William Bagnall, dated May 10, 2007; Landscape Plans prepared by Gregory Lewis Landscape Architect, dated September 19, 2007.

All correspondence and maps relating to this land division shall carry the land division number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
 - A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof. The conditions of approval shall be recorded prior to submittal, if applicable.
 - B. Pay the required fee to the Clerk of the Board of the County of Santa Cruz for posting the Negative Declaration as required by the California Department of Fish and Game mitigation fees program.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map (except demolition of the existing building) unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
 - A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
 - B. This land division shall result in no more than one (1) lot in common ownership, containing 4 condo units (2 Commercial and 2 Residential).

- C. The following items shall be shown on the Parcel Map:
1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelope shall provide a 10-foot front yard (along Highway 9), 10-foot street side yard, 30-foot rear yard setback (adjacent to residential) and a 5-foot side yard setback, as noted.
 2. Show the net area of the lot to nearest square foot.
- D. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
1. Obtain an Encroachment Permit from the State of California Department of Transportation for any work within the Highway 9 right-of-way.
 2. Obtain an Encroachment Permit from the Department of Public Works for any work within the County Road right-of-way (Grove Street).
 3. The units shall be connected for water service to the San Lorenzo Valley Water District. All requirements of the district shall be met, including, but not limited to:
 - a. Payment of connection fees.
 - b. Water service and fire sprinklers for each condominium unit shall have separate dedicated individual meters and service lines to each unit.
 - c. The applicant shall provide septic system facilities information for the cross connection survey as required by the Environmental Health Services District engineer.
 4. Meet all requirements of the Santa Cruz County Department of Health Services as stated in the District's Septic Approval dated June 5, 2007 including, without limitation, the following conditions:
 - a. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the Department.
 - b. The Septic system shall be maintained by the Homeowner's Association and shall be noted within the CC&R's.
 - c. On-site septic treatment requires the Homeowner's Association to contract with a certified on-site system service provider who shall monitor and maintain the system in accordance with the system's recommended maintenance procedures. The service contract shall be reviewed and approved by the Environmental Health Services Department.
 - d. Maintain minimum setbacks, trench design specifications, and

groundwater separation, as required.

- e. The on-site septic system requires an electrical permit and a recorded acknowledgement.
5. All future construction on the lot shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in Exhibits "A".
6. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans. The plan shall conform to any water conservation requirements of the San Lorenzo Valley Water District conservation regulations, as required.
7. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Rock Solid Engineering, Inc, dated August 18, 2006. Final Plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project.
8. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located
9. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:
 - a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - b. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
10. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code.
11. The parking area shall contain at least 16 parking spaces of which 10 percent may be designed as compact spaces and appropriately marked, and one accessible space designed in accordance with Sections 13.10.550 through .560 of the County Code. All spaces shall be striped and defined by wheel stops.

Parking and circulation areas shall be surfaced with a minimum of 2 inches of asphalt concrete over 5 inches of Class II base rock or other approved equivalent surface. All parking and circulation areas shall be lighted with low-rise "bollard" type light standards to a maximum height of 4 feet. The construction plans must indicate the location, intensity, and variety of all exterior lighting fixtures. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures. All lighting shall be directed onto the site and away from adjacent properties.

12. Building Plans shall comply with the California Building Code Accessibility Requirements. This shall include, but is not limited to: handrails at steps to right-of-way; interior elevations of bathroom; signage at all path of travel transition points, bathrooms, director, and entry doors; cross-section details at walkways; accessible parking space details for signage, wheel stop; doors and door sill details; Accessible Parking and path of Travel Verification Form; etc.
13. Building Plans shall include the following information related to grading activities:
 - a. Total earthwork quantities for the project are required to be shown.
 - b. A line indicating the lateral extents of over-excavation and re-compaction, as well as footing detail showing the minimum required depth of over-excavation and re-compaction.
14. All requirements of the Boulder Creek Fire Protection District shall be met.

III. Prior to recordation of the Parcel Map, the following requirements shall be met:

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all requirements of the Santa Cruz County Department of Health Services as stated in the District's Septic Approval dated June 5, 2007 including, without limitation, the following conditions:
 1. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the Department.
- C. A Homeowner's Association shall be formed for maintenance of all area under common ownership including sidewalks, driveways, all landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. CC&R's shall be furnished to the Planning Department and shall include the following, which are permit conditions:
 1. The Association shall contract with a certified on-site septic service provider who shall monitor and maintain the system in accordance with the system's recommended maintenance procedures. The association and its contractor shall perform all necessary maintenance or repair activities of the sewage disposal

system.

2. No use will be allowed which would generate a greater volume or strength of sewage in excess of the design parameters or capabilities of the sewage system. For any use, the volume and quality of wastewater flow shall be consistent with the design parameters of the on-site sewage disposal system.
 3. The Association shall not amend any provisions of the CC&R's relating to the upkeep, repair or maintenance of the sanitary sewage disposal system without prior written approval of the Director of Planning of the County of Santa Cruz.
- D. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries.
- E. All requirements of the Boulder Creek Fire Protection District shall be met.
- F. Park dedication in-lieu fees shall be paid for two (2) dwelling units containing 2 bedrooms each (4 bedrooms total). These fees are \$600 per bedroom (\$2,400.00 total), but are subject to change.
- G. Child Care Development fees shall be paid for two (2) dwelling units containing 2 bedrooms each (4 bedrooms total). These fees are \$36 per bedroom (\$144.00 total), but are subject to change. Child Care Development fees shall also be paid for two (2) commercial units. The Commercial fees are \$.23 per square foot.
- H. Engineered improvement plans are required for this land division, and a subdivision agreement backed by financial securities is necessary. Improvements shall comply with the following:
1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
 2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.
 3. Submit a silt and grease trap maintenance agreement to the Department of Public Works.
- I. Obtain a Demolition Permit to remove the existing structure from the property. Remove the existing structure from the site.

- IV. All future construction within the property shall meet the following conditions:
- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria
 - B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
 - C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
 - D. 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.
 - E. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 - 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
 - F. Construction of improvements shall comply with the requirements of the geotechnical report (Rock Solid Engineering, Inc. dated August 18, 2006) and Geotechnical Report Review (by Carolyn Banti, dated June 4, 2007). The geotechnical engineer shall inspect

the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.

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

V. Operational Conditions

- A. 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, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- B. In accordance with Section 18.10.132 (d) of the County Code, if the exercise of the use permitted by this permit ceases or is abandoned for a continuous period of one year, then without further action by the County, this permit shall become null and void.
- C. This permit constitutes a Master Occupancy Program for the project site and shall be subject to the following:
1. The following conditionally permitted uses in the C-2, Commercial zone district specified in Section 13.10.332 of the County Code that do not exceed the parking demand of 1 space per 200 square feet of floor area shall be authorized to occupy the commercial building provided that a Level 1 change of occupancy permit is issued by the Santa Cruz County Planning Department:
 - Commercial Services, Personal;
 - Commercial Services, Neighborhood (except for Dry Cleaners, Food Lockers and Laundries)
 - Commercial Services, Community (except for Catering Services, Mortuaries and Taxidermists);
 - Offices (except for Dental and Medical Offices/Clinics and Laboratories);
 - Retail Sales, Neighborhood (except for Food Stores, Produce Markets, Wine Tasting); and
 - Retail Sales, Community
 2. Applications for occupancy by initial tenants and for any subsequent Level 1 Change of Use Permits are subject to approval by the Environmental Health Services Department prior to approval by the Planning Department. For any use, the volume and quality of wastewater flow shall be consistent with the design parameters of the onsite sewage disposal system. Any use that exceeds the septic system design parameters may be denied by the Environmental Health Services Department. Restaurants, Medical and Dental uses and other water intensive uses, as determined by the Environmental Health Services Department, are specifically prohibited due to septic system limitations. Furthermore, Unit 1 (1st floor) and Unit 2 (1st floor) shall be used for commercial or retail purposes and Unit 3 (2nd Floor) and Unit 4 (2nd Floor) shall be used for residential purposes.

3. Any use not specifically noted in list of permitted used under Item C.1 above shall require a Discretionary Commercial Development Permit.

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

**AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE
PROCESSED IN ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE.**

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24

months after the 14-day appeal period. The Parcel Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

cc: County Surveyor



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

Dear Project Applicant:

The enclosed document is your copy of the Negative Declaration issued by the Environmental Coordinator for your project. Any conditions attached to the Negative Declaration will be incorporated into any Development Permit approved for your project. The primary purpose of this letter, however, is to notify you about a state law, Section 711.4(c)(3) of the Fish and Game Code, which requires the County Clerk of the Board of Supervisors to collect a Negative Declaration filing fee for the California Department of Fish and Game. The fee, which supports the work of that state agency, is forwarded to the California Department of Fish and Game by the Clerk.

The law requires project applicants to pay a fee of \$ 1,876.75 at the time the Environmental Notice of Determination is filed with the Clerk of the Board of Supervisors (directly after your project is approved). If the Department of Fish and Game has determined that your project will have "no effect" on wildlife resources and you have received a "letter of no effect" from the Department of Fish and Game, the Clerk will accept that letter in lieu of the \$ 1,876.75 fee. However, in all cases a \$ 50.00 County document-filing fee is still required.

To apply to the Department of Fish and Game for a "letter of no effect" you may contact them directly at the Yountville office at (707) 944-5500. According to the State law, permits and projects are not vested, final or operative until the appropriate fee is paid. In addition, the Clerk of the Board is required to report the posting of ALL Environmental Notices of Determination to the California Department of Fish & Game and to notify them that the required fee has been paid.

It is the applicant's responsibility to pay the fee to the Clerk of the Board, who then forwards the fee to the State, or to present your "letter of no effect" to the Clerk. Your filing fee should be paid AFTER PROJECT APPROVAL at the Clerk of the Board of Supervisors in Room 500 of the County Governmental Center, 701 Ocean Street, Santa Cruz, CA 95060. Checks should be made payable to the County of Santa Cruz. PAYMENT PRIOR TO PROJECT APPROVAL CANNOT BE ACCEPTED BY THE CLERK OF THE BOARD. IN ADDITION, IF YOU ARE PAYING ONLY THE LOCAL FILING FEE OF \$ 50.00, PAYMENT CAN ONLY BE ACCEPTED WHEN ACCOMPANIED BY A "LETTER OF NO EFFECT" FROM THE DEPARTMENT OF FISH AND GAME.

If you have any questions about the payment of this required fee, please contact the Clerk of the Board at (831) 454-2323.

Sincerely yours,

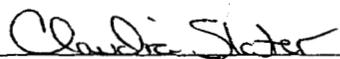

CLAUDIA SLATER
Environmental Coordinator

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

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

Application Number: 07-0228 Powers Land Planning, for 126 E. Grove Street LLC; Attention: Matt Sridhar
Proposal to construct a 2 story commercial building with 2 commercial condos on the first story and 2 residential condos on the second story. Requires a Minor Land Division, a Commercial Development Permit, and a Master Occupancy Permit. The project is located on the east side of Highway 9 at the corner of East Grove Street and Highway 9 approximately 360 feet north of River Street.

APN: 081-253-25
Zone District: C2

Sheila McDaniel, Staff Planner

ACTION: Negative Declaration

REVIEW PERIOD ENDS: February 21, 2008

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

Findings:

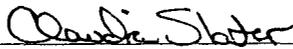
This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file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

Required Mitigation Measures or Conditions:

None
 Are Attached

Review Period Ends Extended from February 21, 2008 until April 10, 2008

Date Approved By Environmental Coordinator April 10, 2008


CLAUDIA SLATER
Environmental Coordinator
(831) 454-5175

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

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on _____ No EIR was prepared under CEQA.

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

Date completed notice filed with Clerk of the Board: _____

EXHIBIT D 1



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

APPLICATION NO.: 07-0228

APN: 081-253-25

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

XX Negative Declaration

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

_____ Mitigations will be attached to the Negative Declaration.

XX No mitigations will be attached.

_____ Environmental Impact Report

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

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Matt Johnston, Environmental Coordinator at (831) 454-3201, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: **Extended from 2-21-08 until April 10, 2008**

Sheila McDaniel
Staff Planner

Phone: 454-3439

Date: Updated April 10, 2008

EXHIBIT D



Environmental Review Initial Study

Application Number: **07-0228**

Date: January 28, 2007
Staff Planner: Sheila McDaniel

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Powers Land Planning **APN:** 081-253-25

OWNER: 126 E. Grove Street LLC: **SUPERVISORAL DISTRICT:** 5
Attention Matt Sridhar

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

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

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Public Services & Utilities |
| <input type="checkbox"/> Energy & Natural Resources | <input type="checkbox"/> Land Use, Population & Housing |
| <input type="checkbox"/> Visual Resources & Aesthetics | <input type="checkbox"/> Cumulative Impacts |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Transportation/Traffic | |

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

EXHIBIT D

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

- | | |
|--|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Grading Permit |
| <input checked="" type="checkbox"/> Land Division | <input type="checkbox"/> Riparian Exception |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Other: Master Occupancy Permit |
| <input checked="" type="checkbox"/> Development Permit | <input type="checkbox"/> |
| <input type="checkbox"/> Coastal Development Permit | <input type="checkbox"/> |

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations:

ENVIRONMENTAL REVIEW ACTION

On the basis of this Initial Study and supporting documents:

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

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

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



Matt Johnston

4/9/08

Date

For: Claudia Slater
Environmental Coordinator

EXHIBIT D

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 10,935 Square Feet

Existing Land Use: Vacant restaurant building

Vegetation: A few trees and shrubs

Slope in area affected by project: 10,935 square feet 0 - 30% ___ 31 - 100%

Nearby Watercourse: None

Distance To: N/A

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: No

Water Supply Watershed: Yes

Groundwater Recharge: No

Timber or Mineral: None

Agricultural Resource: N/A

Biologically Sensitive Habitat: Yes, none identified, site is already developed

Fire Hazard: No

Floodplain: No

Erosion: No

Landslide: No

Liquefaction: Low

Fault Zone: W/in 2 km of Zayante-Vergeles Fault Zone, W/in 11 miles of San Andreas Fault.

Scenic Corridor: No

Historic: No

Archaeology: Mapped, but nothing identified

Noise Constraint: No

Electric Power Lines: No

Solar Access: East/West

Solar Orientation: East/West

Hazardous Materials: No

SERVICES

Fire Protection: Boulder Creek Fire Protection District

School District: San Lorenzo Valley

Sewage Disposal: Septic

Drainage District: Zone 8

Project Access: East Grove Street

Water Supply: San Lorenzo Water District

PLANNING POLICIES

Zone District: C2

General Plan: Community Commercial

Urban Services Line: ___ Inside

Coastal Zone: ___ Inside

Special Designation:

 x Outside

 x Outside

PROJECT SETTING AND BACKGROUND:

Location

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

EXHIBIT D

Existing Improvements

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

Background

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

DETAILED PROJECT DESCRIPTION:

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

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

Site access and shared parking will be provided from East Grove Street as recommended by Cal Trans and the Department of Public Works. The site will provide 16 parking spaces including one handicap parking space located adjacent to East Grove Street entry. The parking on the east side of the site will provide a covered carport for four vehicle spaces to be reserved for the two proposed residential units. The residential lots are also provided with private fenced yard areas on the southeast of the proposed building at least 400 square feet in size.

The existing site provides two drainage amenities designed to meet pre-development run-off standards. Drainage from the roof of the building and proposed sidewalks will be

EXHIBIT D

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

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

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

EXHIBIT D (

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:
 - A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?
 - B. Seismic ground shaking?
 - C. Seismic-related ground failure, including liquefaction?
 - D. Landslides?

_____	_____	x	_____
_____	_____	x	_____
_____	_____	x	_____
_____	_____	x	_____

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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earthwork are sufficient to address building design.

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

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

- | | | | | |
|---|-------|-------|---------------|-------|
| 3. Develop land with a slope exceeding 30%? | _____ | _____ | _____ X _____ | _____ |
| 4. Result in soil erosion or the substantial loss of topsoil? | _____ | _____ | _____ X _____ | _____ |

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

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

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

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

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

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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7. Result in coastal cliff erosion?	_____	_____	_____	_____X_____
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B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

1. Place development within a 100-year flood hazard area?	_____	_____	_____	_____X_____
---	-------	-------	-------	-------------

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

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

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

3. Be inundated by a seiche or tsunami?	_____	_____	_____	_____X_____
---	-------	-------	-------	-------------

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

The project will obtain water from San Lorenzo Water District and will not rely on private well water. Although the project will incrementally increase water demand, San Lorenzo Water District has indicated that adequate supplies are available to serve the project (Attachment 14). The project is not located in a mapped groundwater recharge area.

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

No commercial or industrial activities are proposed that would generate a significant

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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amount of contaminants to a public or private water supply. The parking and driveway associated with the project will incrementally contribute urban pollutants to the environment; however, the contribution will be minimal given the size of the driveway and parking area. Potential siltation from the proposed project will be mitigated through implementation of erosion control measures. In addition, a silt and grease trap, and a plan for maintenance, will be required to reduce this impact to a less than significant level.

6. Degrade septic system functioning? _____ x _____

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

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

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

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

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

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

The project does not propose a net increase in run-off from the site. Thus there will be

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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no additional storm water runoff that could contribute to flooding or erosion.

10. Otherwise substantially degrade water supply or quality? _____ X _____

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

C. Biological Resources

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service? _____ X _____

According to the California Natural Diversity Data Base (CNDDDB), maintained by the California Department of Fish and Game, the site is mapped as containing special status plant species, but none were identified on site or observed in the project area by Environmental Planning staff during their site visit. Furthermore, the site is developed with an existing restaurant, parking lot and site landscaping. The lack of suitable habitat and the disturbed nature of the site make it unlikely that any special status plant or animal species occur in the area.

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

See discussion under C.1.

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

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

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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4. Produce nighttime lighting that will illuminate animal habitats? _____ X _____

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

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

Refer to C-1 and C-2 above.

6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)? _____ X _____

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

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

D. Energy and Natural Resources

Does the project have the potential to:

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

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

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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- | | | | | | |
|----|--|-------|-------|-------|---------------|
| 2. | Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use? | _____ | _____ | _____ | _____ X _____ |
|----|--|-------|-------|-------|---------------|

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

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

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

E. Visual Resources and Aesthetics

Does the project have the potential to:

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

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

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

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

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

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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The existing visual setting is an urbanized area comprised of residential and commercial development. The proposed project is designed and landscaped so as to fit into this setting.

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

_____ X _____

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

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

_____ X _____

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

F. Cultural Resources

Does the project have the potential to:

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

_____ X _____

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

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

_____ X _____

According to the Santa Cruz County Archeological Society site assessment, dated July 19, 2007 (Attachment 11), there is no evidence of pre-historic cultural resources.

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?

	_____	_____	_____X_____	_____
--	-------	-------	-------------	-------

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

	_____	_____	_____X_____	_____
--	-------	-------	-------------	-------

5. Create a potential fire hazard?

	_____	_____	_____X_____	_____
--	-------	-------	-------------	-------

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

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

	_____	_____	_____X_____	_____
--	-------	-------	-------------	-------

H. Transportation/Traffic

Does the project have the potential to:

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

	_____	_____	_____X_____	_____
--	-------	-------	-------------	-------

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

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

	_____	_____	_____X_____	_____
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The project meets the code requirements for the required number of parking spaces

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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and therefore new parking demand will be accommodated on site.

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

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

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

See response H-1 above.

I. Noise

Does the project have the potential to:

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

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

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

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

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

EXHIBIT D

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

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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K. Public Services and Utilities

Does the project have the potential to:

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

a. Fire protection?	_____	_____	_____ X _____	_____
b. Police protection?	_____	_____	_____ X _____	_____
c. Schools?	_____	_____	_____ X _____	_____
d. Parks or other recreational activities?	_____	_____	_____ X _____	_____
e. Other public facilities; including the maintenance of roads?	_____	_____	_____ X _____	_____

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

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

	_____	_____	_____ X _____	_____
--	-------	-------	---------------	-------

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

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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drainage information and have determined that downstream storm facilities are adequate to handle the existing drainage associated with the project (Attachment 13).

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

_____ X _____

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

The project will be served by an on-site sewage disposal system, which will be adequate to accommodate the relatively light demands of the project. This system has been approved by the Environmental Health Department (Attachment 12) with a condition to maintain the septic system by the home owner's association.

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

_____ X _____

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

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

_____ X _____

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

6. Result in inadequate access for fire protection?

_____ X _____

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

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

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?

_____ X _____

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

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

_____ X _____

L. Land Use, Population, and Housing

Does the project have the potential to:

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

_____ X _____

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

The C-2 zone district allows mixed use commercial and residential uses provided that they do not occupy more than 50% of the floor area of the commercial development, which is consistent with the Community Commercial General Plan designation. The project also complies with the Boulder Creek Specific Plan, which encourages mixed use developments within the Village Plan area.

And, while stand alone residential minor land divisions within the rural services line are typically required to comply with a minimum 1 acre density, mixed use commercial uses containing a portion of the use as residential are allowed and encouraged within the Rural Services Line within the Boulder Creek Village Plan area provided that the property is maintained under one ownership pursuant to Environmental Health regulations. In this case, the proposed project is a commercial/residential condominium project where the minor land division creates one parcel with 4 (four) for-sale condo units with all the land area maintained as common area for the overall development.

Furthermore, the proposed mixed use development was reviewed by the Environmental Health Services Department and found to be consistent with the Environmental Health regulations in that the proposed septic system is proposed for

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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use as a commercial development on a property designated as Community Commercial in the General Plan, and the project is located within the Rural Services Line, and the sewage system complies with the sewage development standards as enumerated in County Ordinance Section 7.38.120 and 7.38.186, and the development will be maintained under one ownership as noted in County Ordinance Section 7.38.035. The Environmental Health Department has approved and issued a septic permit for this project, attached as 12.

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. comments above.

3. Physically divide an established community?

_____ X _____

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

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

_____ X _____

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

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

_____ X _____

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

EXHIBIT D

M. Non-Local Approvals

Does the project require approval of federal, state, or regional agencies?

Yes _____ No x

N. Mandatory Findings of Significance

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?

Yes _____ No x

2. Does the project have the potential to achieve short term, to the disadvantage of long-term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)

Yes _____ No x

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

Yes _____ No x

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

Yes _____ No x

EXHIBIT D

TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review	_____	_____	<u>X</u>
Archaeological Review	_____	<u>X</u>	_____
Biotic Report/Assessment	_____	_____	<u>X</u>
Geologic Hazards Assessment (GHA)	_____	_____	<u>X</u>
Geologic Report	_____	_____	<u>X</u>
Geotechnical (Soils) Report	_____	<u>X</u>	_____
Riparian Pre-Site	_____	_____	<u>X</u>
Septic Lot Check	_____	_____	<u>X</u>
Other:	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

Attachments:

For all construction projects:

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

EXHIBIT D

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

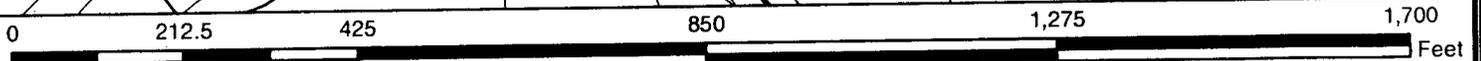
Other technical reports or information sources used in preparation of this Initial Study

Hazardous Materials Site, County Environmental Health Services Agency

EXHIBIT D 4



Location Map



LEGEND

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

Environmental Review Initial Study
ATTACHMENT 1
APPLICATION 07-0228

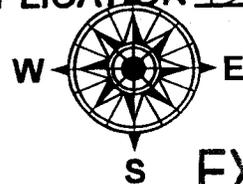
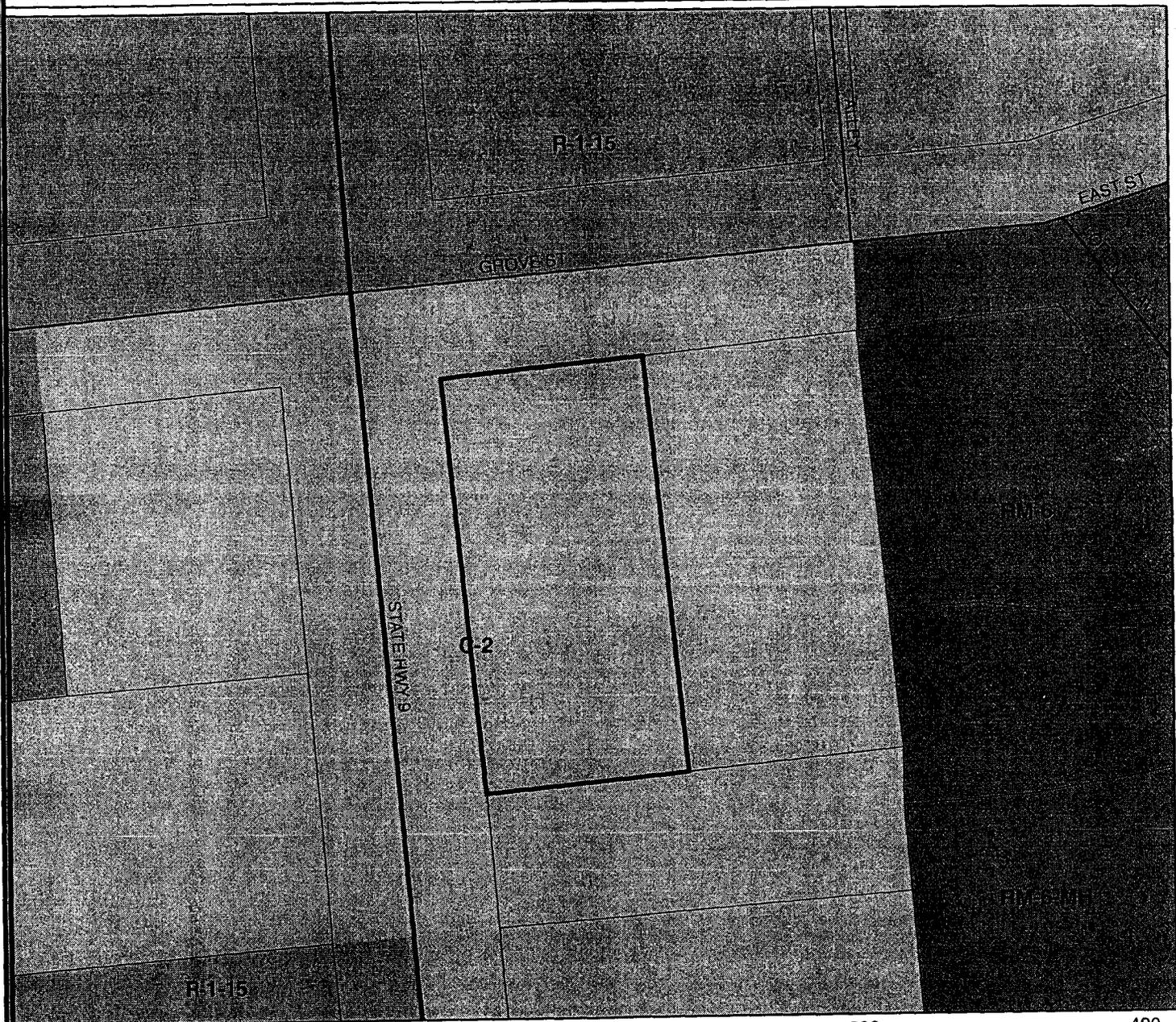


EXHIBIT D

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 December 2007



Zoning Map



Environmental Review Initial Study

LEGEND

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

ATTACHMENT 2
APPLICATION 07-0228

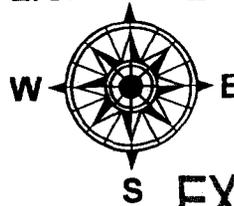
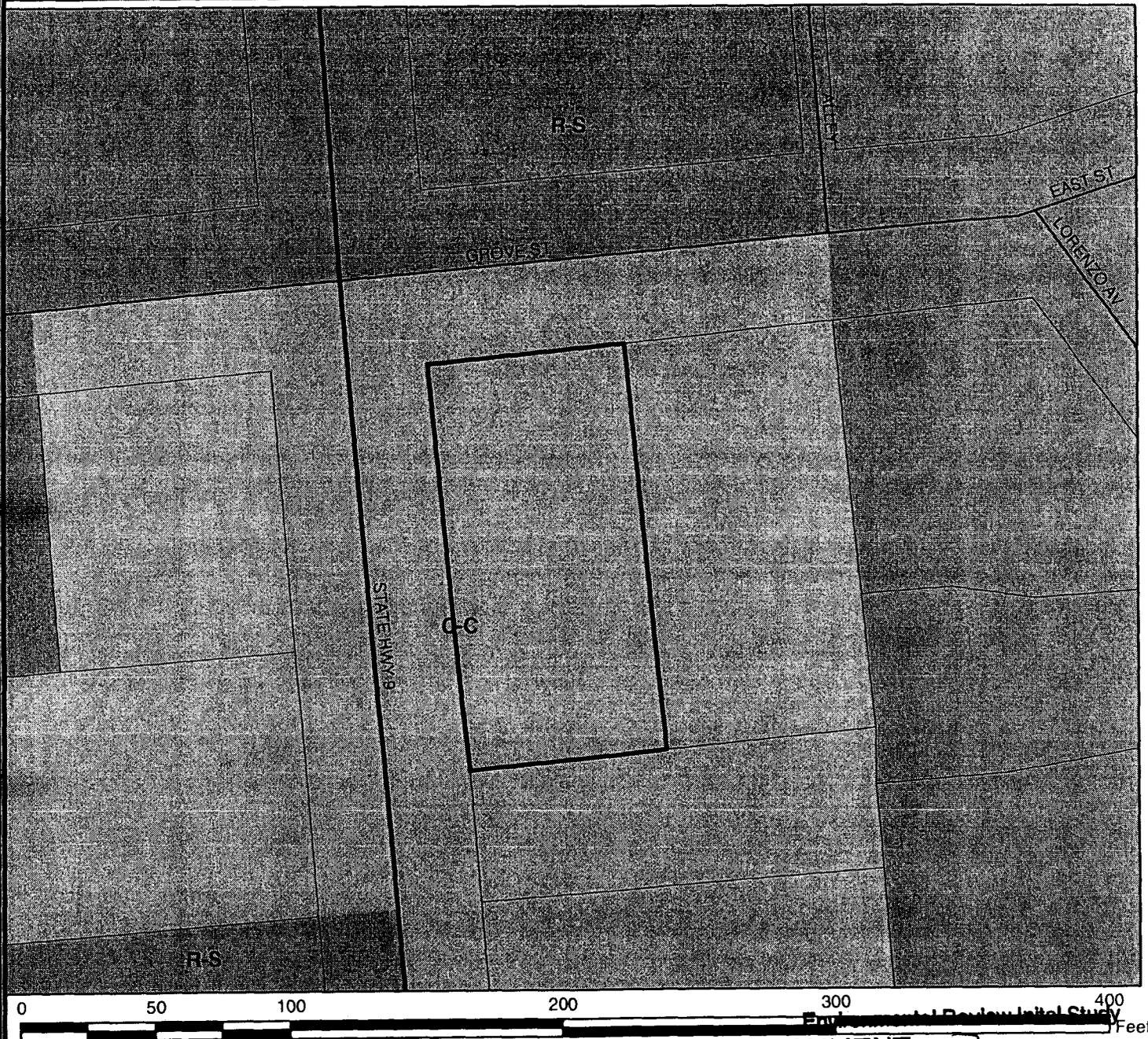


EXHIBIT D

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Planning Department
December 2007



General Plan Designation Map



ATTACHMENT 3
 APPLICATION 07-0228

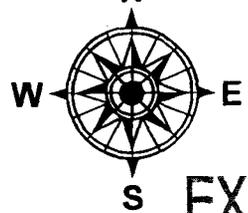
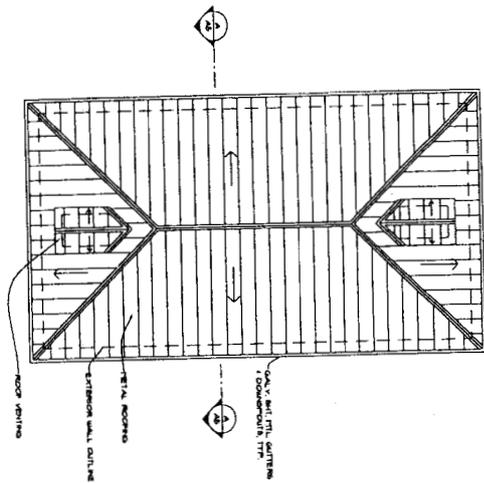


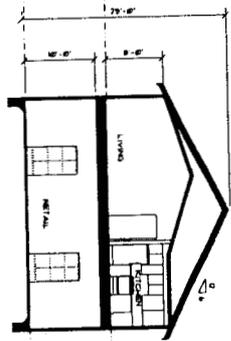
EXHIBIT D

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 Planning Department
 December 2007

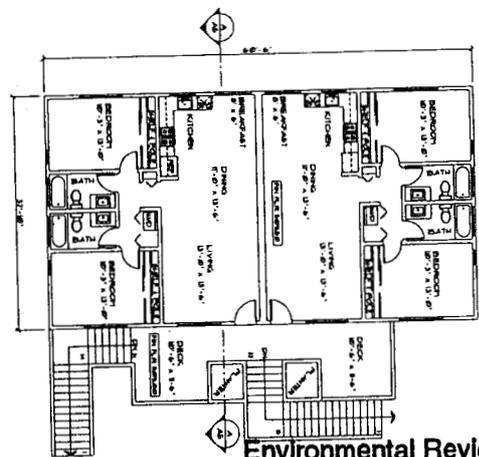
- LEGEND**
- APN: 081-253-25
 - Assessors Parcels
 - Streets
 - State Highways
 - Commercial-Community
 - Residential-Suburban



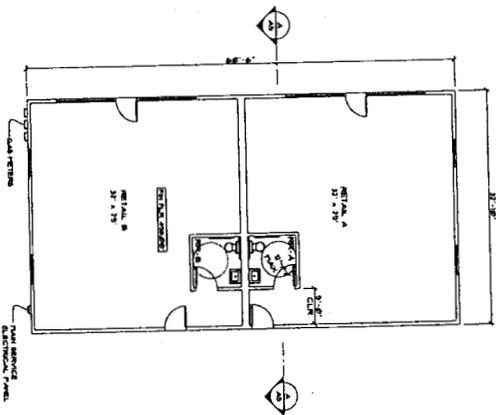
ROOF PLAN
SCALE: 1/8" = 1'-0"



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



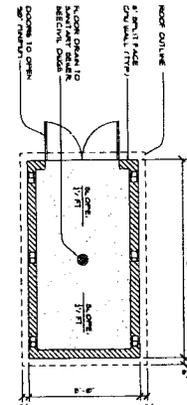
2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

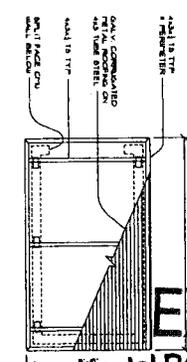
Environmental Review Initial Study
 ATTACHMENT 4, 2 of 4
 APPLICATION 07-0228
EXHIBIT D

SHEET A-2 OF	REVISIONS	DATE: 5/10/07	PROPOSED RETAIL / RESIDENTIAL DEVELOPMENT 128 EAST GROVE STREET BOULDER CREEK CA 1ST & 2ND FLR PLANS / ROOF PLAN / SECTION	WILLIAMS S. BAGNALL ARCHITECTS INC. AMERICAN INSTITUTE OF ARCHITECTS ARCHITECTURE & PLANNING 125 Mission Street, Santa Cruz, California (831) 426-4977
		JOB: 0962		



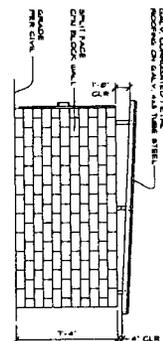
ENCLOSURE PLAN

NOTE: ALL EXPOSED STEEL TO BE GALVANIZED



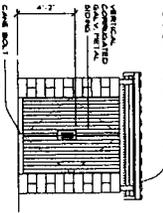
ROOF FRAMING PLAN

NOTE: ALL EXPOSED STEEL TO BE GALVANIZED



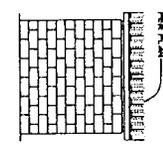
COVERED REFUSE PLAN

SCALE: NTS



COVERED REFUSE PLAN

SCALE: NTS



COVERED REFUSE PLAN

SCALE: NTS

COVERED REFUSE ELEVATIONS

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 4. 4 of 4
APPLICATION 07-0228

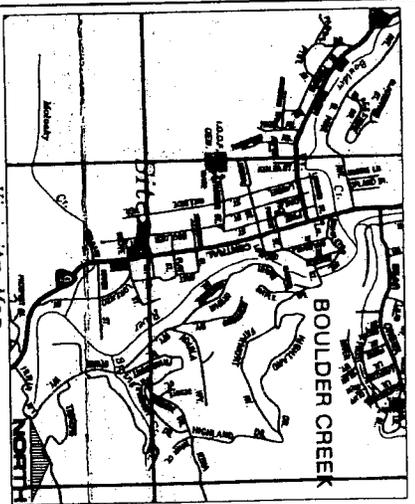
SHEET A-5	REVISIONS	DATE: 5/10/07	PROPOSED RETAIL / RESIDENTIAL DEVELOPMENT 128 EAST GROVE STREET BOULDER CREEK CA COVERED REFUSE PLAN	WILLIAM S. BAGNALL ARCHITECTS INC. ARCHITECTURE & PLANNING 125 Mission Street, Santa Cruz, California (831) 428-4977
		JOB: 0512		

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

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

GENERAL NOTES

- 1.0 GENERAL
- 1.1 The improvements shown on this map were prepared by Robert L. DeWitt & Associates, Inc. Project No. 08224, dated August 2002.
- 1.2 The improvements shown on this map are subject to the approval of the Planning Commission.
- 1.3 The improvements shown on this map are subject to the approval of the Planning Commission.
- 1.4 The improvements shown on this map are subject to the approval of the Planning Commission.
- 1.5 The improvements shown on this map are subject to the approval of the Planning Commission.
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Abbreviations

- (N) NEW
- (E) EXISTING
- (D) DRAINAGE
- (S) SIGNAGE
- (L) LANDSCAPE
- (P) PLUMBING
- (E) ELECTRICAL
- (M) MECHANICAL
- (H) HIGHWAY
- (R) RAILROAD
- (W) WATER
- (G) GAS
- (C) CEMENT
- (F) FLOORING
- (I) INTERIOR
- (O) OTHER
- (A) ASBESTOS
- (L) LEAD
- (P) PESTICIDES
- (M) MOLD
- (H) HAZARDOUS
- (W) WASTE
- (S) SOIL
- (T) TELEPHONE
- (C) CABLE
- (T) TYPICAL
- (M) METER
- (L) LINE
- (M) MAIN

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 Consulting Engineers and
 Land Surveyors of California

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 Consulting Engineers and
 Land Surveyors of California

ROBERT L. DEWITT



DATE

Environmental Review Initial Study
ATTACHMENT 5.1 of 5
APPLICATION 07-0228

Sheet Index

C1 - TITLE SHEET	PLM
C2 - SITE SECTIONS & DETAILS	PLM
C3 - TYPICAL MAP	PLM

EXHIBIT D

Property Owner

Timi Capital
 12600 Highway 9
 Boulder Creek, CA 95006
 Phone: 408-725-5500

Land Use Planner

Robert L. DeWitt
 12600 Highway 9
 Boulder Creek, CA 95006
 Phone: 408-725-5500

Architect

William S. Regional Architects Inc.
 12600 Highway 9
 Boulder Creek, CA 95006
 Phone: 408-725-5500

Geologist

Geological Consulting, LLC
 12600 Highway 9
 Boulder Creek, CA 95006
 Phone: 408-725-5500

Landscape Architect

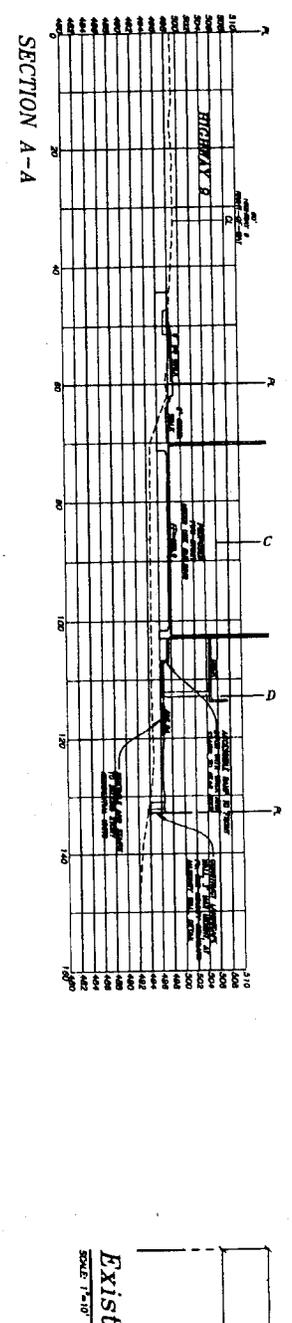
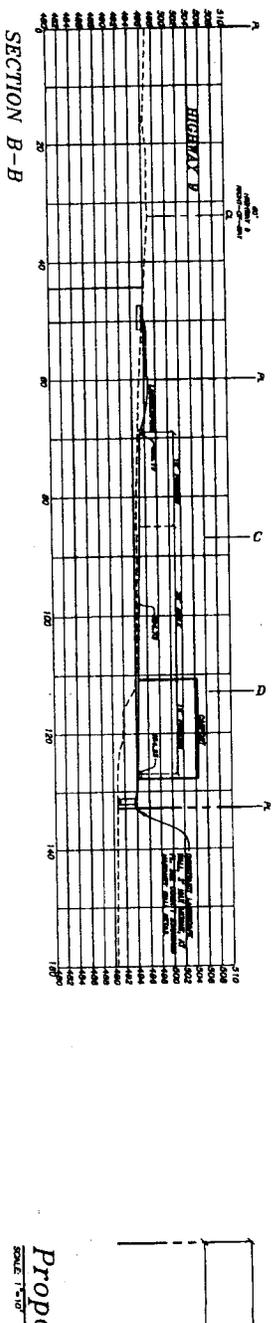
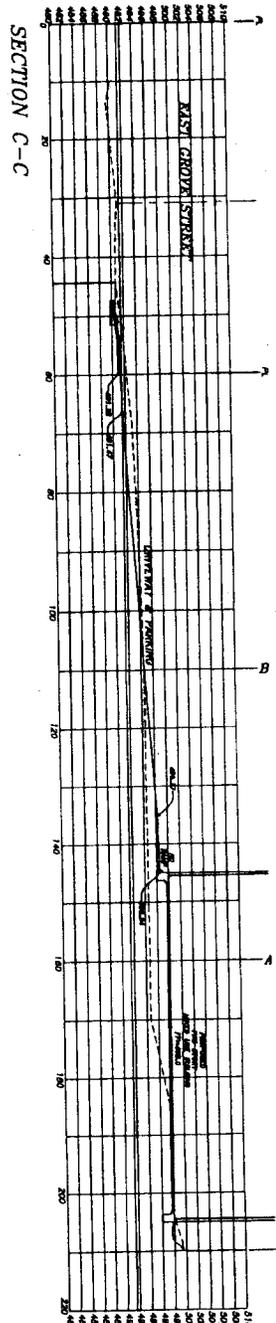
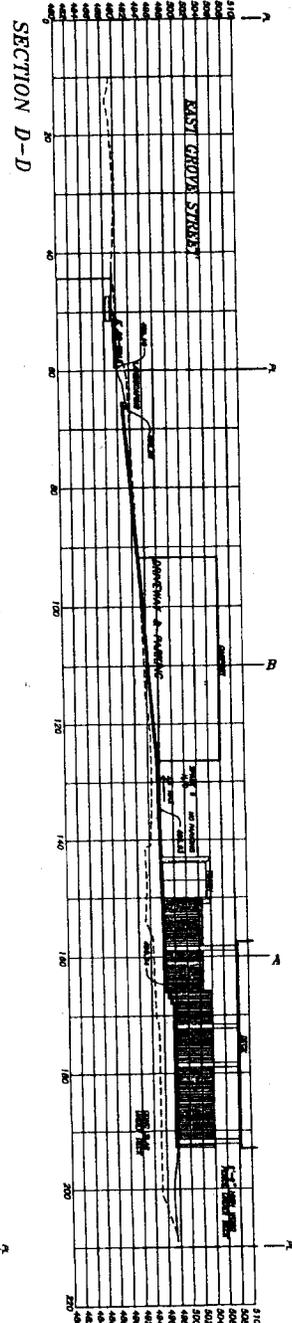
12600 Highway 9
 Boulder Creek, CA 95006
 Phone: 408-725-5500

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

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

12600 Highway 9
 Boulder Creek, CA 95006
 Phone: 408-725-5500

PRODUCT NUMBER
 SHEET
C1 of 5



Site Sections
SCALE: 1"=10'

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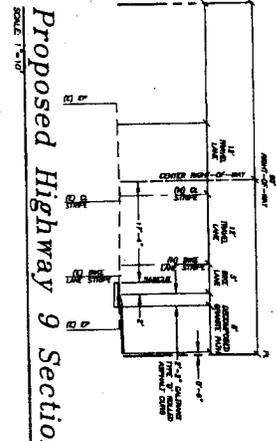
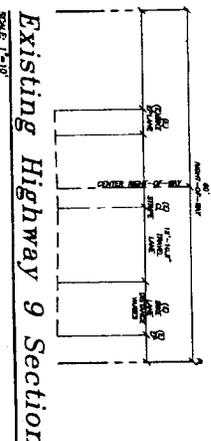
CELSOC
Consulting Engineers and
Land Surveyors of California

ROBERT T. DEWITT



DATE

Site Sections
Prepared at the Request of
Timi Capital
For Improvements Located at
12600 Highway 9
Boulder Creek, CA
APN: 001-853-25



Environmental Review Initial Study
ATTACHMENT 5 3 of 5
APPLICATION 107-0228

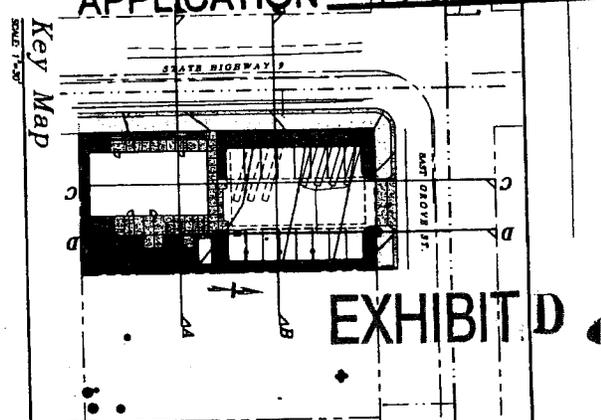
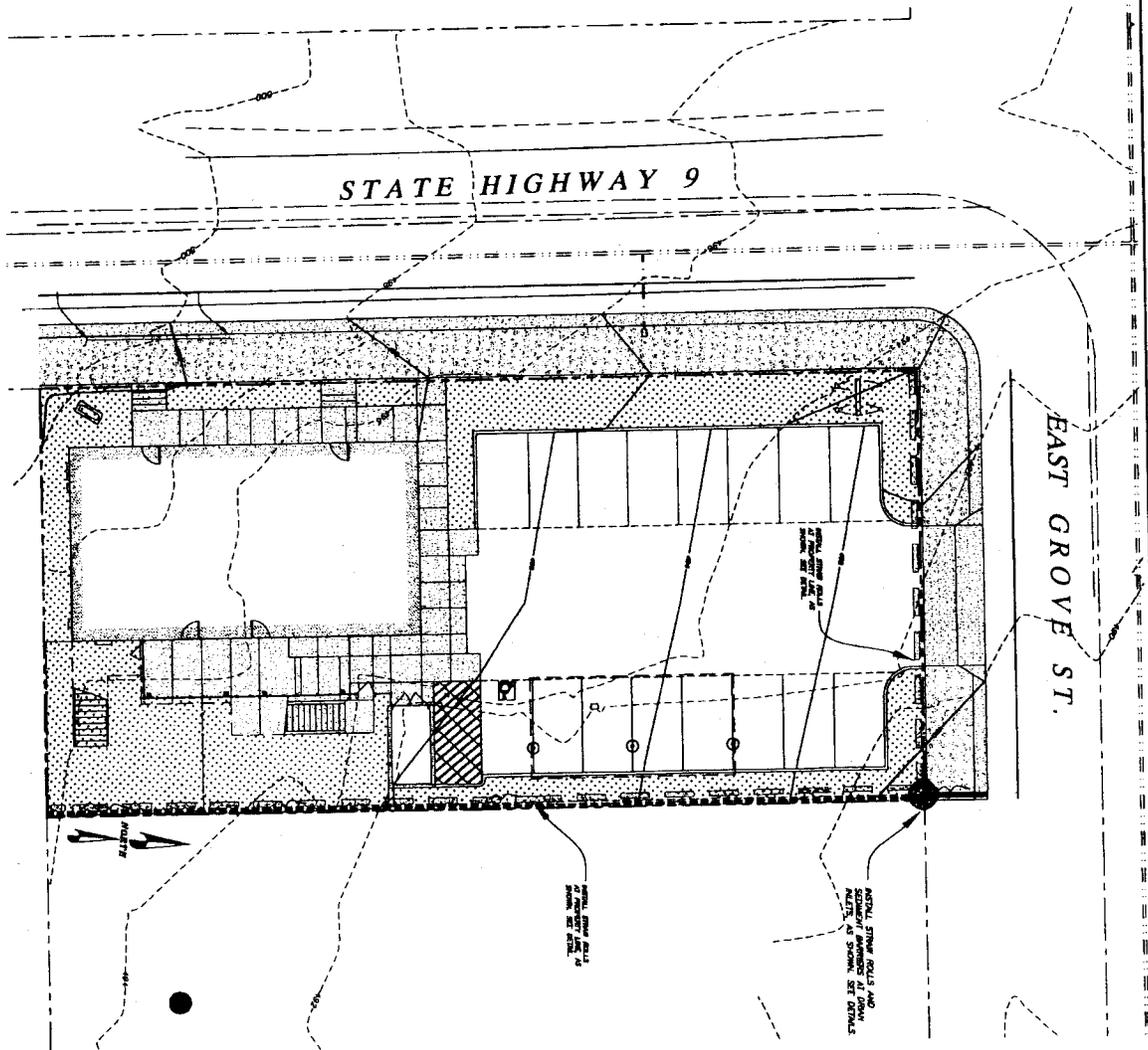


EXHIBIT D



Erosion Control Plan
SCALE: 1" = 10'

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Land Surveyors of California

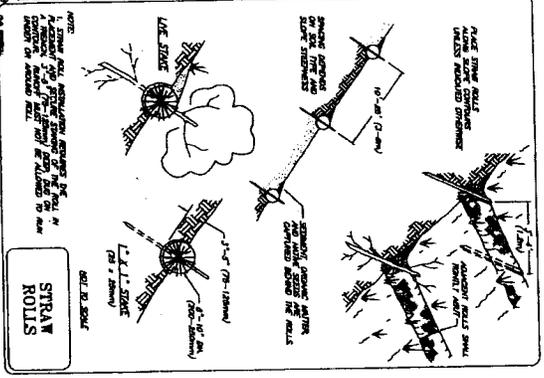
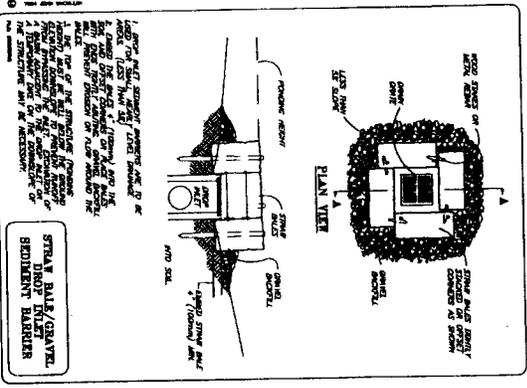
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Land Surveyors of California

ROBERT L. DEWITT



DATE

EROSION CONTROL DETAILS



- Erosion Control Notes**
1. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE COVERED WITH STRAW MATS OR OTHER MEANS TO PREVENT EROSION. STRAW MATS SHALL BE PLACED TO PREVENT TURBID RUNOFF TO ADJACENT PROPERTIES.
 2. UNNECESSARY GRADING AND DISTURBANCE OF SOIL SHALL BE AVOIDED.
 3. ANY EXCESS MATERIAL SHALL BE DEPOSITED ON SITE OR AT AN APPROVED LOCATION TO AVOID NEIGHBORING PROPERTIES.
 4. IMMEDIATELY AFTER FINISHING OPERATIONS HAVE BEEN COMPLETED, AND PRIOR TO LANDSCAPING, TEMPORARY EROSION CONTROL MEASURES SHALL BE APPLIED TO ALL EXPOSED AREAS.
 5. UPON COMPLETION OF CONSTRUCTION ALL EXPOSED AREAS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPE PLAN.
 6. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PASTURE.
 7. DURING CONSTRUCTION, NO TRUCKS OR OTHER VEHICLES SHALL BE ALLOWED TO DRIVE ON THE STRAW MATS. TRUCKS SHALL BE USED TO REMOVE SUCH DEBRIS.
 8. CONSTRUCTION SHALL NOT BEYOND THE TOP OF SWATH ONE AT LEAST 48 HOURS BEFORE ANY DISTURBED AREAS SHALL BE REVEGETATED.
 9. ALL CONSTRUCTION SHALL COMPLY TO THE REQUIREMENTS OF THE LOCAL ORDINANCES AND REGULATIONS OF THE CITY OF DENVER.
 10. CONSTRUCTION SHALL BE COMPLETED BY OCTOBER 15.
 11. CONSTRUCTION SHALL BE COMPLETED BY OCTOBER 15.

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

Erosion Control Plan

Prepared at the request of
Yimi Capital
For Improvements Located at
12600 Highway 9
Boulder Creek, CA
APP: 001-285-26

SHEET
C4 of 5

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

Tentative Site Plan

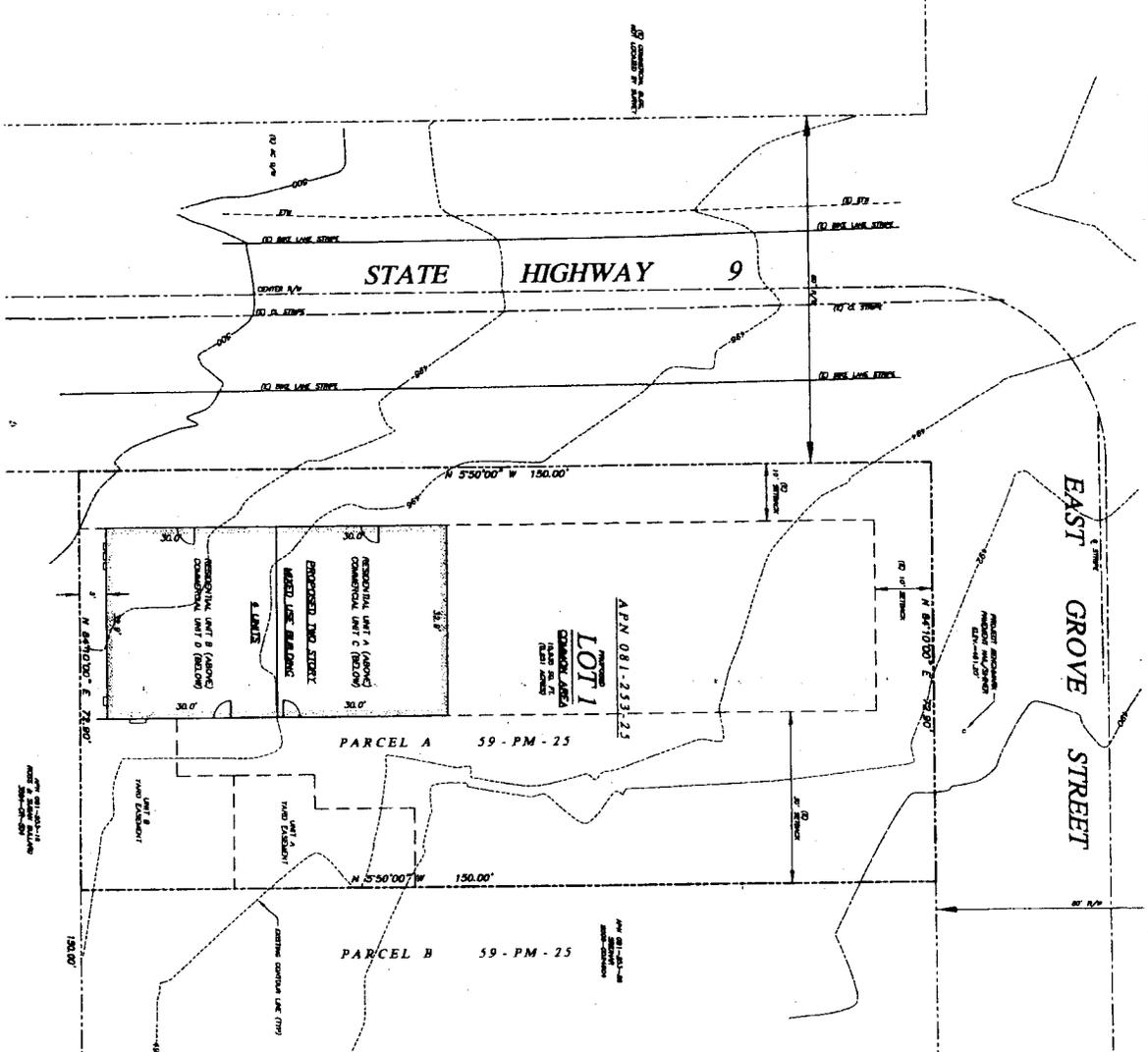
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 12600 HIGHWAY 9, BOULDER, CO 80501
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ROBERT L. DEWITT



DATE

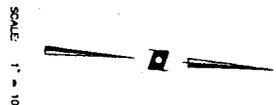


Abbreviations

- APN - Assessor's Parcel Number
- AS - Assessor's Map
- BL - Building Line
- CC - City Code
- CD - City Ordinance
- CE - City Engineer
- CH - City Health Officer
- CM - City Manager
- CO - City Ordinance
- CP - City Planner
- CS - City Surveyor
- CU - City Utility
- DE - Design Engineer
- DM - Design Manual
- DP - Design Plan
- DS - Design Specification
- EA - Environmental Assessment
- EC - Environmental Code
- ED - Environmental Design
- EE - Environmental Engineer
- EF - Environmental Form
- EG - Environmental Group
- EH - Environmental Health
- EI - Environmental Impact
- EJ - Environmental Job
- EK - Environmental Knowledge
- EL - Environmental Law
- EM - Environmental Map
- EN - Environmental Notice
- EO - Environmental Order
- EP - Environmental Plan
- EQ - Environmental Quality
- ER - Environmental Report
- ES - Environmental Study
- ET - Environmental Test
- EU - Environmental Unit
- EV - Environmental Value
- EW - Environmental Work
- EX - Environmental Example
- EY - Environmental Year
- EZ - Environmental Zone

Notices

NOTICE: THIS TENTATIVE SITE PLAN IS SUBJECT TO THE CITY OF BOULDER'S ZONING ORDINANCES AND OTHER APPLICABLE REGULATIONS. THE CITY ENGINEER'S REVIEW IS LIMITED TO TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



Property Owner

Applicant & Subdivider

Existing Use

Proposed Use

Existing Zoning

Event, General Plan Designation

Water Supply

Sewage Disposal

Gas & Electric

Total Area of Site

Lot Areas

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

Tentative Parcel Map

MLD #07-
 Prepared at the Request of
 Tim Capital
 For Improvements Located at
 12600 Highway 9
 Boulder Creek, CO
 APN: 081-253-25

PROJECT NUMBER
 SHEET
 DATE MAY 2007
 DATE 02/11/08
 SHEET 5 OF 5

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



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

June 4, 2007

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

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

Dear Applicant:

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project
3. Prior to discretionary and building permit issuance a *plan review letter* shall be submitted to Environmental Planning. The author of the report shall write the *plan review letter*. The letter shall state that the project plans conform to the report's recommendations.

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

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

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

Sincerely,

Carolyn Banti
Associate Civil Engineer

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

Environmental Review Initial Study
ATTACHMENT 7, Lot 2
APPLICATION 07-0228

EXHIBIT D

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED, REVIEWED
AND ACCEPTED FOR THE PROJECT**

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

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

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

Environmental Review Initial Study
ATTACHMENT 7. 2 of 2
APPLICATION 07-0228

EXHIBIT D

Table 1
 2001 CBC Seismic Design Criteria

SEISMIC DESIGN CRITERIA						
Soil Profile Type	Seismic Zone, Z	Seismic Coefficients		Near Source Factors		Seismic Source Type
		C_a	C_v	N_a	N_v	
S_D	0.4	$0.44 N_a$	$0.64 N_v$	1.3	1.6	B

- c. Surface rupture usually occurs along lines of previous faulting. This site is located within 2 km of the Zayante-Vergeles Fault Zone. Precise location of the fault trace and determination of surface rupture are beyond the scope of this report.
- d. Landslides are generally mass movements of loose rock and soil, both dry and water saturated, and usually gravity driven. The subject site has little or no significant vertical relief and is set back from significant slopes, therefore, the potential for landsliding to occur across the site causing damage to structures should be considered low.
- e. Liquefaction, lateral spreading, and differential compaction tend to occur in loose, unconsolidated, noncohesive soils with shallow groundwater. The presence of relatively dense soils, near surface bedrock, and absence of a water table suggests that the potential for these hazards to occur should be considered low.

5. CONCLUSIONS AND RECOMMENDATIONS

Environmental Review Initial Study
ATTACHMENT So 1 of 17
APPLICATION 07-0228

5.1 General

- a. Based on the results of our investigation, it is our opinion that from the geotechnical standpoint, your new commercial / residential project may be designed and constructed on the subject site as proposed provided the recommendations presented herein are implemented during design, grading, and construction.
- b. It is our opinion that the soils underlying the subject site will be suitable for the support of the proposed new structure on a **foundation system composed of conventional, shallow, continuous and pad footings**, underlain by a minimum depth of new engineered fill material. Recommendations for the earthwork and the foundation system are provided in Section 5.2, Grading and Earthwork, and 5.3, Foundations, respectively.

EXHIBIT D

- c. Laboratory consolidation test results indicate that the native, near-surface soils are moderately compressible under the anticipated loads. Site preparation, consisting of over-excavation and recompaction of the native subgrade will be required prior to placement of shallow foundations, slabs-on-grade, and pavements. See section 5.2.6 for Preparation of On-Site Soil recommendations.
- d. Grading will not adversely affect, nor be adversely affected by, adjoining property, with due precautions being taken.
- e. It is assumed that final grades will not vary more than 5± feet from current grades. Significant variations will require that these recommendations be reviewed.
- f. At the time we prepared this report, grading and foundation plans had not been finalized. We request an opportunity to review these plans during the design stages to determine if supplemental recommendations will be necessary.
- g. The design recommendations of this report must be reviewed during the grading phase when subsurface conditions in the excavations become exposed.
- h. Field observation and testing must be provided by a representative of Rock Solid Engineering, Inc., to enable them to form an opinion regarding the adequacy of the site preparation, and the extent to which the earthwork is performed in accordance with the geotechnical conditions present, the requirements of the regulating agencies, the project specifications and the recommendations presented in this report. Any earthwork performed in connection with the subject project without the full knowledge of, and not under the direct observation of Rock Solid Engineering, Inc., the Geotechnical Consultant, will render the recommendations of this report invalid.
- i. **The Geotechnical Consultant should be notified at least five (5) working days prior to any site clearing or other earthwork operations on the subject project in order to observe the stripping and disposal of unsuitable materials and to ensure coordination with the grading contractor. During this period, a preconstruction conference should be held on the site to discuss project specifications, observation/testing requirements and responsibilities, and scheduling. This conference should include at least the Grading Contractor, the Architect, and the Geotechnical Consultant.**

EXHIBIT D

Environmental Review Initial Study

ATTACHMENT 8, 2 of 17
APPLICATION 07-0228

5.2 Grading and Earthwork

5.2.1 General

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

5.2.2 Site Clearing

- a. Initial site preparation on this site will consist of the demolition and removal of the existing building, existing retaining walls, existing parking lot, existing underground utilities, and other existing site improvements and landscaping. The removal of the existing building and retaining walls should include the complete removal of the existing foundation systems for these structures. Removal of the underground utilities should include all pipe-work, bedding material, and trench backfill material. Removal of the parking lot should include all asphalt and baserock material. Landscaping removal should include the entire root-balls of the various vegetation.
- b. Once demolition is complete, any remaining vegetation and/or landscaping should be stripped and the project area cleared of any surface or subsurface obstructions.
- c. All pipelines encountered during grading should be relocated as necessary to be completely removed from construction areas or be capped and plugged according to applicable code requirements.
- d. Any wells encountered shall be capped in accordance with **Santa Cruz County** Health Department requirements. The strength of the cap shall be at least equal to the adjacent soil and shall not be located within 5 feet of any structural element.
- e. Surface vegetation and organically contaminated topsoil should be removed from areas to be graded. The required depth of stripping will vary with the time of year the work is done, the type and density of vegetation, and must be observed by the Geotechnical Consultant. It is generally anticipated that the required depth of stripping will be 6 to 12 inches.
- f. Excavations or depressions resulting from the removal of buried obstructions that extend below finished site grades should be backfilled with compacted engineered fill.

EXHIBIT D 1

Environmental Review Initial Study
ATTACHMENT 6, 3 of 17
APPLICATION 07-0228

5.2.3 Excavating Conditions

- a. In our Boring B1, we encountered existing fill material which extended to an approximate depth of 4 feet below the existing ground surface in the boring. It appears that this existing fill was placed to create a flat building pad for the existing building on the project site. This fill material should be excavated and removed to the underlying undisturbed native soil as part of the site preparation for the new construction. The actual depth and lateral extent of fill removal will depend upon the actual conditions encountered during the earthwork construction. The extent of this removal should be observed by a representative of Rock Solid Engineering, Inc., so we may provide further recommendations, as necessary. It is anticipated that this existing fill material may be re-used on this project, but this decision will ultimately depend upon our observations at the time of the earthwork construction.
- b. There may be additional areas of existing fill associated with the various grades and retaining walls on the project site which our field investigation did not specifically encounter. Areas of existing fill encountered during the earthwork construction on this project should be excavated and removed to undisturbed native material. The extent of this removal should be observed by a representative of Rock Solid Engineering, Inc., so we may provide further recommendations, as necessary.
- c. We anticipate that excavation of the on-site soils may be accomplished with standard earthmoving and trenching equipment.
- d. Groundwater was not encountered during the course of our field exploration, consequently we do not expect groundwater to present a problem during construction.
- e. Although not anticipated, any excavations adjacent to existing structures should be reviewed, and recommendations obtained to prevent undermining or distress to these structures.

5.2.4 Fill Material

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

Environmental Review Initial Study
ATTACHMENT 8, 4 of 17
APPLICATION 07-0228

EXHIBIT D

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

5.2.5 Fill Placement and Compaction

- a. Any fill or backfill required should be placed in accordance with the recommendations presented below.
- b. With the exception of the upper 6 inches of subgrade in pavement and driveway areas, material to be compacted or reworked should be moisture-conditioned or dried to achieve near-optimum conditions, and compacted to achieve a minimum relative compaction of 90%. The upper 6 inches of subgrade in pavement and drive areas and all aggregate base and subbase shall be compacted to achieve a minimum relative compaction of 95%. The placement moisture content of imported material should be evaluated prior to grading.
- c. The relative compaction and required moisture content shall be based on the maximum dry density and optimum moisture content obtained in accordance with ASTM D-1557.
- d. Fill should be compacted by mechanical means in uniform horizontal loose lifts not exceeding 8 inches in thickness.
- e. Imported fill material should be approved by the Geotechnical Consultant prior to importing. Soils having a significant expansion potential should not be used as imported fill. The Geotechnical Consultant should be notified not less than 5 working days in advance of placing any fill or base course material proposed for import. Each proposed source of import material should be sampled, tested and approved by the Geotechnical Consultant prior to delivery of any soils imported for use on the site.
- f. All fill should be placed and all grading performed in accordance with applicable codes and the requirements of ~~Environmental~~ Environmental ~~Regulatory~~ Regulatory ~~Study~~ Study

5.2.6 Preparation of On-Site Soils

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

ATTACHMENT 8, 5017
APPLICATION 07-0228

EXHIBIT D

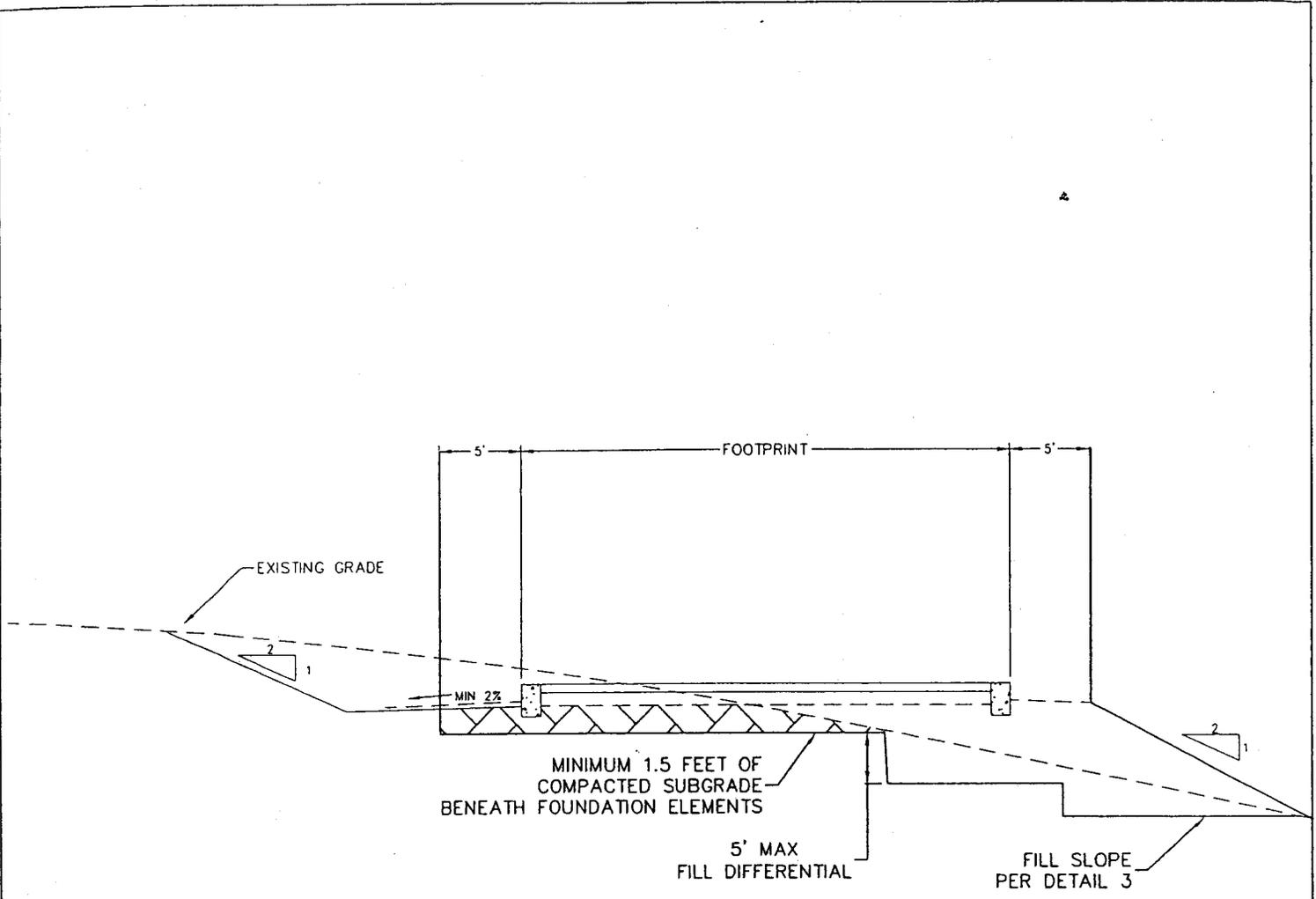
- b. The native subgrade beneath **shallow foundations and associated slabs-on-grade integral with the new building** should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 1 ½ feet below the bottom of the footings and bottom of capillary break material underlying concrete slab floors.
- c. The native subgrade beneath **slabs-on-grade not integral with the new building** (such as patios) and **pavements** (such as for the new parking lot) should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 1.0 foot below the bottom of the capillary break material and/or aggregate base coarse.
- d. It is possible that the proposed new building may be founded partially on areas of new fill and existing native material. Excavation and re-compaction should be undertaken such that the result is a minimum depth of 1 ½ feet of compacted material beneath all foundation elements and concrete slabs-on-grade integral with the new building. If the depth of compacted, engineered fill on one side of the pad differs from the depth of the fill on the other side, the difference in elevation of the bottom of the fill between both sides of the pad must not exceed 5 feet. Refer to **Figure 2** for Cut/Fill Transition Pad construction.
- e. The zone of compacted fill must extend a minimum of 5 feet laterally beyond all new shallow foundations.
- f. Prior to placing fill, the exposed surface should be scarified to a depth of 6 to 8 inches, moisture conditioned, and compacted.
- g. The depths of reworking required are subject to review by the Geotechnical Consultant during grading when subsurface conditions become exposed.

5.2.7 Cut and Fill Slopes

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

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

EXHIBIT D



Environmental Review Initial Study
 ATTACHMENT 8, 7 of 17
 APPLICATION 07-0228

EXHIBIT D

<p>ROCK SOLID ENGINEERING, INC.</p>	<p>CUT/FILL TRANSITION</p>	<p>FIGURE 2</p>
--	----------------------------	---------------------

- b. Fill slopes shall be benched and keyed into the native slopes by providing a base keyway whose minimum width is 10 feet and which is sloped negatively at least 2% back into the slope. The depth of keyways will vary, depending on the materials encountered, but at all locations shall be at least 2 feet into firm material. This keyway should be combined with intermediate benching as required. Refer to **Figure 3** for Typical Key and Bench Detail.
- c. Cut slopes shall not exceed a 2:1 (horizontal to vertical) gradient and a 15 foot vertical height unless specifically reviewed by the Geotechnical Consultant. Where the vertical height exceeds 15 feet, intermediate benches must be provided. These benches should be at least 6 feet wide and sloped to control surface drainage. A lined ditch should be used on each bench.
- d. If a fill slope is to be placed above a cut slope, the toe of the fill slope should be set back at least 8 feet horizontally from the top of the cut slope. A lateral surface drain should be placed in the area between the cut and fill slopes.
- e. The surfaces of all cut and fill slopes should be worked to reduce erosion. This work, as a minimum, should include track rolling of the fill slopes and effective planting of all slopes.
- f. Periodic maintenance of slopes may be necessary, as minor sloughing and erosion may take place.

5.2.8 Expansive Soils

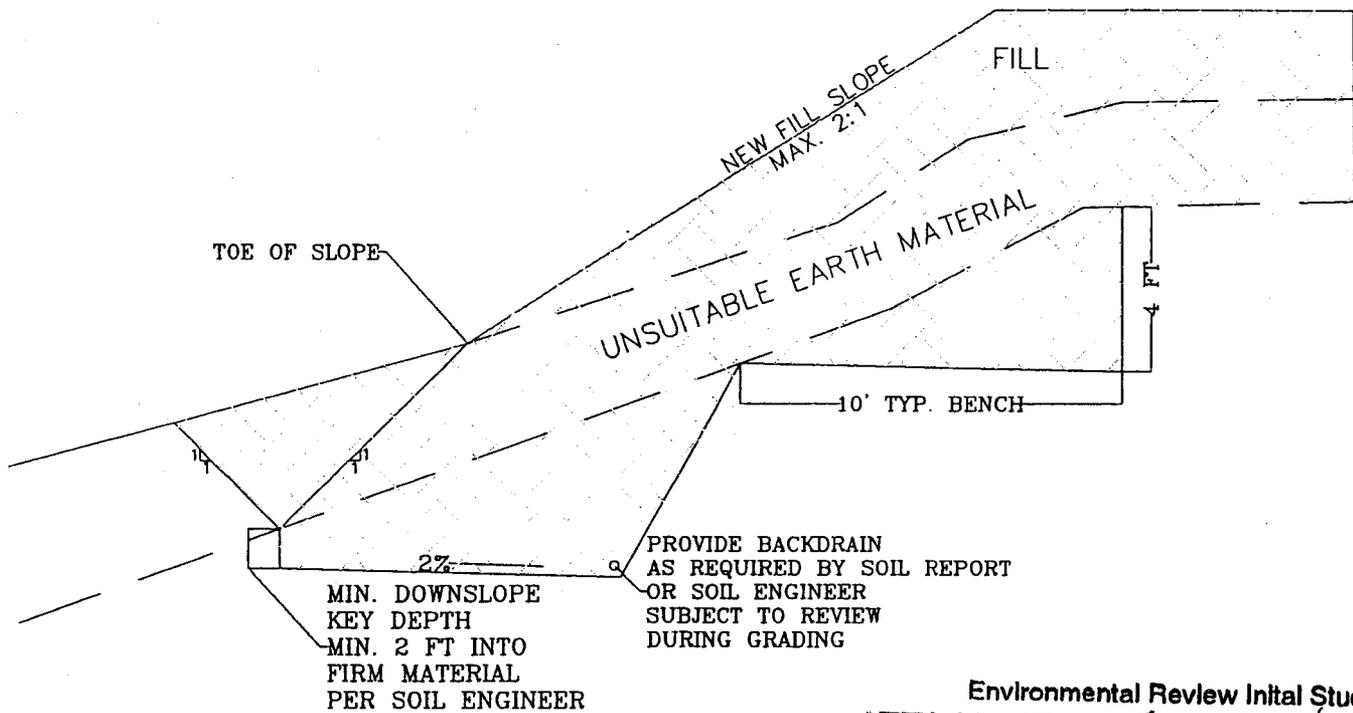
Based on our field observations, the granular nature of the near surface soils indicates that the expansion potential should be considered **low**.

5.2.9 Sulfate Content

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

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 8, 9 of 17
APPLICATION 07-0228

FILL SLOPE OVER NATIVE SOIL



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

NOTES:

- ALL GRADING SHOULD BE IN ACCORDANCE WITH THE LOCAL JURISDICTION REQUIREMENTS.
- ALL GRADING SHOULD BE INSPECTED BY THE SOIL ENGINEER. THE ENGINEER MUST APPROVE THE BASE KEYWAY, BENCHING AND COMPACTION.
- WHEN NATURAL SLOPE IS LESS THAN 5:1, BENCHING IS NOT REQUIRED. HOWEVER, FILL IS NOT TO BE PLACED ON COMPRESSIBLE OR UNSUITABLE MATERIAL.
- ALL GRADING RECOMMENDATIONS ARE SUBJECT TO REVIEW BY THE SOILS ENGINEER DURING GRADING.

EXHIBIT D

5.2.10 Surface Drainage

- a. Pad drainage should be designed to collect and direct surface water away from structures and slope faces to approved drainage facilities. A minimum gradient of 2± percent should be maintained and drainage should be directed toward approved swales or drainage facilities. Concentrations of surface water runoff should be handled by providing the necessary structures, paved ditches, catch basins, etc.
- b. All roof eaves should be guttered with the outlets from the downspouts provided with adequate capacity to carry the storm water away from the structure to reduce the possibility of soil saturation and erosion. The connection should be to a closed conduit which discharges at an approved location away from the structure and the graded area.
- c. The surface soils are classified as **moderately erodible**. Therefore, the finished ground surface should be planted with erosion resistant landscaping and ground cover and continually maintained to minimize surface erosion.
- d. Drainage patterns approved at the time of construction should be maintained throughout the life of the structures. The building and surface drainage facilities must not be altered nor any grading, filling, or excavation conducted in the area without prior review by the Geotechnical Consultant.
- e. Irrigation activities at the site should be controlled and reasonable. Planter areas should not be sited adjacent to walls without implementing approved measures to contain irrigation water and prevent it from seeping into walls and under foundations and slabs-on-grade. Large trees should be planted a minimum distance of ½ their mature height away from the foundation.

Environmental Review Initial Study
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5.2.11 Utility Trenches

- a. Bedding material may consist of sand with SE not less than 20 which may then be jetted, unless local jurisdictional requirements govern.
- b. Existing on-site soils may be utilized for trench backfill, provided they are free of organic material and rocks over 6 inches in diameter.
- c. If sand is used, a 3 foot concrete plug should be placed in each trench where it passes under the exterior footings.

EXHIBIT D

- d. Backfill of all exterior and interior trenches should be placed in thin lifts and mechanically compacted to achieve a relative compaction of not less than 95% in paved areas and 90% in other areas per ASTM D-1557. Care should be taken not to damage utility lines.
- e. Utility trenches that are parallel to the sides of a building should be placed so that they do not extend below a line sloping down and away at an inclination of 2:1 (H:V) from the bottom outside edge of all footings.
- f. Trenches should be capped with 1.5± feet of impermeable material. Import material must be approved by the Geotechnical Consultant prior to its use.
- g. Trenches must be shored as required by the local regulatory agency, the State Of California Division of Industrial Safety Construction Safety Orders, and Federal OSHA requirements.

5.3 Foundations

5.3.1 General

- a. It is our opinion that the subject site will be suitable for the support of the proposed structure on a **foundation system composed of conventional, shallow, continuous and pad footings**. Please refer to Section 5.2 for subgrade preparation recommendations.
- b. At the time we prepared this report, grading and foundation plans had not been finalized. We request an opportunity to review these plans during the design stages to determine if supplemental recommendations will be necessary.

5.3.2 Conventional Shallow Foundations

- a. **Footing widths should be based on the allowable bearing values but not less than 12 inches for 1 story and 15 inches for 2 story structures. The minimum recommended depth of embedment is 18 inches for all footings.** Should local building codes require deeper embedment of the footings or wider footings the codes must apply.
- b. Footing excavations must be checked by the Geotechnical Consultant before steel is placed and concrete is poured to insure bedding into proper material. Excavations should be thoroughly wetted down just prior to pouring concrete.

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APPLICATION 07-0228

EXHIBIT D

- c. The allowable bearing capacity shall not exceed:

Continuous footings - 2,000 psf

Square pad footings - 2,000 psf

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

- d. The allowable bearing capacity values above may be increased by one-third in the case of short duration loads, such as those induced by wind or seismic forces.
- e. Footing should not be placed closer than 8 feet to the top of a fill slope, nor 6 feet from the base of a cut slope.
- f. In the event that footings are founded in structural fill consisting of imported soil, the recommended allowable bearing capacity may need to be re-evaluated.

5.4 Settlements

Total and differential settlements beneath foundation elements are expected to be within tolerable limits. Vertical movements are not expected to exceed 1 inch. Differential movements are expected to be within the normal range ($\frac{1}{2}$ inch) for the anticipated loads and spacings. These preliminary estimates should be reviewed by the Geotechnical Consultant when foundation plans for the proposed structures become available.

5.5 Retaining Structures

5.5.1 General

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

5.5.2 Lateral Earth Pressures

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

Environmental Review Initial Study
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EXHIBIT D

Table 2
 Lateral Earth Pressures

Type	Soil Profile	Soil Pressure (psf/ft)	
		Unrestrained Wall	Rigidly Supported Wall
Active Pressure	Level 2:1	35	-
		55	-
At-Rest Pressure	Level 2:1	-	50
		-	80
Passive Pressure*	Level 2:1	450	225
		250	125

* Neglect upper 2 feet of soil.

- b. The friction factor between rough concrete and the native, near-surface **silty sand** is **0.40**.
- c. Where both friction and the passive resistance are utilized for sliding resistance, either of the values indicated should be reduced by one-third.
- d. These are ultimate values, no factor of safety has been applied.
- e. Although not anticipated, pressure due to any surcharge loads from adjacent footings, traffic, etc., should be analyzed separately. Pressures due to these loading configurations can be supplied upon receipt of the appropriate plans and loads.

Environmental Review Initial Study

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5.5.3 Backfill

- a. Backfill should be placed under engineering control.
- b. It is recommended that granular, or relatively low expansivity, backfill be utilized, for a width equal to approximately 1/3 x wall height, and not less than 2 feet, subject to review during construction.
- c. The granular backfill should be capped with at least 12 inches of relatively impermeable material.
- d. Backfill should be compacted to achieve a minimum 90 percent relative compaction, the compaction standard being obtained in accordance with ASTM D-1557.

EXHIBIT D

- e. Precautions should be taken to ensure that heavy compaction equipment is not used immediately adjacent to walls, so as to prevent undue pressures against, and movement of, the walls.
- f. The use of water-stops/impermeable barriers and appropriate waterproofing should be considered for any basement construction, and for building walls which retain earth.

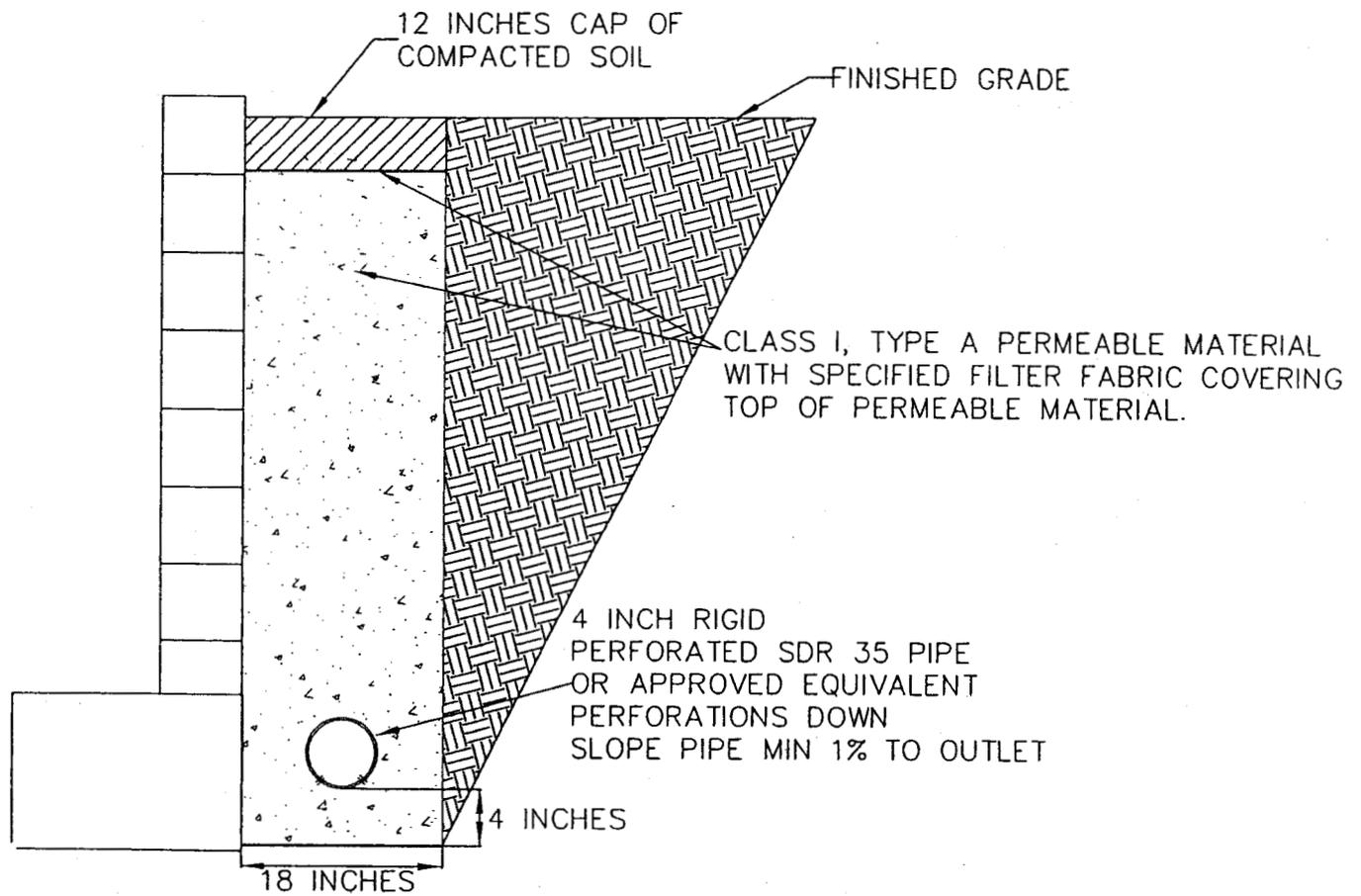
5.5.4 Backfill Drainage

- a. Backdrains should consist of a minimum 4-inch diameter, perforated, Schedule 40, PVC pipe or equivalent, embedded in permeable material meeting the State of California Standard Specification Section 68-1.025, Class 1, Type A, or equivalent. A layer of **Mirafi 140N Filter Fabric**, or equivalent, shall be placed over the permeable material and the remaining 12 inches shall be capped with compacted native soil. The pipe should be approximately 4 inches above the trench bottom with a gradient of at least 1% being provided to the pipe and trench bottom, discharging to an approved location. See **Figure 4** for Retaining Wall Backdrain Configuration.
- b. Perforations in backdrains are recommended as follows: 3/8-inch diameter, in 2 rows at the ends of a 120 degree arc, at 3-inch centers in each row, staggered between rows, placed downward.
- c. Backdrains placed behind retaining walls should be approved by the Geotechnical Consultant prior to the placement of backfill.
- d. An unobstructed outlet should be provided at the lower end of each segment of backdrain. The outlet should consist of an unperforated pipe of the same diameter, connected to the perforated pipe and extended to a protected outlet at a lower elevation on a continuous gradient of at least 1%.
- e. When terrace retaining walls are proposed, the upper retaining wall should have a backdrain which extends below the elevation of the top of the lower retaining wall backdrain. This will prevent spring effects and seepage between the terraced walls.

5.6 Slabs-on-Grade

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

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EXHIBIT D

- b. It is important that the subgrade soils be thoroughly saturated for 24 to 48 hours prior to the time the concrete is poured. **For compacted engineered fill with a low expansion potential, the subgrade should be presoaked 4 percentage points above optimum, or 120% of optimum, whichever is greater; to a depth of 1.0 feet.**
- c. The slab-on-grade section should incorporate a minimum 4 inch capillary break consisting of 3/4 inch, clean, crushed rock, or approved equivalent. Class II baserock is not recommended. Structural considerations may govern the thickness of the capillary break.
- d. Where moisture sensitive floor coverings are anticipated or vapor transmission may be a problem, a 10 mil waterproof membrane should be placed between the floor slab and the capillary break in order to reduce moisture condensation under the floor coverings. Place a 2-inch layer of moist sand on top of the membrane. This will help protect the membrane and will assist in equalizing the curing rate of the concrete.
- e. Slab thickness, reinforcement, and doweling should be determined by the Project Structural Engineer, based on the design live and dead loads, including vehicles.

5.7 Pavement Design

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

- a. Use only quality materials of the type and minimum thickness specified. All baserock must meet Cal-Trans Standard Specifications for Class II Aggregate Base.
- b. The R-Value should be obtained at the conclusion of grading and the design pavement sections reviewed at that time.
- c. Compact the base and subgrade uniformly to a minimum relative dry density of 95%.
- d. Asphalt concrete should be placed only during periods of fair weather when the ambient air temperature is within prescribed limits.
- e. Provide sufficient gradient to prevent ponding of water.
- f. Maintenance should be undertaken on a routine basis.

EXHIBIT D

Environmental Review Initial Study

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5.8 Exterior Concrete Flatwork

- a. Exterior concrete flatwork (such as patios and pathways) should be underlain by a minimum of 12 inches of compacted fill material.
- b. Concrete flatwork should be divided into as nearly square panels as possible. Frequent joints should be provided to give articulation to the panels. Landscaping and planters adjacent to concrete flatwork should be designed in such a manner as to direct drainage away from concrete areas to approved outlets.
- c. It is assumed that concrete flatwork will be subjected only to pedestrian traffic.

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ATTACHMENT 8-17 Oct 17
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EXHIBIT D

Drainage Calculations

Two Story Mixed-Use Condominiums

Prepared for

Timi Capital

APN: 081-253-25

**12600 Highway 9
Boulder Creek, CA**

Prepared by

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

**Job No. R05184
September 2007**

Environmental Review Initial Study
ATTACHMENT 9.1 of 5
APPLICATION 07-0228

Robert L. DeWitt, P.E. _____

EXHIBIT D

APN: 081-253-25

DRAINAGE CALCULATIONS

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

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

PRE-DEVELOPMENT CONDITIONS

TOTAL LOT = 10,935 SF = 0.25 AC
IMPERVIOUS AREA = 7,002 SF, C = 0.9
PERVIOUS AREA = 3,933 SF, C = 0.2

COMPOSITE C VALUE = $\frac{0.90(7,002) + 0.20(3,933)}{10,935}$

COMPOSITE C VALUE = 0.65

PRE-DEVELOPMENT RUNOFF

$Q_{10} = C_o C_i A = (1.0)(0.65)(2.8 \text{ IN/HR})(0.25 \text{ AC}) = \text{0.46 CFS}$

$Q_{25} = C_o C_i A = (1.1)(0.65)(3.36 \text{ IN/HR})(0.25 \text{ AC}) = \text{0.60 CFS}$

POST-DEVELOPMENT CONDITIONS

TOTAL LOT = 10,935 SF = 0.25 AC
IMPERVIOUS AREA = 7,960 SF, C = 0.9
PERVIOUS AREA = 2,975 SF, C = 0.2

COMPOSITE C VALUE = $\frac{0.90(7,960) + 0.20(2,975)}{10,935}$

COMPOSITE C VALUE = 0.71

POST-DEVELOPMENT RUNOFF

$Q_{10} = C_o C_i A = (1.0)(0.71)(2.8 \text{ IN/HR})(0.25 \text{ AC}) = \text{0.50 CFS}$

$Q_{25} = C_o C_i A = (1.1)(0.71)(3.36 \text{ IN/HR})(0.25 \text{ AC}) = \text{0.66 CFS}$

Environmental Review Initial Study

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NOTES:

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

EXHIBIT D

KV5104
" = 20'
1.14.07

EXIST. AREA CALCS

TOTAL PARCEL: 10,935 SF 0.25 AC
PERVIOUS AREA: 3,933 SF
IMPERVIOUS AREA: 7,002 SF

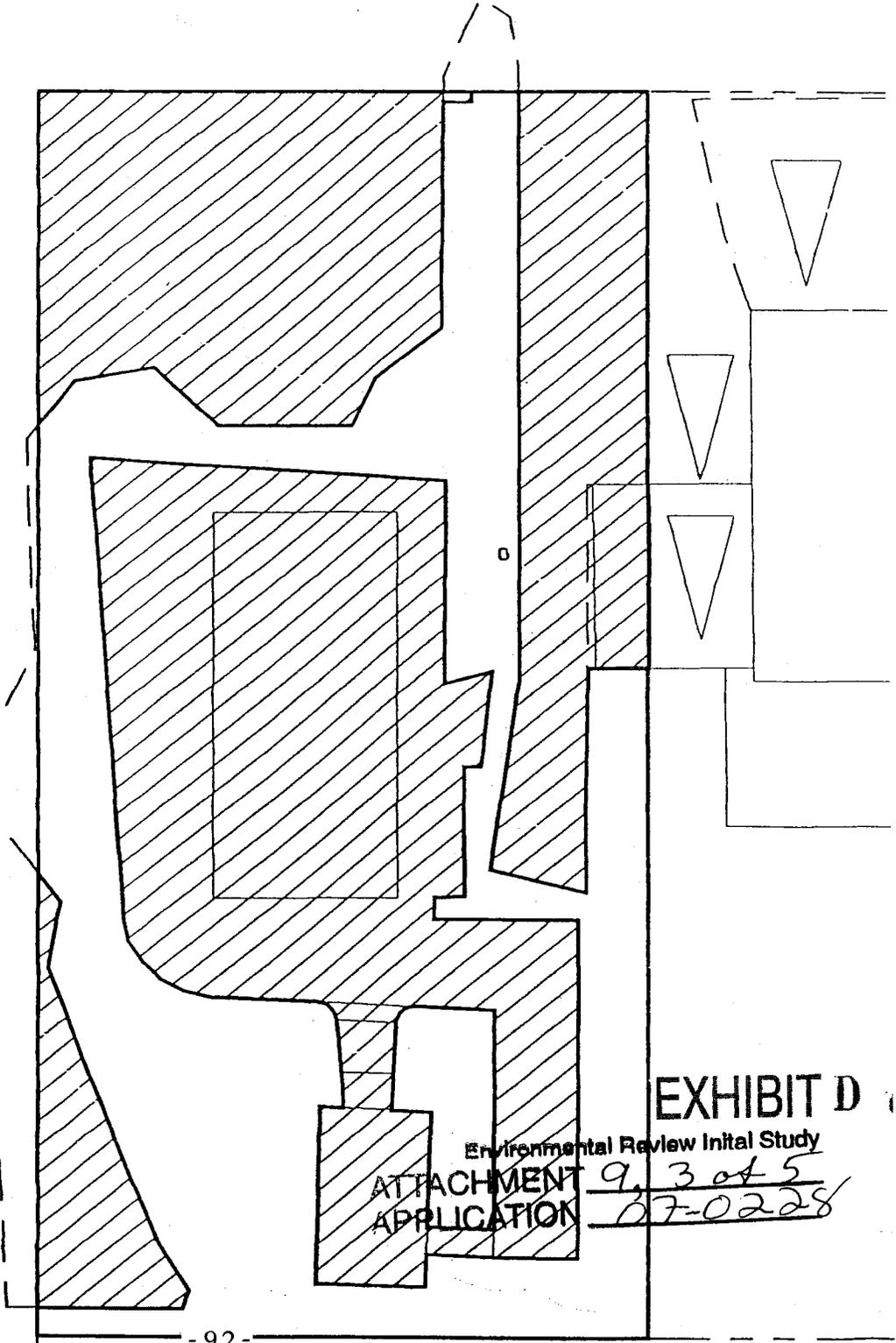


EXHIBIT D

Environmental Review Initial Study
ATTACHMENT 9, 3 of 5
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R05184
1" = 20'
9.14.07

PROPOSED AREA CALCS

TOTAL PARCEL: 10,935 SF 0.25 AC
PERVIOUS AREA: 2,975 SF
IMPERVIOUS AREA: 7,960 SF

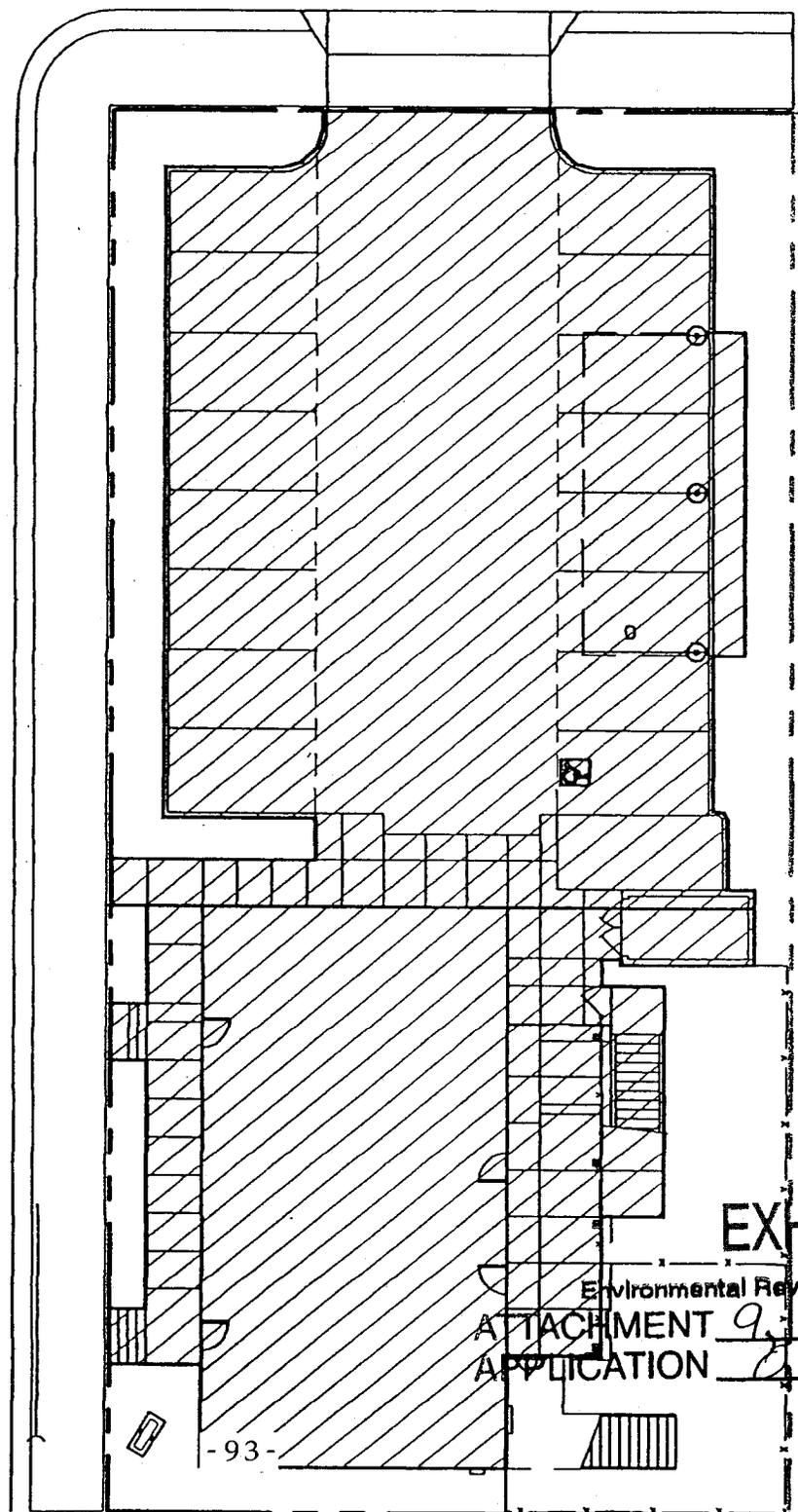
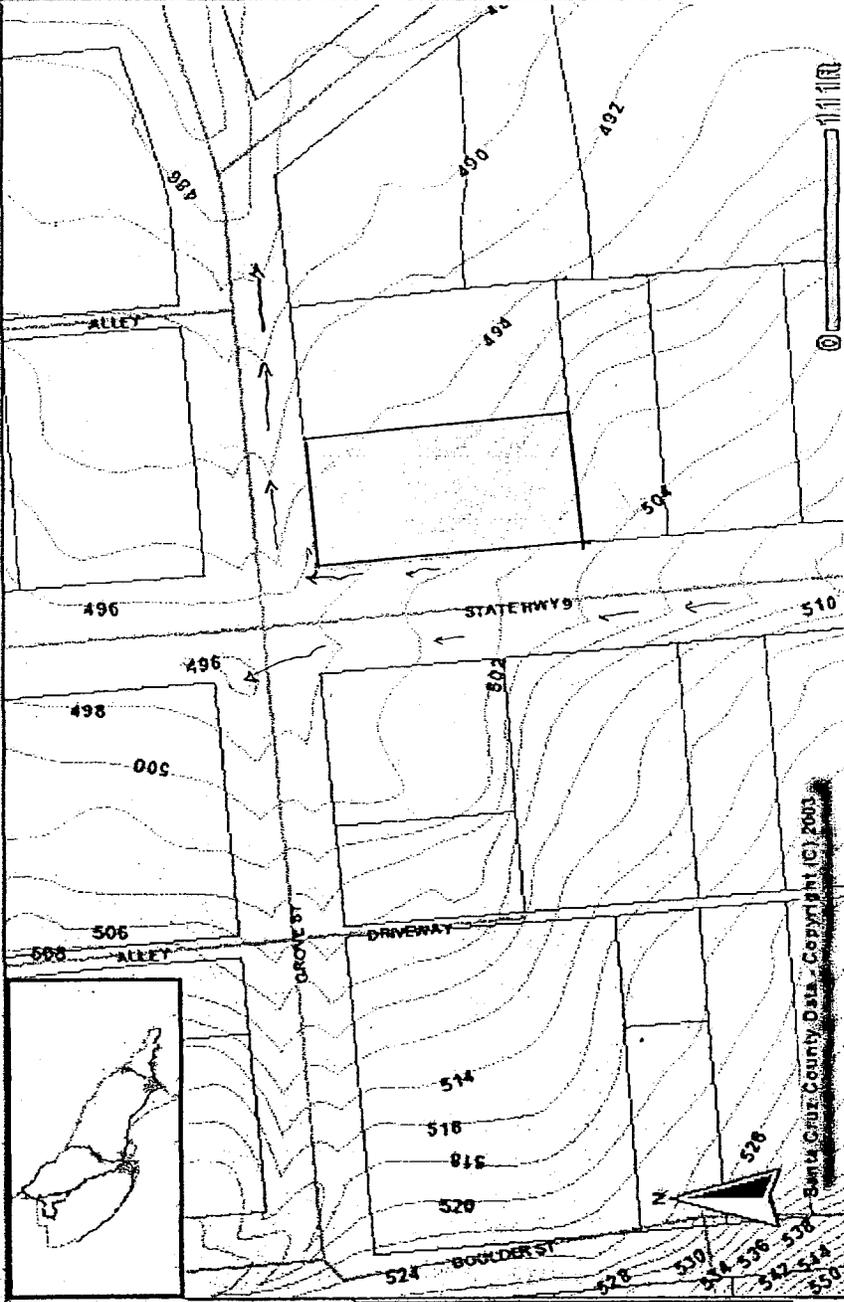


EXHIBIT D

Environmental Review Initial Study
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RECORDED MAP INDEX

Home Refresh Layers Search APN Search General Information Start Over Help



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

EXHIBIT D

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

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

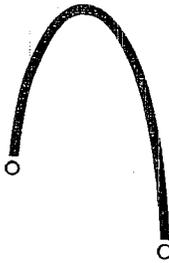
Environmental Review Initial Study Pa

ATTACHMENT 9, 5 of 5

APPLICATION 07-0228

**Robert L. DeWitt
and Associates, Inc.**

Civil Engineers & Land Surveyors



1607 Ocean Street - Suite 1
Santa Cruz, CA 95060

Telephone 831 425-1617

Fax Number 831 425-0224

www.rldewitt.com

December 3, 2007
Job No. R05184

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

Attn: Louise Dion

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

Dear Louise,

This letter is in response to your comments dated October 27, 2007 on the proposed multi-use project at this site.

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

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

The entire post 10-year storm runoff from this impervious area is approximately 0.15 cfs. Using an infiltration rate of 1.6 gallons per day (0.0001 cfs) per square foot (see Biosphere Consulting Wastewater System Design rate accepted by the RWQCB) a landscaped area of 1,500 square feet will provide this infiltration. We have over 1,600 sf of landscaping just in the perimeter of the building. These figures are actual runoff, not the difference between the pre- and post-development runoff. We therefore feel that the design provides ample infiltration area.

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 10, 1 of 2
APPLICATION 07-0228

Public Works, SWMD
Attn: Louise Dion
Re: MLD 07-0228

December 3, 2007
Job No. R05184
Page 2

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

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

#4. Complete

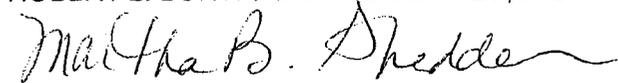
#5. Due to grading constraints, adjacent property elevations and Caltrans requirements for Highway 9, we are unable to design a parking lot that slopes outward into landscaped areas. The required number and sizing of parking spaces has been designed using the parking lot curbs as partial "wheel stops",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

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

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

Thank you for
Sincerely,

ROBERT L. DeWITT and ASSOCIATES, INC.


Martha B. Shedden, P.E.

:mbs

enclosures

cc: Ron Powers

R05184 SWMD.12-3-07

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

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

July 19, 2007

07-0228

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

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

Dear Powers Land Planning,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-2512 if you have any questions regarding this review.

Sincerely,

Christine Hu
Planning Technician

Enclosure
CC Owner, Project Planner, File

Environmental Review Initial Study
ATTACHMENT 11a 1st 2
APPLICATION 07-0228

EXHIBIT D

Santa Cruz County Survey Project

Exhibit B

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

Preliminary Cultural Resources
Reconnaissance Report

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

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

Applicant: Powers Land Planning

Nearest Recorded Cultural Resource: ~ 1 mile SE, ~ 1/2 mile W, ~ 1/4 mile NW

On 12/15/07 (date) two (2) (#) members of the Santa Cruz Archaeological Society spent a total of 1/2 hours on the above described parcel for the purpose of ascertaining the presence or absence of cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of cultural resources where soil was obscured by grass, underbrush, or other obstacles. No core samples, test pits or any subsurface analysis was made. A standard field form indicating survey methods, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of cultural resources on the parcel. The proposed project would therefore, have no direct impact on cultural resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Cabrillo College Archaeological Technology Program, 6500 Soquel Drive, Aptos, CA 95003, (831) 479-6294, or email redwards@cabrillo.edu.

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Environmental Review Initial Study
ATTACHMENT 16-2 of 2
APPLICATION 07-0228

SCAS/CCATP Field Forms

EXHIBIT D

DN# 4773
P# 4215

APPLICATION FOR SEWAGE DISPOSAL PERMIT

To Be Completed By Applicant:

Owner's Name MATT SRIDHAR Assessor's Parcel Number 081 253 19
Mailing Address 1777 SARATOGA AVE #209, SAN JOSE, CA 95129 City SAN JOSE State CA Zip 95129
Job Address If Different Than Above 12600 HWY 9, BOULDER CR Owner's Phone: (H) 408 725-9500 (W) _____
Directions to Site HWY 9 NORTHBOUND, RIGHT-HAND SIDE JUST BEFORE TOWN (WAS CACTUS JACKS
Mail Correspondence to: ANDREW BOWSTRE 650 BETHANY DR. SCOTT VALLEY, CA 95066 Applicant's Phone: 430-9116

The Proposed Sewage Disposal System Will Serve:

Single Residence: Number of Bedrooms including dens, offices, guest houses, etc.):
Existing: _____ Proposed (or legalizing) _____ Total: _____ Validation
 Multiple Residences -- Total No. of Units (with kitchens): _____ Total No. of Bedrooms: _____ (300)
 Commercial/Institutional Facility -- Describe: RESIDENTIAL + OFFICE SPACE
Peak daily wastewater flow: 900-1800 GPD (Attach meter records and calculations) Environmental Review Initial Study

List any other uses on the property: _____ (Must also be shown on plot plan) ATTACHMENT 12, 1 of 2 APPLICATION 07-02 286

This Application Is For:

New sewage disposal system to serve new development -- Parcel Size: 10935 Date Recorded: _____
 Repair/Replacement of system that serves existing development
 Upgrade of system that serves existing development for addition/remodel purposes
 Septic Tank Only Greywater Sump Only Curtain Drain Only Grease Trap Distribution Device
CONTRACTOR: TBD SEWAGE DISPOSAL CONSULTANT: BIOSPHERE CONSULTING

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

A. The applicant is licensed under the provisions of the Calif. Contractors License Law under license number _____ which is in full force and effect.
 B. The applicant is exempt from the provisions of the Calif. Contractors License Law for the following reason: Owner/Builder Other _____
Date 7-18-05 Applicant Signature _____

Worker's Compensation Certificate (Complete A or B)

A. A currently effective certificate of Worker's Compensation Insurance coverage is on file with Santa Cruz County Environmental Health Service
 B. I certify that in the performance of the work for which this permit is issued I shall not employ any person in any so as to become subject to the worker's comp. laws of Calif.
Date 7-18-05 Applicant Signature _____

I understand that issuance of a permit by Santa Cruz Environmental Health Service implies no guarantee of septic system function. Any subsequent septic system failure will require the owner to have the septic tank pumped and make repairs as necessary to confine sewage below ground surface. I hereby acknowledge that I have read this application and the instructions on the reverse side and state that the formation on this page and the following page is correct, and agree to comply with all County Ordinances and State laws regulating construction of private sewage disposal systems.

Incomplete application for sewage disposal permits will become null and void if all required information is not submitted within one year of date of application. I understand that this permit shall expire: in 24 months after approval if a building permit is not applied for in that time period.

I agree to comply with additional conditions which may be imposed by Staff as listed on the following page to ensure that the system meets standards.

I agree to provide 24-hour notice directly to the Inspector during office hours the morning of the day before an inspection is requested.

I understand that County approval of the Sewage Disposal Permit does not constitute County approval of any illegal building or land use activities that may be present on this site.

I certify that the information contained in this application, particularly pertaining to bedrooms and uses on this site, is accurate.

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

PERMIT NUMBER: 07-101 EHS USE ONLY EXHIBIT D

The design for the sewage disposal system presented herein meets the standards for: Not Applicable Standard System
 Special Operating System: Fee Level: [] 1 [] 2 [X] 3 [] 4 [] 5 Type: ADVANTEX

Application Approved by: _____ Date: 5/7/07 Supervisor: V. CARAN Date: 6/5/07

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

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

Plan Revised Date 1/18/07

Permit # 07-101

The Following Is To Be Completed By The Applicant:

Assessor Parcel Number 081-253-25

System # _____ (If multiple systems on property)

Water Supply: Public(Company Name): SLVND Shared (Source APN) _____ Individual _____

My Proposal Is For (check one):

- 1. A new septic system for new development (standard septic system requirements and water supply requirements).
- 2. A repair or upgrade of a system that serves existing development (must meet standard system requirements including expansion area). **Future expansion trenches must be shown on plot plan.**
- 3. A nonconforming system to serve existing development (cannot meet standard system requirements).
- 4. A haulaway system (parcel can only accommodate less than 50% of leachfield requirements).
- 5. A specific alternative system design: (attach diagram and specifications) ADVANTIX AY20 x 2

For system types 3, 4, 5, owner or agent must sign an Acknowledgment of Onsite Sewage Disposal System with Special Operating Conditions, and must comply with the requirements specified in the Acknowledgment, which is made a part of this permit). (EHS Staff: If necessary, change category above to match completed permit).

My Proposed System Design Is:

- Gravity Flow
- Pump Up
- Pressure-Distribution

Septic Tank

Septic Tank New Existing Size (gallons): 31000 Material: FRP Brand: ORANCO
 If Pump Chamber New Existing Size (gallons): ~75 Material: PVC Brand: ORANCO

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

- Conventional Leaching Device Specifications: Leachfield Greywater Sump
 Number lines 4 Total linear feet 96 width (ft) 3.0' Effective Depth (ft) 1.5' Proposed Area (sq.ft.) 575
 Maximum Trench Depth: 3.0' Existing functional leachfield that meets standards (sq.ft.) N/A
- Distribution Device type _____ Leachfield grand total _____
- Chamber Leaching: Brand / Model _____ No. Chambers _____ Linear Feet _____
- Seepage Pit(s): (allowed only for certain Repair/Upgrade)
 Number: _____ Diameter: _____ Flow depth: _____ Total square feet: _____

Draw & attach two copies of a plot plan that clearly describes the design (turn page over for plot plan requirements).

EHS USE ONLY

- Permit conditions to be satisfied:
- * MAINTAIN MINIMUM SETBACKS, TRENCH DESIGN SPECIFICATIONS, AND GROUNDWATER SEPARATION.
 - * ONSITE TREATMENT REQUIRES SERVICE CONTRACT, ELECTRICAL PERMIT, AND RECORDED ACKNOWLEDGMENT.
 - * MAXIMUM TRENCH DEPTH NOT TO EXCEED FOUR (4) FEET.

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

INSTALLER _____

INSPECTIONS:	INSPECTOR	DATE	INSPECTOR	DATE
TANK:	_____	_____	_____	_____
LEACHING:	_____	_____	_____	_____
DIST. BOX:	_____	_____	_____	_____
INSP. RISERS:	_____	_____	_____	_____
ALT. SYSTEM	_____	_____	_____	_____
WATER CONSERVATION:	_____	_____	_____	_____

ELECTRICAL PERMIT *
 IWS CONDITIONS:
 OTHER: OSSP
 OTHER: Leitch
 AS BUILT RECEIVED
 FINAL:

BA 5-11-07
BA 6-5-07

EXHIBIT D

NOTES: _____
 Environmental Review Initial Study
 ATTACHMENT 12, 2, 2
 APPLICATION 07-02228

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

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

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

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

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 4, 2007 BY CAROLYN I BANTI =====

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

1. The soils report has been accepted. Please see letter dated 6/4/07.
2. Prior to the discretionary application being deemed complete, a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.
3. The plan notes refer to plans for wastewater dispersal trenches by Biosphere Consultants. Please include these plans for review. ===== UPDATED ON OCTOBER 29, 2007 BY CAROLYN I BANTI =====

The geotechnical plan review letter has been accepted.

All other comments have been addressed.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 4, 2007 BY CAROLYN I BANTI =====

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

No Comments

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

1. Plans to be submitted with the building permit application shall include total earthwork quantities for the project.
2. Building permit application plans shall include a line indicating the lateral extents of overexcavation and recompaction, as well as a footing detail showing the minimum required depth of overexcavation and recompaction.
3. A plan review letter shall be submitted to Environmental Planning with the improvement plans and/or building permit application as appropriate. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations. ===== UPDATED ON JUNE 4, 2007 BY JESSICA L DEGRASSI =====

Please submit an erosion and sediment control plan with the building permit submittal. This plan shall show how sediment will be controlled onsite. Suggest use of a rock construction entrance and silt fencing around the perimeter of the site.

===== UPDATED ON OCTOBER 29, 2007 BY CAROLYN I BANTI =====

Dpw Drainage Completeness Comments

EXHIBIT D
Environmental Review Initial Study
ATTACHMENT 13 of 15
APPLICATION 07-0228

Discretionary Comments - Continued

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

Date: December 27, 2007
Time: 08:42:54
Page: 2

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

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

- 1) You may be eligible for fee and impact credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existin impervious areas, please submit documentation of permitted impervious areas (buildings, paved areas, gravel areas etc.) to establish eligibility. Documentations such as assessor's records, surveys records, or other official records will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted.
- 2) Will this project result in an increase in impervious area? What is the nature of the existing surfaces? Are these surfaces permitted? If this project will result in an increase in permitted impervious coverage mitigations are required.
- 3) Provide a drainage plan describing how runoff from all proposed impervious surfaces will be handled. Consider discharging to pervious surfaces wherever possible in order to mimic existing conditions, as much of the existing impervious surfacing is disconnected and the existing site is less steep.
- 4) More information is needed about drainage patterns in the watershed area containing the subject parcel. How much runoff is received onsite from upslope properties and how is this runoff to be controlled? Show (quantitatively, if necessary) that the proposed drainage plan is adequate in this respect.
- 5) All runoff from parking and driveway areas should go through water quality treatment prior to discharge from the site. Consider outsloping driveways to drain to landscaped areas for filtering prior to discharge from the site.

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

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

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

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

EXHIBIT D

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

Environmental Review Initial Study

ATTACHMENT 13, 2 of 5
APPLICATION 07-0228

Discretionary Comments - Continued

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

Date: December 27, 2007
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Page: 3

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

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

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

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

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

Dpw Drainage Miscellaneous Comments

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

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

2) Zone 8 fees will be assessed on the net increase in permitted impervious area due to this project.

===== UPDATED ON OCTOBER 27, 2007 BY LOUISE B DION =====
No new miscellaneous comments.

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

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

Dpw Driveway/Encroachment Completeness Comments

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

EXHIBIT D

Discretionary Comments - Continued

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

Date: December 27, 2007
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Page: 4

LOCATELLI =====

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

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JUNE 4, 2007 BY DEBBIE F LOCATELLI =====

Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way (Grove Street)

===== UPDATED ON JUNE 4, 2007 BY DEBBIE F LOCATELLI =====

Dpw Road Engineering Completeness Comments

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

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

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

Environmental Health Completeness Comments

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

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

Environmental Health Miscellaneous Comments

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

===== REVIEW ON MAY 31, 2007 BY JIM G SAFRANEK =====

NO COMMENT

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

Boulder Creek Fire Protection Dist Completeness C

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

===== REVIEW ON MAY 30, 2007 BY RON GRIESINGER =====

DEPARTMENT NAME: Boulder Creek Fire

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE/FIRE RATING and SPRINKERED or NONSPRINKERED as determined by the building official and outlined in Part IV of the California Building Code, e.g. R-3, Type V-N, Sprinklered.

EXHIBIT D

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

Monitoring of the sprinkler system by a constantly attended location, U.L. Central

Discretionary Comments - Continued

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

Date: December 27, 2007
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Page: 5

Station may be required due to special circumstances.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

Show the location of Knox Box.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Please submit plans to OES for re-addressing. Please indicate the proposed location of post indicator valve and fire department connection. Due to the location of an existing fire hydrant across a state HWY a new fire hydrant shall be installed on Grove St. Please contact the local water company and fire department for location.

===== UPDATED ON OCTOBER 23, 2007 BY RON GRIESINGER =====

NO COMMENT

DEPARTMENT NAME: Boulder Creek Fire

No comments for second review.

Boulder Creek Fire Protection Dist Miscellaneous

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

===== REVIEW ON MAY 30, 2007 BY RON GRIESINGER =====

===== UPDATED ON OCTOBER 23, 2007 BY RON GRIESINGER =====

NO COMMENT

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

EXHIBIT D



SAN LORENZO VALLEY WATER DISTRICT

13060 Highway 9 • Boulder Creek, CA 95006-9119

Office (831) 338-2153 • Fax (831) 338-7986

Website: www.slvwd.com

January 25, 2007

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

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

Dear Customer:

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

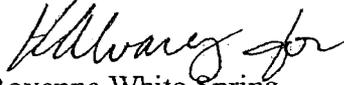
Your request has been:

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

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

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

Sincerely:


Roxanne White Spring
Customer Service Officer

Environmental Review Initial Study
ATTACHMENT 14, Lot 2
APPLICATION 07-0228

EXHIBIT D

ORIGINAL

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

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

Existing water sources: None Well Spring Meter Account # 166-0864-005

Owner's Name 126 E Grove St LLC

Existing Units 1

MAIL TO: Ron Powers

Units to be built _____

1607 Ocean St Suite 8

Pad Elevation _____

Santa Cruz Ca 95060

Phone 831-426-166

ENGINEERING REVIEW: Date 11/28/2006 Reimbursement Agreement for Parcel 15

6" Main on Hwy 9, 8" Main on Grove. Need Fire Service Information on all fire sprinkler systems.

In/Out District 1N
 Tank Elevation 730
 Main Size 6
 Zone 8

[Signature]
 Engineering Department

FIELD OPERATION REVIEW: Date 1/23/2007 Backflow Needed _____

NEED SEPTIC PLAN FOR CROSS CONNECTION REVIEW. NEED PIPE FLOW AND SIZING. 6" MAIN ON GROSS STREET FOR SUPPLY - OK FOR SEWERS - NEED ADDITIONAL INFORMATION

DC _____ RP _____

[Signature]
 Operations Superintendent

WATERSHED ANALYST REVIEW: Date _____

Watershed Analyst

MANAGER REVIEW: Date 1/23/06 Approved Conditions Denied _____

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

[Signature]
 District Manager

SECOND MANAGER REVIEW: Date _____ Approved _____ Agreement _____

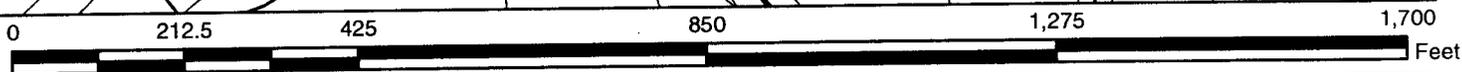
Environmental Review Initial Study
 ATTACHMENT 14, 2 of 2
 APPLICATION 07-0228

EXHIBIT D

_____ District Manager

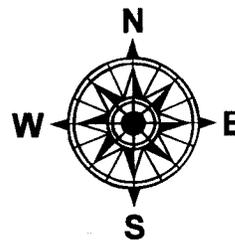


Location Map



LEGEND

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

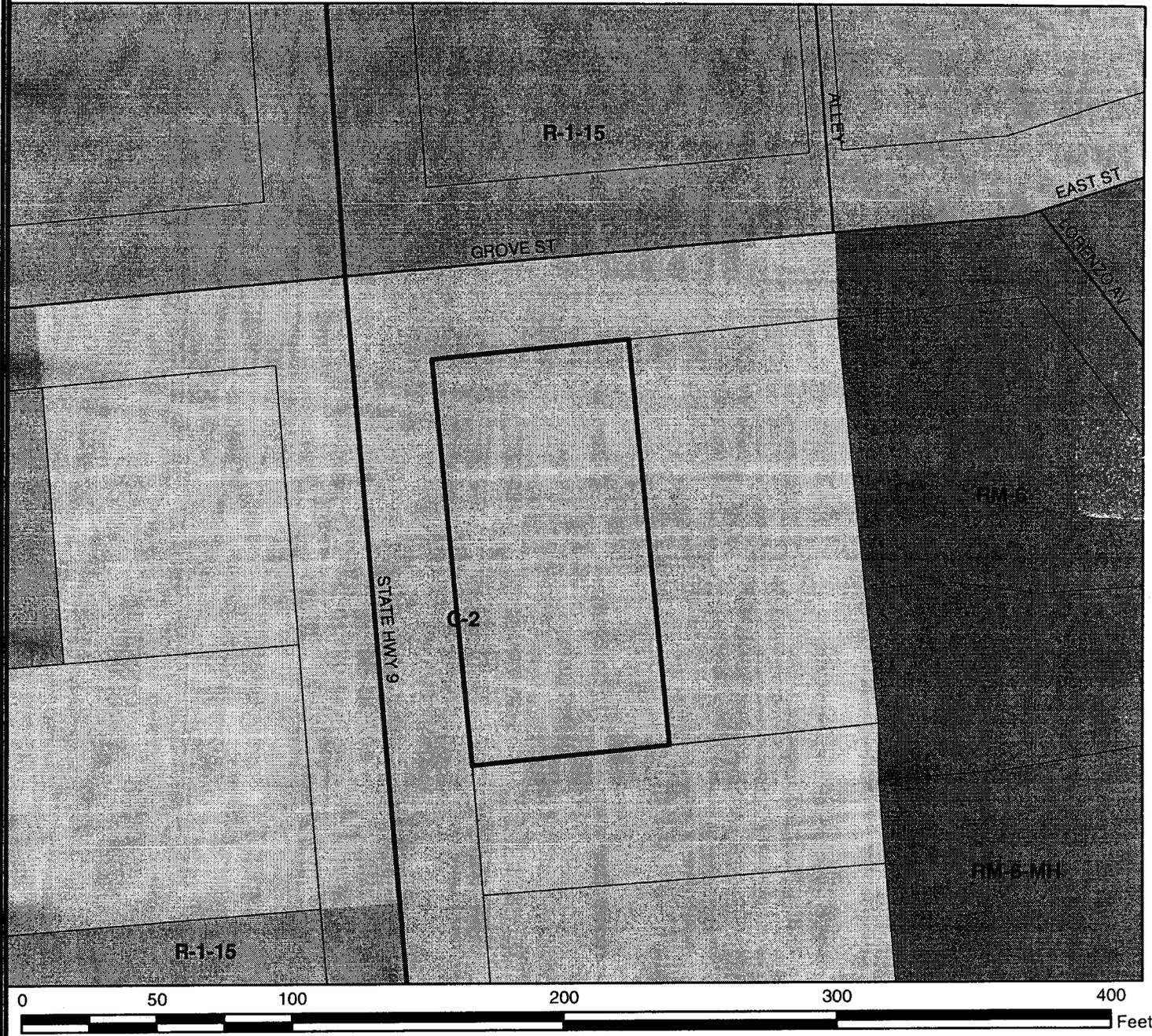


Map created by
 County of Santa Cruz
 Planning Department
 December 2007

EXHIBIT E

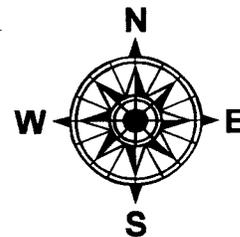


Zoning Map



LEGEND

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

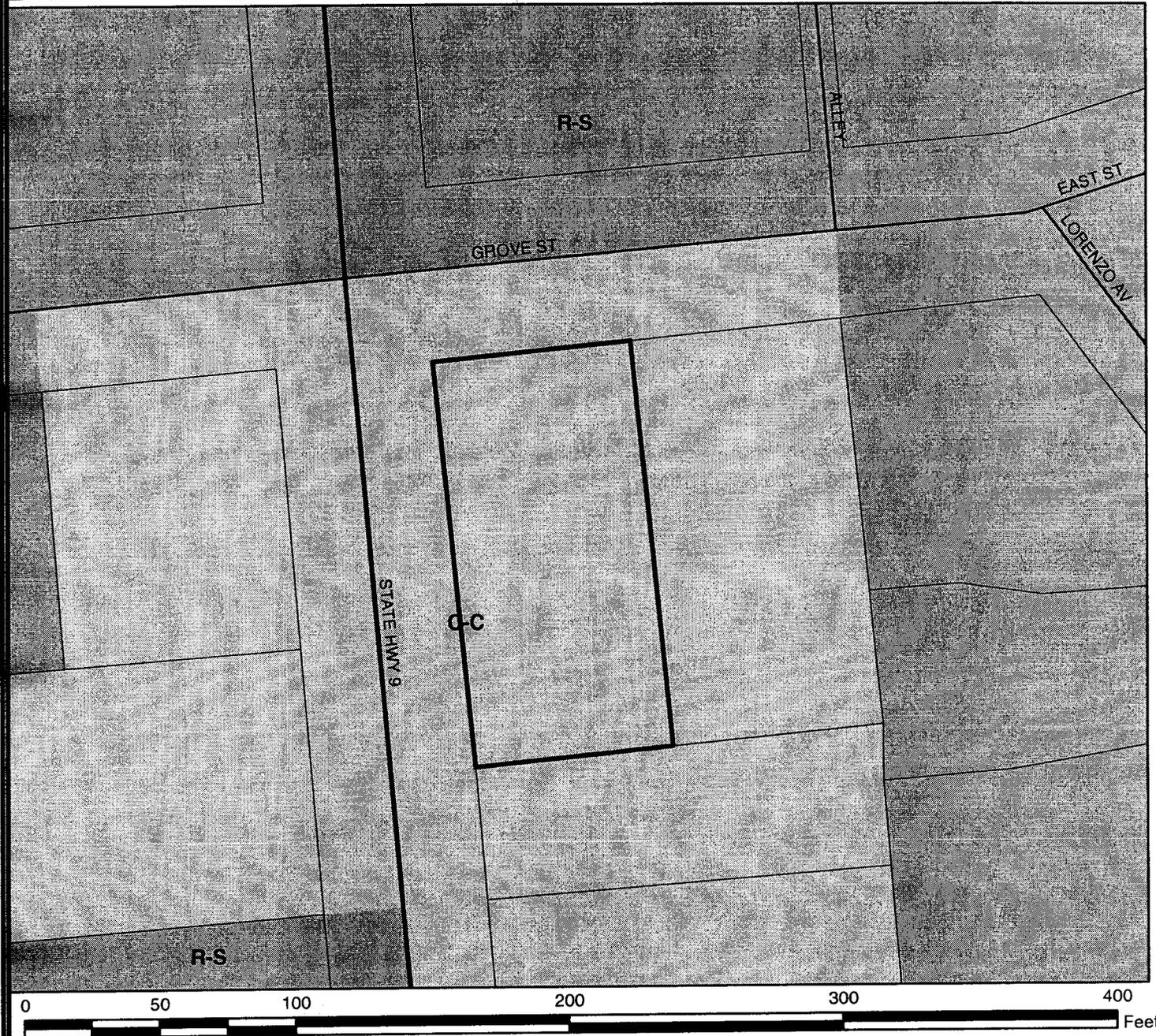


Map created by
 County of Santa Cruz
 Planning Department
 December 2007

EXHIBIT F

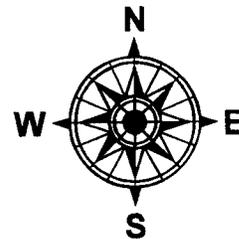


General Plan Designation Map



LEGEND

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



Map created by
 County of Santa Cruz
 Planning Department
 December 2007

EXHIBIT F

INTEROFFICE MEMO

APPLICATION NO: 07-0228 (third routing)

Date: December 10, 2007

To: Sheila McDaniel, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Review of a new mixed use building at 12600 Highway Nine, Boulder Creek

Design Review Authority

13.11.040 Projects requiring design review.

(e) All commercial remodels or new commercial construction.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		

Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			N/A
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		

EXHIBIT G 4

Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting.	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties.	✓		
Building walls and major window areas are oriented for passive solar and natural lighting.			<i>This is not as applicable to commercial buildings.</i>

13.11.074 Access, circulation and parking.

Parking			
Minimize the visual impact of pavement and parked vehicles.	✓		
Parking design shall be an integral element of the site design.	✓		
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.	✓		
Lighting			
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.			<i>Suggest as Condition of Approval</i>
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			<i>Suggest as Condition of Approval</i>
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.			<i>Suggest as Condition of Approval</i>
Building and security lighting shall be integrated into the building design.			<i>Suggest as Condition of Approval</i>
Light sources shall not be visible form adjacent properties.			<i>Suggest as Condition of Approval</i>
Loading areas			
Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street.			N/A

EXHIBIT G

Landscape			
A minimum of one tree for each five parking spaces should be planted along each single or double row of parking spaces.	✓		
A minimum of one tree for each five parking spaces shall be planted along rows of parking.	✓		
Trees shall be dispersed throughout the parking lot to maximize shade and visual relief.	✓		
At least twenty-five percent (25%) of the trees required for parking lot screening shall be 24-inch box size when planted; all other trees shall be 15 gallon size or larger when planted.	✓		
Parking Lot Design			
Driveways between commercial or industrial parcels shall be shared where appropriate.			N/A
Avoid locating walls and fences where they block driver sight lines when entering or exiting the site.	✓		
Minimize the number of curb cuts	✓		
Driveways shall be coordinated with existing or planned median openings.			N/A
Entry drives on commercial or industrial projects greater than 10,000 square feet should include a 5-foot minimum net landscaped median to separate incoming and out going traffic, where appropriate.			N/A
Service Vehicles/Loading Space. Loading space shall be provided as required for commercial and industrial uses.			N/A
Where an interior driveway or parking area parallels the side or rear property line, a minimum 5-foot wide net landscape strip shall be provided between the driveway and the property line.	✓		
Parking areas shall be screened from public streets using landscaping, berms, fences, walls, buildings, and other means, where appropriate.	✓		
Bicycle parking spaces shall be provided as required. They shall be appropriately located in relation to the major activity area.	✓		
Reduce the visual impact and scale of interior driveways, parking and paving.	✓		

EXHIBIT G

Parking Lot Landscaping			
It shall be an objective of landscaping to accent the importance of driveways from the street, frame the major circulation aisles, emphasize pedestrian pathways, and provide shade and screening.	✓		
Parking lot landscaping shall be designed to visually screen parking from public streets and adjacent uses.	✓		
Parking lots shall be landscaped with large canopy trees.	✓		
A landscape strip shall be provided at the end of each parking aisle.	✓		
A minimum 5-foot wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles.			<i>This does not apply in this situation because the dead-end is at a building and not a property line.</i>
Parking areas shall be landscaped with large canopy trees to sufficiently reduce glare and radiant heat from the asphalt and to provide visual relief from large stretches of pavement.	✓		
Variation in pavement width, the use of texture and color variation in paving materials, such as stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the visual impact of large expanses of pavement.			N/A
As appropriate to the site use, required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch high curb or wheel stop, such as concrete, masonry, railroad ties, or other durable materials.	✓		
Pedestrian Travel Paths			
On-site pedestrian pathways shall be provided from street, sidewalk and parking areas to the central use area. These areas should be delineated from the parking areas by walkways, landscaping, changes in paving materials, narrowing of roadways, or other design techniques.	✓		
Plans for construction of new public facilities and remodeling of existing facilities shall incorporate both architectural barrier removal and physical building design and parking area features to achieve access for the physically disabled.	✓		

EXHIBIT G

Separations between bicycle and pedestrian circulation routes shall be utilized where appropriate.			N/A
--	--	--	-----

Boulder Creek Specific Plan:

- *This site is located in the "South Village" area (p. 4b).*

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Village Plan Objectives – South Village, p. 12			
1. Coordinate the form of development and install public improvements along Route 9 to create an attractive "Rural Boulevard" that provides for pedestrian and bicycle connections to the Village Core.	✓		
2. Discourage new commercial development which will dilute the concentration of goods and services in the Village Core, while at the same time maintaining the existing mixed use.			<i>Planning issue.</i>
3. Preserve the scale and character of the South Village's residential areas.	✓		
4. Recognize and encourage the preservation and enhancement of those aspects of this area which contain historic value and merit.	✓		

Commercial Outside the Village Core, p.27			
Direct pedestrian walk to public right-of-way.	✓		
Setback consistent with existing Rural Boulevard appearance.	✓		
Parking located to the rear of building.			<i>Shape of lot does not fit with parking at rear.</i>
Massing and design of all permitted uses to reflect a residential scale.	✓		
Parking screened with wall or fence.		✓	<i>Suggest as a Condition of approval, or planting low shrubs may be acceptable.</i>

EXHIBIT G

URBAN DESIGNERS COMMENTS:

- *The trash enclosure should be designed to be compatible with the building, i.e. same roofing material, same siding material.*

EXHIBIT G

page 7

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

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

Date: May 6, 2008
Time: 08:59:28
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 4, 2007 BY CAROLYN I BANTI =====

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

1. The soils report has been accepted. Please see letter dated 6/4/07.
2. Prior to the discretionary application being deemed complete, a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.
3. The plan notes refer to plans for wastewater dispersal trenches by Biosphere Consultants. Please include these plans for review. ===== UPDATED ON OCTOBER 29, 2007 BY CAROLYN I BANTI =====

The geotechnical plan review letter has been accepted.

All other comments have been addressed.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 4, 2007 BY CAROLYN I BANTI =====

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

No Comments

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

1. Plans to be submitted with the building permit application shall include total earthwork quantities for the project.
2. Building permit application plans shall include a line indicating the lateral extents of overexcavation and recompaction, as well as a footing detail showing the minimum required depth of overexcavation and recompaction.
3. A plan review letter shall be submitted to Environmental Planning with the improvement plans and/or building permit application as appropriate. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations. ===== UPDATED ON JUNE 4, 2007 BY JESSICA L DEGRASSI =====
Please submit an erosion and sediment control plan with the building permit submittal. This plan shall show how sediment will be controlled onsite. Suggest use of a rockered construction entrance and silt fencing around the perimeter of the site.
===== UPDATED ON OCTOBER 29, 2007 BY CAROLYN I BANTI =====

Dpw Drainage Completeness Comments

EXHIBIT G

Discretionary Comments - Continued

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

Date: May 6, 2008
Time: 08:59:28
Page: 2

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

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

- 1) You may be eligible for fee and impact credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted impervious areas (buildings, paved areas, gravel areas etc.) to establish eligibility. Documentations such as assessor's records, surveys records, or other official records will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted.
- 2) Will this project result in an increase in impervious area? What is the nature of the existing surfaces? Are these surfaces permitted? If this project will result in an increase in permitted impervious coverage mitigations are required.
- 3) Provide a drainage plan describing how runoff from all proposed impervious surfaces will be handled. Consider discharging to pervious surfaces wherever possible in order to mimic existing conditions, as much of the existing impervious surfacing is disconnected and the existing site is less steep.
- 4) More information is needed about drainage patterns in the watershed area containing the subject parcel. How much runoff is received onsite from upslope properties and how is this runoff to be controlled? Show (quantitatively, if necessary) that the proposed drainage plan is adequate in this respect.
- 5) All runoff from parking and driveway areas should go through water quality treatment prior to discharge from the site. Consider out-sloping driveways to drain to landscaped areas for filtering prior to discharge from the site.

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

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

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

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

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

EXHIBIT G

Discretionary Comments - Continued

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

Date: May 6, 2008
Time: 08:59:28
Page: 3

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

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

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

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

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

Dpw Drainage Miscellaneous Comments

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

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

2) Zone 8 fees will be assessed on the net increase in permitted impervious area due to this project.

===== UPDATED ON OCTOBER 27, 2007 BY LOUISE B DION =====
No new miscellaneous comments.

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

Dpw Driveway/Encroachment Completeness Comments

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

EXHIBIT G

Discretionary Comments - Continued

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

Date: May 6, 2008
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LOCATELLI =====

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

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JUNE 4, 2007 BY DEBBIE F LOCATELLI =====

Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way (Grove Street)

===== UPDATED ON JUNE 4, 2007 BY DEBBIE F LOCATELLI =====

Dpw Road Engineering Completeness Comments

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

NO COMMENT

Dpw Road Engineering Miscellaneous Comments

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

Environmental Health Completeness Comments

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

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

Environmental Health Miscellaneous Comments

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

===== REVIEW ON MAY 31, 2007 BY JIM G SAFRANEK =====

NO COMMENT

Boulder Creek Fire Protection Dist Completeness C

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

===== REVIEW ON MAY 30, 2007 BY RON GRIESINGER =====

DEPARTMENT NAME: Boulder Creek Fire

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE/FIRE RATING and SPRINKERED or NONSPRINKERED as determined by the building official and outlined in Part IV of the California Building Code, e.g. R-3, Type V-N, Sprinklered.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

Monitoring of the sprinkler system by a constantly attended location, U.L. Central

EXHIBIT G

Discretionary Comments - Continued

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

Date: May 6, 2008
Time: 08:59:28
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Station may be required due to special circumstances.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

Show the location of Knox Box.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Please submit plans to OES for re-addressing. Please indicate the proposed location of post indicator valve and fire department connection. Due to the location of an existing fire hydrant across a state HWY a new fire hydrant shall be installed on Grove St. Please contact the local water company and fire department for location.

===== UPDATED ON OCTOBER 23, 2007 BY RON GRIESINGER =====

NO COMMENT

DEPARTMENT NAME:Boulder Creek Fire

No comments for second review.

Boulder Creek Fire Protection Dist Miscellaneous

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

===== REVIEW ON MAY 30, 2007 BY RON GRIESINGER =====

===== UPDATED ON OCTOBER 23, 2007 BY RON GRIESINGER =====

NO COMMENT

EXHIBIT G

COUNTY OF SANTA CRUZ
DEPARTMENT OF PUBLIC WORKS
INTER-OFFICE CORRESPONDENCE

DATE: December 17, 2007

TO: Sheila McDaniel, Planning Department

FROM: Kate Seifried, Department of Public Works



SUBJECT: APPLICATION 07-0228, APN 081-253-25, HIGHWAY 9
Third Review

As with all minor land divisions, the developer will have to submit a parcel map and improvement plans to Public Works for review and approval. Prior to recording the map, the developer will have to sign a subdivision agreement and submit securities to guarantee the construction of all work shown on the improvement plans.

All of survey's comments have been addressed.

I'll defer to the traffic and drainage folks for any comments relevant to their areas of concern.

If you have any questions or would like to discuss these comments, please call me at extension 2824.

KNS:kns

EXHIBIT G

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TDD (805) 549-3259
<http://www.dot.ca.gov/dist05/>



*Flex your power!
Be energy efficient!*

June 4, 2007

SCr 9-12.55

Ms. Samantha Haschert
County of Santa Cruz
Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Dear Ms. Haschert:

**COMMENTS ON THE PLANNING APPLICATION FOR THE STATE ROUTE (SR) 9,
BOULDER CREEK MIXED USE DEVELOPMENT**

The California Department of Transportation (Department), District 5, Development Review, has reviewed the above project and the following comments were generated.

1. The Department supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development.
2. Please include detailed engineering plans on proposed sidewalk construction to insure Americans with Disability Act (ADA) compliance and consistency with plans outlined in the Powers Land Planning, Inc. letter dated May 11, 2007.
3. Please provide a hydraulic analysis of the existing drainage system you are planning to drain to. The analysis should show that it can collect and convey the flow from a 25-year storm, including the increase from the new development and identify any negative impacts it may have on SR 9. If the storm water calculations indicate a negative impact to SR 9, please have the applicant's engineer include the proposed mitigation that will need to be constructed to address the impacts.
4. Please be advised that all work done in the State's R/W will be done to the Department's engineering and environmental standards and at no cost to the State. Furthermore, the conditions of approval and the requirements for obtaining the encroachment permit are at the sole discretion of the Permits Office, and nothing in this letter shall be implied as limiting those future conditions and requirements. Please contact Mr. Steve Senet at (805) 549-3206 for more information regarding the encroachment permit process or visit the Department's website at: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

"Caltrans improves mobility across California"

EXHIBIT G

Ms. Samantha Haschert
June 4, 2007
Page 2

Thank you for your consideration and action upon these issues. If you have any questions or concerns, or need further clarification on the items discussed above, please do not hesitate to call me at (805) 549-3099 or e-mail jennifer.calate@dot.ca.gov.

Sincerely,



JENNIFER CALATÉ
Associate Transportation Planner
District 5 Development Review Coordinator

c: David Murray
Steve Senet

EXHIBIT G



SAN LORENZO VALLEY WATER DISTRICT

13060 Highway 9 • Boulder Creek, CA 95006-9119

Office (831) 338-2153 • Fax (831) 338-7986

Website: www.slvwd.com

January 25, 2007

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

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

Dear Customer:

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

Your request has been:

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

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

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

Sincerely:

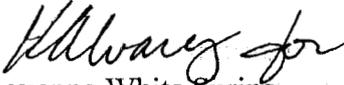

Roxanne White Spring
Customer Service Officer

EXHIBIT G

ORIGINAL

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

Why Building new mixed use building (2-residential + 2-commercial)
may also need landscaping meter
Existing water sources: None Well Spring Meter Account # 166-0864-005

Owner's Name 126 E Grove St LLC

Existing Units 1

MAIL TO: Ron Powers

Units to be built

1607 Ocean St Suite 8

Pad Elevation

Santa Cruz Ca 95060

Phone 831-426-1663

ENGINEERING REVIEW: Date 11/28/2006 Reimbursement Agreement for Parcel 12
6" Main on Hwy 9, 8" Main on Grove. Need Fire Service Information on all fire sprinkler systems.
 In/Out District IN
 Tank Elevation 736
 Main Size 6
 Zone 8
[Signature]
 Engineering Department

FIELD OPERATION REVIEW: Date 1/23/2007 Backflow Needed
NEED SEPTIC PLAN FOR CROSS-CONNECTION REVIEW. ALSO FILE FLOW AND SIZING.
6" MAIN ON GROVE STREET FOR SPLY - OK FOR SOWLS - NEED ADDITIONAL INFORMATION
 DC RP
[Signature]
 Operations Superintendent

WATERSHED ANALYST REVIEW: Date

 Watershed Analyst

MANAGER REVIEW: Date 1/23/06 Approved Conditions Denied
NEED TO SUBMIT ADDITIONAL INFORMATION RE; FIRE SPRINKLERS TO EACH CONDOMINIUM UNIT AND SEPTIC SYSTEM FACILITIES FOR CROSS CONNECTION SURVEY. CONTACT DISTRICT ENGINEER
[Signature]
 District Manager

SECOND MANAGER REVIEW: Date Approved Agreement

 District Manager

EXHIBIT G

APPLICATION FOR SEWAGE DISPOSAL PERMIT

DN# 4773
R# 4215

To Be Completed By Applicant:

Owner's Name MATT SRIDHAR Assessor's Parcel Number 081 - 253 - 19
Mailing Address 1777 SARATOGA AVE # 209, SAN JOSE, CA 95129 City SAN JOSE State CA Zip 95129
Job Address If Different Than Above 12600 HWY 9, BOULDERCK Owner's Phone: (H) 408725-9500 (W) _____
Directions to Site HWY 9 NORTHBOUND, RIGHT-HAND SIDE JUST BEFORE TOWN (WAS CACTUS JACKS)
Mail Correspondence to: ANDREW BROWNSTONE 650 BERTHANY DR. SCOTT VALLEY, CA 95066 Applicant's Phone: 430-9116

The Proposed Sewage Disposal System Will Serve:

Single Residence: Number of Bedrooms including dens, offices, guest houses, etc.):
Existing: _____ Proposed (or legalizing) _____ Total: _____
 Multiple Residences -- Total No. of Units (with kitchens): _____ Total No. of Bedrooms: _____
 Commercial/Institutional Facility -- Describe: RESIDENTIAL + OFFICE SPACE
Peak daily wastewater flow: 900-1800 GPD (Attach meter records and calculations)

Validation
(300)

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

This Application Is For:

New sewage disposal system to serve new development -- Parcel Size: 10935 sq Date Recorded: _____
 Repair/Replacement of system that serves existing development
 Upgrade of system that serves existing development for addition/remodel purposes
 Septic Tank Only Greywater Sump Only Curtain Drain Only Grease Trap Distribution Device
CONTRACTOR: TBD SEWAGE DISPOSAL CONSULTANT: BIOSPHERE CONSULTING

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

A. The applicant is licensed under the provisions of the Calif. Contractors License Law under license number _____ which is in full force and effect.
 B. The applicant is exempt from the provisions of the Calif. Contractors License Law for the following reason: Owner/Builder Other _____

Worker's Compensation Certificate (Complete A or B)

A. A currently effective certificate of Worker's Compensation Insurance coverage is on file with Santa Cruz County Environmental Health Service
 B. I certify that in the performance of the work for which this permit is issued I shall not employ any person in any so as to become subject to the worker's comp. laws of Calif.

7-18-05 x [Signature]
Date Applicant Signature

7-18-05 x [Signature]
Date Applicant Signature

I understand that issuance of a permit by Santa Cruz Environmental Health Service implies no guarantee of septic system function. Any subsequent septic system failure will require the owner to have the septic tank pumped and make repairs as necessary to confine sewage below ground surface. I hereby acknowledge that I have read this application and the instructions on the reverse side, and state that the formation on this page and the following page is correct, and agree to comply with all County Ordinances and State laws regulating construction of private sewage disposal systems.

Incomplete application for sewage disposal permits will become null and void if all required information is not submitted within one year of date of application. I understand that this permit shall expire: in 24 months after approval if a building permit is not applied for in that time period.

I agree to comply with additional conditions which may be imposed by Staff as listed on the following page to ensure that the system meets standards.

I agree to provide 24-hour notice directly to the Inspector during office hours the morning of the day before an inspection is requested.

I understand that County approval of the Sewage Disposal Permit does not constitute County approval of any illegal building or land use activities that may be present on this site.

I certify that the information contained in this application, particularly pertaining to bedrooms and uses on this site, is accurate.

Date: 7-18-05 Applicant Signature: [Signature] Owner Signature: [Signature] Date: 7-18-05

PERMIT NUMBER: 07-101 EHS USE ONLY

EXHIBIT G

The design for the sewage disposal system presented herein meets the standards for: Not Applicable Standard System Special Operating System: Fee Level: [] 1 [] 2 [X] 3 [] 4 [] 5 Type: ADVANTEX

Application Approved by: [Signature] Date: 5/7/07 Supervisor: [Signature] Date: 6/5/07

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

MIXED-USE DEVELOPMENT / UPGRADE PROJECT

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

Plan Revised Date 4/18/07 Permit # 07101

The Following Is To Be Completed By The Applicant:

Assessor Parcel Number 081 - 253 - 25
System # _____ (If multiple systems on property)

Water Supply: Public(Company Name): SLVWD Shared (Source APN) _____ Individual _____

My Proposal Is For (check one):

- 1. A new septic system for new development (standard septic system requirements and water supply requirements).
- 2. A repair or upgrade of a system that serves existing development (must meet standard system requirements including expansion area). **Future expansion trenches must be shown on plot plan.**
- 3. A nonconforming system to serve existing development (cannot meet standard system requirements).
- 4. A haulaway system (parcel can only accommodate less than 50% of leachfield requirements).
- 5. A specific alternative system design: (attach diagram and specifications) ADUNITEX AY20 x 2

For system types 3, 4, 5, owner or agent must sign an Acknowledgment of Onsite Sewage Disposal System with Special Operating Conditions, and must comply with the requirements specified in the Acknowledgment, which is made a part of this permit). (EHS Staff: If necessary, change category above to match completed permit).

My Proposed System Design Is:

- Gravity Flow Pump Up Pressure-Distribution

Septic Tank

Septic Tank New Existing Size (gallons): 31000 Material: FRP Brand: ORANCO
If Pump Chamber New Existing Size (gallons): 75 Material: PVC Brand: ORANCO

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

- Conventional Leaching Device Specifications: Leachfield Greywater Sump
Number lines 4 Total linear feet 96 width (ft) 3.0' Effective Depth (ft) 1.5' Proposed Area (sq.ft) 575
Maximum Trench Depth: 3.0' Existing functional leachfield that meets standards (sq.ft.) N/A
- Distribution Device type _____ Leachfield grand total _____
 Chamber Leaching: Brand / Model _____ No. Chambers _____ Linear Feet _____
 Seepage Pit(s): (allowed only for certain Repair/Upgrade)
Number: _____ Diameter: _____ Flow depth: _____ Total square feet: _____

Draw & attach two copies of a plot plan that clearly describes the design (turn page over for plot plan requirements).

EHS USE ONLY

Permit conditions to be satisfied:

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

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

INSTALLER _____

INSPECTIONS:	INSPECTOR	DATE	INSPECTOR	DATE
TANK:	_____	_____	_____	_____
LEACHING:	_____	_____	_____	_____
DIST. BOX:	_____	_____	_____	_____
INSP. RISERS:	_____	_____	_____	_____
ALT. SYSTEM	_____	_____	_____	_____
WATER CONSERVATION:	_____	_____	_____	_____

ELECTRICAL PERMIT *
IWS CONDITIONS:
OTHER: JSSP
OTHER: Leifrey
AS BUILT RECEIVED
FINAL:

[Signature] 8-11-07
[Signature] 6-5-07

EXHIBIT G

NOTES: _____

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

Accessibility: Preliminary Project Comments for Development Review
County of Santa Cruz Planning Department

Date: October 10, 2007

Application Number: **07-0228**

Planner: Samantha Haschert

APN: 081-253-25

Dear Ms Haschert,

A preliminary review of the above project plans was conducted to determine accessibility issues. The following comments are to be applied to the project design.

Please have the applicant provide a written response to each of these comments.

Refer to the attached brochure entitled Accessibility Requirements - Building Plan Check which can also be found at the County of Santa Cruz Planning Department website: http://www.sccoplanning.com/brochures/access_plancheck.htm
This document is an information source for the designer when preparing drawings for building plan check.

Project Description: Two (2) story, wood-framed (type 5) construction, commercial retail/office on the first floor ('B' occupancy), 2 residential units on the second floor (R-3 occupancy)

Determination of Occupancy: Apply specific requirements per California Building Code (CBC) sections 1104B thru 1111B. The occupancy and construction type are to be noted in the Project Data section on the cover sheet of the plans. Chapter 3 in the CBC shall be used to determine occupancy. Chapter 5 in the CBC shall be used to determine minimum construction type.

Comment: The plans as submitted are devoid of accessibility details as required in the List of Required Information – Commercial Development. The occupancy classification does not appear to present any significant accessibility challenges.

10/10/07. The submitted plans are sufficient to indicate that the site and structure can comply with accessibility requirements of CBC11B. Additional details will be necessary with the building permit application such as: handrails at steps to r/w; interior elevations of bathroom; signage at all path of travel transition points, bathrooms, director, and entry doors; cross-section details at walkways; accessible parking space details for signage, wheel stop; doors and door sill details; Accessible Parking and Path of Travel Verification Form; etc.

CBC Section 1103B – Building Accessibility

Accessibility to buildings or portions of buildings shall be provided for all occupancy classifications except as modified by this section. Occupancy requirements in this chapter may modify general requirements, but never to the exclusion of them. Multistory buildings must provide access by ramp or elevator.

Comment: The first floor commercial area must be fully accessible. Accessibility details for entries, bathrooms, and the Path of Travel within the building's first floor are required

10/10/07. See above.

CBC 1114B.1.2 Accessible Route of Travel

At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, other buildings on the site, and public streets or sidewalks, to the accessible building entrance they serve. Refer also to 1127B for Exterior Routes of Travel. Where more than one route is provided, all routes shall be accessible. All spot elevations, slopes, cross slopes, ramps, stairs, curb ramps, striping, signage and any other accessible requirements are to be shown on the plans.

Comment: No separate Accessibility Plan, as required, was provided with this submittal. The Accessibility Plan must indicate: Routes/Paths of Travel both interior and exterior to all entrances; slopes of all paths; handrail and step details for exterior ramps and steps to the Right of Way; signage details; cross-sections of entries; entry door details, etc.

10/10/07. See above

CBC 1129B Accessible Parking Required

Each lot or parking structure where parking is provided for the public as clients, guests or employees, shall provide accessible parking as required by this section.

EXHIBIT G

Accessibility: Preliminary Comments for Development Review

Project: 07-0228

Date: May 23, 2007

Page 2

Comment: One van accessible parking space w/ an off-loading aisle is required. Provide all relevant details. A maximum 2% slope is required at the parking space and adjacent off-loading area. Provide signage.

10/10/07. See above.

Path of Travel Verification Form (refer to brochure)

To be submitted at the time of Building Permit application.

CBC 1133B General Accessibility for Entrances, Exits and Paths of Travel

Provide an Egress Plan showing maneuvering clearances at all doorways, passageways, and landings.

Comment: See comments under Accessible Route of Travel. Provide details.

10/10/07. See above.

Plumbing Fixture Requirements – Accessible Restrooms

Please refer to the 2001 California Plumbing Code, Table 4-1 for plumbing fixture requirements for this occupancy.

Comment: Only one Unisex facility is required per CPC 413.3.3. for each retail/business space. All accessibility details for the sanitary facilities must be shown on the Accessibility Plan.

10/10/07. See above

Please note that this is only a preliminary review to determine major accessibility issues. This is not a complete accessible plan check. A complete accessible plan check will be conducted at the time of building permit application review. The plans submitted for building plan check review will need to include complete details and specifications for all of the accessible issues in the California Building code. Therefore, there may be additional comments when applying for a building permit and responding to the Building Plan Check process.

Please contact me with any questions regarding these comments.

Rafael Torres-Gil

Supervising Building Inspector

Accessibility Plans Examiner

County of Santa Cruz Planning Department

(831) 454-3174

pln146@co.santa-cruz.ca.us

EXHIBIT G



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

June 4, 2007

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

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

Dear Applicant:

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project
3. Prior to discretionary and building permit issuance a *plan review letter* shall be submitted to Environmental Planning. The author of the report shall write the *plan review letter*. The letter shall state that the project plans conform to the report's recommendations.

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

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

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

Sincerely,

Carolyn Banti
Associate Civil Engineer

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

EXHIBIT G

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED, REVIEWED
AND ACCEPTED FOR THE PROJECT**

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

1. **When a project has engineered fills and / or grading,** a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations,** a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction,** a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

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

EXHIBIT G

Project No. 06040
September 24, 2007

Timi Capital
1777 Saratoga Avenue, #209
San Jose, California 95129

ATTENTION: Mr. Matt Sridhar

SUBJECT: **PRELIMINARY GEOTECHNICAL REVIEW**
Preliminary Improvement Plans - Four Mixed-Use Condominiums
12600 Highway 9, Boulder Creek, California
A. P. N. 081-253-25 (formerly 081-253-19A)

REFERENCES: Rock Solid Engineering, Inc., Geotechnical Investigation Report, Proposed Commercial/Residential Structure, 126 E. Grove Street, Boulder Creek, California, A. P. N. 081-253-019A, Project No. 06040, Dated August 18, 2006.

Dear Mr. Sridhar:

1. INTRODUCTION

- a. Per your request, we have reviewed the following project plan sheets for the subject property:
 - i. BioSphere Consulting, Alternative Onsite Wastewater System, Proposed Mixed-Use Structure, 12600 Highway 9, Boulder Creek, California, A. P. N. 081-253-25, Dated April 6, 2007.
 - ii. Robert L. DeWitt & Associates, Inc., Preliminary Improvement Plan for Four Mixed-Use Condominiums, 12600 Highway 9, Boulder Creek, California, A. P. N. 081-253-25, Sheets C1 through C5, Dated May 2007, Revise Dated August 20, 2007.
- b. The purpose of this iteration of review is to ensure that the preliminary plan sheets listed above are in general conformance with our geotechnical investigation report for this project, *as the plan sheets exist at this stage of the design process*. Once the project plans are finalized, we should complete our review of a full set of the finalized project plans.

EXHIBIT.G

2. CONCLUSIONS AND RECOMMENDATIONS

- a. It is our opinion that the plan sheets listed above are in general conformance with our recommendations and our geotechnical investigation report for this project, given the preliminary nature of these sheets at this stage in the design process and provided we have the opportunity to review the finalized building plans. The proposed project is considered feasible from the geotechnical standpoint provided the site is graded in conformance with the Santa Cruz County Grading Code and the recommendations of our report are incorporated into the final set of plans and included in the construction.
- b. We will need to review a more completed and full set of project plans at a later date as they become available. We will provide our final plan review letter and any further recommendations at that time, as necessary.
- c. The recommendations presented herein and in the referenced report should not be considered to preclude more restrictive criteria by the governing agencies or by structural considerations.
- d. In the event that changes are made to the plans, the revised plans should be forwarded to the Geotechnical Consultant to review for conformance with the previous recommendations.
- e. Observation and testing services should be provided by Rock Solid Engineering, Inc. during construction of the subject project. All earthwork must be observed and approved by the Geotechnical Consultant. Any earthwork performed without the full knowledge and observation of Rock Solid Engineering, Inc. will render the recommendations of this review invalid. During grading, all excavation, fill placement and compaction operations should be observed and field density testing should be performed to evaluate the suitability of the fill, and to determine that the applicable recommendations are incorporated during construction.

3. LIMITATIONS

- a. Our review is preliminary in nature and does not yet include the review of a full set of the completed project plans. Therefore, we will need to provide a further iteration of review once the completed full set of project plans become available.
- b. Our review was performed in accordance with the usual and current standards of the profession, as they relate to this and similar localities. No other warranty, expressed or implied, is provided as to the conclusions and professional advice presented in this review.
- c. As in most projects, conditions revealed during construction may be at variance with preliminary findings. Should this occur, the changed conditions must be evaluated by the Geotechnical Consultant and revised recommendations provided as required.

EXHIBIT G

- d. This report is issued with the understanding that it is the responsibility of the Owner, or his Representative, to ensure that the information and recommendations presented herein are brought to the attention of the Architect and Engineers for the project and incorporated into the plans, and that the Contractor and Subcontractors implement such recommendations in the field.
- e. This firm does not practice or consult in the field of safety engineering. We do not direct the Contractor's operations, and we are not responsible for other than our own personnel on the site; therefore, the safety of others is the responsibility of the Contractor. The Contractor should notify the Owner if he considers any of the recommended actions presented herein to be unsafe.
- f. The findings of this review are considered valid as of the present date. However, changes in the conditions of a site can occur with the passage of time, whether due to natural events or human activity on this or adjacent sites. In addition, changes in applicable or appropriate codes and standards may occur as a result of legislation or a broadening of knowledge. Accordingly, this review may become invalidated, wholly or partially, by changes outside our control. Therefore, this report is subject to review and revision as changed conditions are identified.
- g. Our review addresses the geotechnical aspects of the plans only. Our firm makes no warranty, expressed or implied, as to the suitability or adequacy of any other aspect of the plans. All other aspects of the plans are specifically excluded from the scope of this review.

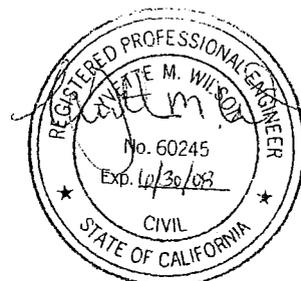
It is a pleasure being associated with you on this project. If you have any questions or if we may be of further assistance please do not hesitate to contact our office.

Sincerely,

ROCK SOLID ENGINEERING, INC.



Duncan S. Geddes
Senior Engineer / Geologist
C.E.G. 2176
Expires 2/29/08



Signed 9/20/07
Yvette M. Wilson, P.E.
Principal Engineer
C.E. 60245
Expires 6/30/08

Distribution: (1) Addressee
(4) Ron Powers

EXHIBIT G