



Staff Report to the Planning Commission

Application Number: **07-0356**

Applicant: Green Valley Corporation
Owner: Green Valley Corporation
APN: 026-311-33

Agenda Date: June 11, 2008
Agenda Item #: **9**
Time: after 9:00 a.m.

Project Description: Proposal to construct a two story, mixed-use development of approximately 15,000 sq. ft. Project includes seven commercial spaces and eight residential units (all units are condominiums), includes 62 parking spaces and associated landscaping.

Location: Brommer St. and 17th Avenue, Santa Cruz

Supervisory District: First District (District Supervisor: Janet K. Beautz)

Permits Required: Subdivision, Residential Development Permit, Commercial Development Permit, Preliminary Grading Review and Soil Report Review

Staff Recommendation:

- Certification of the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act
- Approval of Application 07-0356, based on the attached findings and conditions.

Exhibits

- | | |
|------------------|---|
| A. Project plans | D. Initial Study and Negative Declaration |
| B. Findings | |
| C. Conditions | |

Parcel Information

Parcel Size:	41,279 sq. ft.
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	Commercial and Residential
Project Access:	Brommer St. and 17 th Avenue
Planning Area:	Live Oak
Land Use Designation:	C-N (Neighborhood Commercial)
Zone District:	C-1 (Neighborhood Commercial)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	Three trees proposed to be removed (see arborists report)
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban Services Line:	<u> X </u> Inside <u> </u> Outside
Water Supply:	City of Santa Cruz Water Department
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Zone 5

Project Setting

The project is situated at the southwest corner of 17th Avenue and Brommer Street in the Live Oak Area. To the north across Brommer St. is the Live Oak Mobile Home Park. Both Brommer Street and 17th Avenue are a mixture of residential, professional offices, commercial and industrial uses within a block around the intersection.

Project Description

The applicant requests approval to construct a two-story mixed-use building. The lower floor would be comprised of commercial condominiums, to be owned individually, and would also include the parking areas, landscaping and other site improvements. There is one residential condominium unit on the lower floor designed to be accessible for the disabled.

The upper floor would consist of seven residential condominiums with private outdoor space, with individual stairs accessed from the rear of the building. All of the residential units are proposed with two bedrooms. The proposed building would front on both 17th Avenue and Brommer Street, with parking behind the structure to minimize the impact of pavement and parked vehicles. The proposed building would have variation in wall plane, roofline, and architectural treatment to create a sense of human scale and pedestrian interest. The second story is stepped back from the first floor for a majority of the façade, and there are recessed areas on the lower floor.

Landscaping has been provided for the parking area.

Zoning & General Plan Consistency

The subject property is a 41,279 square foot lot, located in the C-1 (Neighborhood Commercial) zone district, a designation that allows commercial and residential uses. The proposed commercial use is a principal permitted use within the zone district and the project is consistent with the site's (C-N) Neighborhood Commercial General Plan designation.

SITE DIMENSIONS CHART		
	C-1 Requirements	Proposed Project
Minimum Parcel Size	10,000 sq. ft.	41,279 sq. ft.
Minimum Parcel Frontage	60 ft.	170' ±
Minimum Front Yard	10 ft.	10'-0" (17 th Avenue)
Minimum Side Yard	10 ft. * (residential across street) 0 ft.	10'-0" (Brommer St.) 5'-0" (trash enc.), 54' (building)
Minimum Rear Yard	0 ft.	5'-0"
Maximum Building Height	3 stories, not to exceed 35 ft.	2 stories 29'-11"
Maximum Lot Coverage	N/A**	(25%)
Maximum Floor Area Ratio	N/A**	(37%)
<p>* 13.10.333 Development standards for commercial districts. (b) Yards, Exceptions. (5) Across a Street From an "R" or "A" District. The minimum side or rear yard on a street or alley across from any residential or any agricultural district shall be ten (10) feet.</p> <p>** There are no lot coverage or floor area ratio requirements in the C-1 zone.</p>		

Subdivision

The project consists of one building with seven commercial spaces and one accessible residential unit on the ground floor and seven residential units on the second floor. All the units (commercial and residential) are independent condominiums, with the remaining portion of the lot being a common area. Sheet P2 of Exhibit A indicates the air-space condominiums, the deck easements and the common area and utility easement.

Mixed Use Regulations

A mixed-use structure such as the one proposed is subject to a variety of zoning regulations, policy interpretations and building code applications. The following table summarizes the applicable sections:

MIXED USE REGULATIONS				
	<i>Within County Code</i>	<i>Within Interpretation Manual</i>	<i>Within Building Code Title 24</i>	Project Compliance
In C-1 and C-2, 50% of building area can be Residential (67% if project is 100% affordable)	13.10.332			<i>50% of the entire building area is shown as residential.</i>
Residential regulations must meet Urban High Density	13.10.332			<i>The number of residential units are within the Urban High Density range.</i>
Residential discouraged from standing alone		13.10.332(b)		<i>Residential and commercial are within the same building.</i>
Parking can be reduced up to 20% based on the number of independent property owners	13.10.553			<i>No parking reduction is being sought</i>
Residential must provide required amount of private open space	13.10.323			<i>All residential units provide required amount of private open space</i>
Structure may be three stories and up to 35 feet in height (C-1 zoning standards)	13.10.333			<i>Structure is two stories.</i>
In C-1, 50% offices and 50% residential are allowed		13.10.332(b)		
Areas for common use (stairways, mechanical, elevators, etc.) count 50-50		13.10.332(b)		<i>Common use areas have been shared between residential and commercial area calculations.</i>
Openings and fire protection of walls <i>for each use</i> , are based on State Building Code.			X	<i>The project will be reviewed at Building Permit Phase based on the current State Building Code.</i>
Commercial must meet all accessibility standards including parking, path of travel, entry door, corridors and rest rooms.			X	<i>Project has been preliminary reviewed by the Building Official for accessibility.</i>

Design Review

The building is a two story, "L" shaped structure with a rounded corner element. The corner unit does not have a second story over it. Seven commercial units are located on the ground floor. At the northwest corner of the building is an accessible unit on the ground floor. Locating this unit on the lower level relieves the applicant from accessibility requirements for the upper floor. The corner commercial unit is larger than the other spaces and is intended to be used as a retail establishment (a bakery has been suggested by the applicant).

Commercial projects are reviewed under Chapter 13.11 (Site, Architectural and Landscape Design Review) of the County Code. The County Urban Designer has reviewed this project. A primary purpose of the Design Review ordinance, as defined by General Plan Objective 8.1, is to achieve functional high quality development through design review policies that recognize the diverse characteristics of the area, maintain design creativity, and preserve and enhance the visual fabric of the community. Because the proposed project is subject to design review, the applicant has submitted architectural photomontages showing the existing street with the new building superimposed in the photo. Architectural and signage plans are included as part of Exhibit "A", which also includes the site plan and landscape plan.

The proposed building design has been designed to retain the existing small building scale by breaking down the mass of the building into segments. The building is designed enfronting on both 17th Avenue and Brommer Street, with parking behind. This minimizes the impact of pavement and parked vehicles. There is sufficient variation in wall plane, roofline, and architectural treatment to create a sense of human scale and significant pedestrian interest, which is consistent with commercial development across the intersection. The second story is stepped back from the first floor for the majority of the building and there are recessed areas on the lower floor to provide additional visual interest.

Landscaping and Improvements

Access to the parking areas is from 17th Avenue. Sufficient landscaping is provided in the parking area to meet requirements of one tree for each five parking spaces. A total of 27 trees are proposed. 15 of the trees are proposed for the parking area. A condition of approval will require that 4 trees located in the parking area be 24-inch box size. A walkway between the fence and the building along the west property line will be required in order to connect the sidewalk on Brommer Street with the walk at the parking lot.

Frontage improvements on 17th Avenue and Brommer Street (curb, gutter, sidewalk and landscaping) have been completed by the County Redevelopment Agency. Although pedestrian improvements exist, engineered improvement plans will be required for the proposed renovation, to assure that accessibility requirements can be met and that proposed improvements are consistent with the improvements recently installed by the Redevelopment Agency.

The applicant has designed the parking to include significant landscaping, both trees and shrubs, and has proposed wood fencing surrounding the parking area to reduce the impact on adjacent development. The proposed configuration of parking and landscaping would create a visual buffer and the restriction of parking in the rear of the parcel to residents only would reduce the impact of

commercial parking on neighboring uses. The parking area has been designed to facilitate an internal roadway connection to the adjoining neighborhood property to the west.

Signage

A sign program has been submitted by the applicant and is included in Exhibit A. The exhibit shows the sign for the corner use will be 24" high, attached, raised metal lettering. This lettering will be lit with wall-mounted uplights located below the sign. Each of the smaller commercial tenants will be allowed an area centered on and above their awning with 12" high, attached, raised metal lettering.

In addition to the name of the business a 9" high, attached, raised metal number located near the street entry door will identify the unit number of the business. A similar unit number sign is shown at the rear entries to the commercial units, along with a small name sign on the upper part of the rear entry door. The plans do not show any monument or directory signage that would identify the entire complex.

Staff supports the program as submitted. The signage is subdued, not internally illuminated and appropriate and in keeping with the design intent of the center.

Parking

Project plans indicate that 61 parking spaces are required for the proposed uses with no reduction taken for multiple uses. The proposed site plan provides 62 parking spaces (37 standard, 22 compact and 3 accessible). The plans show the proposed Master Occupancy Program (Sheet A-A, Exhibit A) for the site would limit new uses to those that have lower parking requirements (as opposed to restaurants, for example). It should be noted that County Code Section 13.10.553 allows a parking reduction for shared parking (based on the number of uses) of up to 20%.

The residential parking is separate from and reserved (as assigned and enforced through the HOA and CC&R's) for use by only the residential units, although additional guest parking (above that required) will be available after business hours for the commercial uses. The proposed Master Occupancy Program would limit uses to those with lower parking requirements, such as retail and office as opposed to restaurants, for example.

Affordable Housing Obligation

The proposed project is subject to the County's Affordable Housing Requirements pursuant to County Code Chapter 17.10, which requires that a minimum of 15% of the dwelling units be affordable. The affordable requirement is based on the proposed total of eight units, or a 1.2 unit total affordable obligation. Staff is recommending that the affordable unit be designated. The in-lieu fee is based on the average market price of the market rate units, as established in the County's Affordable Housing Guidelines.

Drainage

Robert L. DeWitt and Associates, Civil Engineers, completed a Drainage Analysis, which was reviewed and accepted by the Stormwater Management Section of the County of Santa Cruz Department of Public Works. The parking area is sloped to the entry drive at 17th Avenue. A catch basin will connect to a detention chamber. Roof drainage will be routed via perimeter drains to the detention facility.

The runoff from the yard and patio areas is proposed to be routed to the storm drain system in Brommer Street (which has excess capacity, according to the County's Storm Drain Master Plan). The "safe point of release" for this site is the existing storm drain system within 17th Avenue. According to the County's Storm Drain Master Plan, this system has excess capacity and no downstream restrictions are noted in the study. This site does not receive runoff from adjacent lands.

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 February 29, 2008. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on March 26, 2008. The mandatory public comment period expired on April 29, 2008, with no comments received.

The environmental review process focused on the potential impacts of the project in the areas of Hydrology/Water and Transportation/Traffic. The environmental review process generated two mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues.

Conclusion

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

Staff Recommendation

- Certification of the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act
- **APPROVAL** of Application Number 07-0356, based on the attached findings and conditions.

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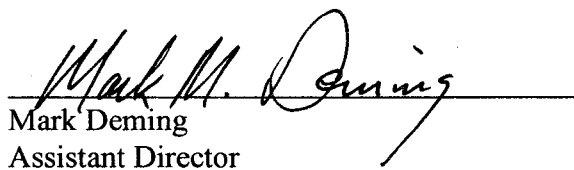
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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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Subdivision Findings

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

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 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.

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates seven commercial lots and eight residential units lots and a common area.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the new parcel created, including municipal water and sewer service. The condominium units are on an existing street, and no improvements are needed to provide satisfactory access to the project, with the exception of a new driveway. The proposed condominium units are similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular access.

The condominium units, as conditioned, will be consistent with the General Plan regarding infill development in that the proposed mixed-use development will be consistent with the pattern of the surrounding development, and the design of the proposed structure is consistent with the character of the surrounding neighborhood. The land division is not in a hazardous or environmentally sensitive area and protects natural resources by providing commercial and residential development in an area designated for this type and density of development.

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

The proposed division of land complies with the zoning ordinance provisions as to uses of land, lot sizes and dimensions and other applicable regulations in that the use of the property will be both commercial and residential in nature, and all setbacks will be consistent with the zoning standards. The proposed new building will comply with the development standards in the zoning ordinance.

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

The site of the proposed land division is physically suitable for the type and density of development in that no challenging topography affects the site, 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 insure development without the need for variances or site standard exceptions. No environmental constraints exist which would necessitate the area remain 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.

The design of the proposed division of land and its improvements will not cause environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. No mapped or observed sensitive habitats or threatened species impede development of the site as proposed. An Initial Study resulting in a Mitigated Negative Declaration was prepared, pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines (see Exhibit D).

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

The proposed division of land or its improvements will not cause serious public health problems in that municipal water and sewer are available. These services will be extended to serve the new building.

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.

The design of the proposed division of land and its improvements will not conflict with public easements for access in that no easements are known to encumber the property. Access to all areas will be from existing public roads.

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

The design of the proposed division of land provides to the fullest extent possible, the ability to use passive and natural heating and cooling in that the proposed building is oriented in a manner that could take advantage of solar opportunities.

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9. The proposed development project is consistent with the design standards and guidelines (Section 13.11.070 through 13.11.076) and other applicable requirements of this chapter.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that all development standards for the zone district will be met. The building is proposed to be two stories with a design that incorporates detailing found on other buildings in the area. Siding for the building is proposed to be cement plaster and board and batten. Walls are proposed to be painted with four colors that harmonize and provide contrast to massing elements. Roofing material is proposed to be corrugated metal. To assure that the final construction is in conformance with the information submitted, a condition of approval has been included that requires all construction to be as presented in Exhibit "A".

The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

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 building 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 mixed use building 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-1 (Neighborhood Commercial) zone district in that the primary use of the property will be one mixed use building 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 and residential use is consistent with the use and density requirements specified for the Neighborhood Commercial (C-N) land use designation in the County General Plan.

The proposed mixed use building 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 mixed use 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 mixed use building will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed mixed use building will comply with the site standards for the C-1 zone district (including setbacks, height, and number of stories) and will result in a structure consistent with a design that could be approved on any

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similarly sized lot with similar zoning in the vicinity.

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

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

This finding can be made, in that the proposed mixed use - retail commercial with residential above is to be constructed on an existing undeveloped lot. Higgins and Associates anticipate the expected level of traffic generated by the proposed project to be 16AM and 18 PM peak hour trips, as determined by a traffic study. Such an increase will not adversely impact existing roads and intersections in the surrounding area.

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 mixed use 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 mixed use building 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.

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Conditions of Approval

Minor Land Division Permit No.: 07-0356

Applicant: Green Valley Corporation
Property Owners: Green Valley Corporation

Assessor's Parcel No.: 026-311-33

Property Location and Address: 17th Avenue and Brommer Street, Santa Cruz

Planning Area: Live Oak

Exhibit A:

Architectural plans prepared by Barry Swenson Builder, (seven sheets)
dated January 2008.

Landscape plan prepared by Gregory Lewis, Landscape Architect, dated July 7, 2007.

Tentative map prepared by Dunbar and Craig, dated January 31, 2007.

Civil drawings prepared by Robert L. DeWitt & Associates, Inc., (four sheets)
dated January 11, 2008.

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

- I. This permit authorizes the construction of a mixed-use building with associated parking and landscaping, and the division of one parcel into seven commercial lots and eight residential lots and a common area. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- 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 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:

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- 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 seven commercial units and eight residential units.
 - C. Show the net area of each lot to nearest square foot on the Parcel Map:
 - 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. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. A new sewer maintenance easement shall be shown on the map and a deed shall be recorded describing this easement. The Santa Cruz County Sanitation District shall review and approve the easement prior to recordation of the Final Map.
 - 2. Lots shall be connected for water service to the City of Santa Cruz Water Department.
 - E. The Owners Certificate of the Parcel Map shall include an offer of dedication of the portions of the 17th Avenue and Brommer Street rights-of-way, as shown on the Tentative Map. The Parcel Map shall clearly show the area to be offered for dedication.
 - F. 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. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.
- III. Prior to recordation of the Final 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 Sanitation District including, without limitation, the following standard conditions:
1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 2. Pay all necessary bonding, deposits, and connection fees.
- C. Engineered improvement plans for roadways, stormwater, grading and erosion control are required for this land division. A subdivision agreement backed by financial securities is necessary. Improvements shall occur with the issuance of building permits for the new parcels and shall comply with the following:
1. All improvements shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval.
 2. The applicant shall submit the following to the Planning Department for review and approval:
 - a. Plans shall comply with all requirements of the soils report. Plan review letters shall be submitted from the geotechnical engineer indicating that the plans have been reviewed and found to be in compliance with the recommendations of the soils report.
 - b. A preliminary grading plan to the Planning Department for review and approval.
 - c. In order to prevent erosion, off-site sedimentation, and pollution of creeks, prior to start of work the applicant shall submit a detailed erosion control plan for review and approval by Environmental Planning staff. The plan shall include a clearing and grading schedule, clearly marked disturbance envelope, revegetation specifications, temporary road surfacing, construction entry stabilization and details of temporary drainage control.
 3. Engineered drainage plans shall be reviewed and approved by the Department of Public Works. The following will be required:
 - a. All necessary legal easement(s) will be required to be in existence across all neighboring parcels over which the constructed improvements will be built. The Improvement plans are to show these offsite improvements in sufficient detail that there is a clear record, and that they may be constructed.
 - b. A formal agreement for maintenance of these offsite drainage improvements must be created and recorded. The responsible

improvements must be created and recorded. The responsible parties for performance of such maintenance and associated costs is to be resolved between the affected landowners in the manner they deem fit.

- c. Note on the plans the provision for permanent bold markings at each inlet that read: "NO DUMPING - DRAINS TO BAY".
 - d. A recorded maintenance agreement may be required for certain stormwater facilities.
 - e. A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.90 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.
 - f. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentation such as assessor's records, survey records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted.
 - g. To prevent project drainage discharges from carrying silt, grease, and other contaminants, the applicant shall install silt and grease traps according to the approved plans. The traps shall be maintained by the applicant/owner according to the following monitoring and maintenance schedule:
 - i. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year, at a minimum interval of once per year.
 - ii. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
4. All new utilities shall be constructed underground. All facility relocations, upgrades or installations required for utilities service to the project shall be noted on the improvement plans. All preliminary engineering for such utility improvements is the responsibility of the developer.

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- D. Engineered improvement plans for all water line extensions required by the City of Santa Cruz Water Department shall be submitted for the review and approval of the water agency.
- E. A Homeowners Association, or Common Interest Development association, shall be formed for maintenance of all areas under common use including sidewalks, driveways, landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps, power washing of any area with pavers and buildings. CC&R's shall be furnished to the Planning Department prior to the recordation of the final map and shall include the following, which are permit conditions:
1. The Homeowners Association shall permanently maintain the area with pavers and all drainage structures, including silt and grease trap.
 2. Water Quality: Annual inspection of the silt and grease trap and power washing of any area with pavers shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the Homeowners Association.
- F. All requirements of the Central Fire District shall be met.
- G. Child Care and Park Dedication in-lieu fees shall be paid for sixteen (16) bedrooms. Currently this fee is \$109 and \$750 per bedroom respectively, but is subject to change.
- H. The project will be subject to the Live Oak Transportation Improvement Area (TIA) fees at a rate of \$472 per trip end (\$236 for roadside improvement fees + \$236 for transportation improvement fees) generated by the proposed use. The proposed mixed-use development (residential and commercial) will generate 198 trip ends based on the traffic study report (submitted by the applicant and prepared by Higgins Associates). The total TIA fee is calculated to be \$93,456 (198 trip ends x \$472 per trip end), and is to be split evenly between transportation improvement fees (\$46,728) and roadside improvement fees (\$46,728).
- I. Child Care Development fees for 7,440 sq. ft. of the commercial condominiums shall be paid. Currently this fee is \$.12 per sq. ft. (for commercial shell buildings), but is subject to change.
- J. An application for a fee credit for any off site improvement installed may be applied for with the DPW.
- K. Submit one reproducible copy of the Parcel Map to the County Surveyor for

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distribution and assignment of temporary Assessor's parcel numbers and situs address.

IV. All subdivision and building permit improvements shall be constructed in accordance with the approved improvement plans. The construction of subdivision improvements shall also meet the following conditions:

- A. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor, Department of Public Works inspector and Environmental Planning staff shall participate. During the meeting the applicant shall identify the site(s) to receive the export fill and present valid grading permit(s) for those sites, if any site will receive greater than 100 cubic yards or where fill will be spread greater than two feet thick or on a slope greater than 20% gradient, if applicable.
- B. 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.
- C. 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.
- D. 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 other work specifically required by another of these conditions).
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- F. Construction of improvements shall comply with the requirements of the geotechnical report prepared by Pacific Crest Engineering, dated January 24, 2008.
- G. The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the

geotechnical report.

- H. 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 7:00 am and 6:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address and emergency situation.
 2. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site, on a sign that shall be a minimum of two feet high and four feet wide. This shall be separate from any other signs on the site, and shall include the language "for construction noise and dust problems call the 24 hour contact number". The name, phone number, and nature of the disturbance shall be recorded b the disturbance coordinator. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Unresolved complaints received by County staff from area residents may result in the inclusion of additional Operational Conditions.
 3. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site. Street sweeping on adjacent on nearby streets maybe be required to control the export of excess dust and dirt.
 4. Saw cuts within the traveled roadway, which cause temporary depressions in the surfacing prior to repair, shall be leveled with temporary measures and signage shall be posted noting such.
 5. The entire site shall be fenced during construction.
- I. All required subdivision improvements shall be installed and inspected prior to final inspection clearance for any new structure on the subdivision lots.
- J. The project engineer who prepares the grading plans must certify that the grading was completed in conformance with the approved tentative map and/or the engineered improvement plans.
- K. All construction equipment, supplies and worker vehicles shall be parked on site and not in the public street.

- V. Prior to the issuance of building permits for the development, the following conditions or requirements shall be met:
- A. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans. The following specific landscape requirements apply:
1. Meet the criteria of the City of Santa Cruz Water Department.
 2. Street trees shall be installed according to provisions of the County Design Criteria.
 3. Tree protection fencing and arborists recommendations for tree protection shall be shown.
 4. A walkway between the fence and the building along the west property line shall connect the sidewalk on Brommer Street with the walk at the parking lot. Vines shall be planted adjacent to the perimeter fencing, in close enough proximity to each other in order to screen the fence in five years
 5. The landscape plan shall show a minimum of 4 trees located on the south side of the parking area be 24-inch box size.
 6. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation or, where feasible, a drip irrigation system.
 7. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
- B. 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.
- C. New utility and service lines shall be installed underground, unless inappropriate.
- D. Pad-mounted transformers (as part of the underground electrical service distribution system) shall not be located in the front setback or area visible from public view, unless they are completely screened by walls and/or thick landscaping, and shall not obstruct views of traffic from tenant spaces or driveways, or views to monument signs. Underground vaults may be located in the front setback area for aesthetic purposes.

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1. Commercial, industrial, institutional and multi- family residential uses shall include areas for recycling storage and collection adequate in capacity, number and distribution to serve the development where the project occurs.
2. Access into the storage area shall be provided with adequate vertical and horizontal clearances for collection vehicles as specified by the County of Santa Cruz.
3. Recycling Design Criteria Provisions shall be made to protect the recyclable materials from weather by covering the storage area or by the use of covered receptacles.
4. Recycling storage areas should be adjacent to or within the same enclosures as the garbage area or at least as convenient as the location for garbage storage.
5. Maximum distance for the storage area to be no greater than 250 feet from each living unit in a multifamily residential development.
6. An exterior sign with the international recycling logo shall be required, including the name and phone number of the responsible person and an interior sign for the types of materials to be recycled as specified by the County of Santa Cruz Recycling Design Criteria.
7. The property owner is responsible for arranging with the collector/broker for regular pick up of material. Recyclable materials shall not be allowed to accumulate in such a manner that visual or public health nuisance is created.
8. Security shall be provided to prevent theft of recyclable materials by unauthorized persons, however; the enclosure shall also be accessible for deposit of materials by authorized persons.

F. Rooftop Equipment:

1. All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be screened.
2. Utility equipment such as electrical and gas meters, electrical panels, and junction boxes shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.

G. Lighting:

1. All site, building, security and landscape lighting shall be directed onto the

site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Landscaping, structure, fixture design or other physical means can shield light sources. Building and security lighting shall be integrated into the building design.

2. 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.
 3. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.
- H. Outdoor furniture and fixtures such as lighting, free-standing signs, trellises, raised planters, benches, trash receptacles, newspaper racks, bus stops, phone booths and fencing, shall be compatible with project architecture; shall be integral elements of the building and landscape design; and shall be included in, and shown on, all site and landscape plans.

VI. Operational Conditions

- A. The Level 1 Change of Use application submittal shall include the following:
 1. A description of the proposed use;
 2. The area of the proposed use (in square feet) including any space proposed to be exclusively storage;
 3. A sign plan for any proposed signage, consistent with the sign program required as Condition II.A.9.
- B. No Level 1 Change of Use shall be approved that would create a parking demand in excess 1 space per 200 square feet.
- C. To prevent project drainage discharges from carrying silt, grease, and other contaminants, prior to public hearing the applicant shall revise the plans to indicate a silt and grease trap. The trap shall be maintained by the property owner according to the following monitoring and maintenance schedule:
 1. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year, at a minimum interval of once per year;
 2. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection.

This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

- VII. 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.
- VIII. 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.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an

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

IX. Mitigation Monitoring Program

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

- A. In order to prevent erosion, off-site sedimentation, and pollution of creeks, prior to start of site work the applicant shall submit a detailed erosion control plan for review and approval by Environmental Planning staff. The plan shall include a clearing and grading schedule, clearly marked disturbance envelope, revegetation specifications, temporary road surfacing and construction entry stabilization and details of temporary drainage control.
- B. To prevent project drainage discharges from carrying silt, grease, and other contaminants, prior to public hearing the applicant shall revise the plans to indicate a silt and grease trap. The trap shall be maintained by the property owner according to the following monitoring and maintenance schedule:
1. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year, at a minimum;
 2. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

**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 Final Map for this division, including

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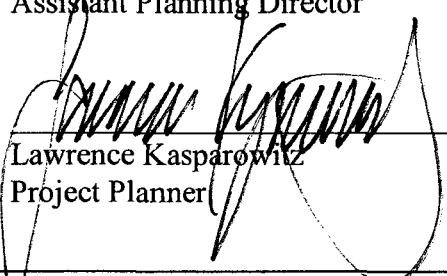
cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Mark Deming
Assistant Planning Director



Lawrence Kasparowitz
Project Planner

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



Environmental Review Initial Study

Application Number: **07-0356**

Date:

Staff Planner: Lawrence Kasparowitz

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Green Valley Corporation **APN:** 026-311-33

OWNER: Green Valley Corporation **SUPERVISORAL DISTRICT:** First

LOCATION: 17th Avenue and Brommer Street

SUMMARY PROJECT DESCRIPTION:

Proposal to construct a two story, mixed-use building of approximately 15,000 sq. ft. Project consists of 7 commercial spaces and one accessible residential unit on the ground level and seven residential units on the upper level. All units are proposed to be individual condominiums. Includes 61 parking spaces and associated landscaping.

Project located at the southwest corner of Brommer Street and 17th Avenue, Santa Cruz (Live Oak Planning Area)

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 type="checkbox"/> Geology/Soils	<input type="checkbox"/> Noise
<input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality	<input type="checkbox"/> Air Quality
<input 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 type="checkbox"/> Cultural Resources	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Mandatory Findings of Significance
<input checked="" type="checkbox"/> Transportation/Traffic	

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

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 type="checkbox"/> Other:
<input checked="" type="checkbox"/> Commercial 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

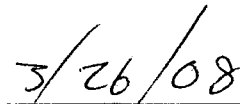
On the basis of this Initial Study and supporting documents:

☐ 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


Date

For: Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 41,279 sq. ft. (gross), 37,237 sq. ft. (net after dedication)

Existing Land Use: vacant

Vegetation: four trees, ruderal grasses

Slope in area affected by project: X 0 - 30% 31 - 100%

Nearby Watercourse: Leona Creek and Rodeo Creek

Distance To: approx. one-half mile from each

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: none mapped

Water Supply Watershed: none mapped

Groundwater Recharge: none mapped

Timber or Mineral: none mapped

Agricultural Resource: none mapped

Biologically Sensitive Habitat: none mapped

Fire Hazard: none mapped

Floodplain: none mapped

Erosion: moderately erodible soils

Landslide: none mapped

Liquefaction: none mapped

Fault Zone: none mapped

Scenic Corridor: none mapped

Historic: none mapped

Archaeology: none mapped

Noise Constraint: none mapped

Transmission Power Lines: none

Solar Access: adequate

Solar Orientation: adequate

Hazardous Materials: none

SERVICES

Fire Protection: Central Fire Protection

School District: Live Oak School District

Sewage Disposal: Santa Cruz County
Sanitation District

Drainage District: Zone 5

Project Access: 17th Avenue and
Brommer Street

Water Supply: City of Santa Cruz Water
Department

PLANNING POLICIES

Zone District: C-1

General Plan: NC

Urban Services Line: X Inside

Coastal Zone: Inside

Special Designation: none

 Outside

 X Outside

PROJECT SETTING AND BACKGROUND:

The project is on the southwest corner of the intersection of 17th Avenue and Brommer Street. Diagonally across the intersection is a gas station and small two-story shopping center. Across Brommer Street from the project is the Live Oak Mobile Home Park, and across 17th Avenue from the project is a one-story commercial building.

The project is located in the Live Oak Planning Area.

DETAILED PROJECT DESCRIPTION:

The applicant proposes to construct an approximately 15,000 sq. ft., 2 story mixed use development on a vacant lot. The building is an "L-shaped" structure facing both 17th Avenue and Brommer Street, with a rounded form on the corner. The rear of the lot provides the parking, trash enclosure, bicycle parking and an outdoor area with fountain.

The building contains seven retail commercial condominiums and one (accessible) residential condominium at ground level and seven residential condominiums on the upper floor. All commercial units and the ground floor residential unit have both front and rear entries, while the upper residential units are accessed from the rear of the building.

The proposed improvements are consistent with the development standards for the C-1 zone district, as they relate to front, rear, side setbacks and height.

Access to the parking area is from 17th Avenue. Project plans indicate that 61 parking spaces are required for the proposed uses with no reduction taken for shared uses. A total of 62 spaces are proposed with 22 compact spaces and three accessible spaces. A Master Occupancy Program is proposed which will limit new uses to those that have lower parking requirements (as opposed to a restaurant or doctors offices for example).

Sufficient landscaping is provided in the parking area to meet the requirements of one tree for each five parking spaces. A total of 27 trees are proposed for the entire site, 16 of which occur in the parking area. Street trees and improvements have been already installed by the Redevelopment Agency.

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?

_____	_____	_____X_____	_____
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- B. Seismic ground shaking?

_____	_____	_____X_____	_____
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- C. Seismic-related ground failure, including liquefaction?

_____	_____	_____	_____X_____
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- D. Landslides?

_____	_____	_____	_____X_____
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All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or State mapped fault zone, therefore the potential for ground surface rupture is low. The project site is likely to be subject to strong seismic shaking during the life of the improvements. The improvements will be designed in accordance with the California Building Code, which should mitigate the hazards of seismic shaking and liquefaction to a less than significant level.

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

Following a review of mapped information and a field visit to the site, there is no indication that the development site is subject to a significant potential for damage caused by any of these hazards (see Attachment 5).

3. Develop land with a slope exceeding 30%?

X

There are no slopes that exceed 30% on the property.

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 the site is basically flat, and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. 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 section 1802.3.2 of the California Building Code (2007), creating substantial risks to property?

X

There is no indication that the development site is subject to substantial risk caused by expansive soils.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems?

_____ X _____

No septic systems are proposed. The project will connect to the Santa Cruz County Sanitation District (Attachment 7) and the applicant will be required to pay standard sewer connection and service fees that fund sanitation improvements within the district as a Condition of Approval for the project.

7. Result in coastal cliff erosion?

_____ X _____

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

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

_____ X _____

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

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 _____

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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The project will obtain water from the City of Santa Cruz and will not rely on private well water. Although the project will incrementally increase water demand, the City of Santa Cruz Water Department has indicated that adequate supplies are available to serve the project (Attachment 9). 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 _____

Runoff from this project may contain small amounts of chemicals and other household contaminants. No commercial or industrial activities are proposed that would contribute a significant amount of contaminants to a public or private water supply. Potential siltation from the proposed project will be mitigated through implementation of erosion control measures.

No commercial or industrial activities are proposed that would generate a significant amount of contaminants to a public or private water supply. The parking and driveway associated with the project will incrementally contribute urban pollutants to the environment; however, the contribution will be minimal given the size of the driveway and parking area. Potential siltation from the proposed project will be mitigated through implementation of erosion control measures.

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

6. Degrade septic system functioning?

_____ X _____

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.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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 (see Attachment 4) prepared by Robert DeWitt and Associates dated July 9, 2007, have been reviewed for potential drainage impacts and accepted by the Department of Public Works (DPW) Drainage Section staff (see Attachment 3). The runoff rate from the property will be controlled differently by area. The front yards along Brommer Street will be diverted to catch basins which will be connected to drain into a storm drain catch basin near the corner of Brommer and 17th. The front yards along 17th Avenue sheet drain to the street, which has a curb and gutter. The parking lot drains to a new detention chamber at the entry to the site along 17th Avenue. DPW staff has determined that existing storm water facilities are adequate to handle the increase in 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 _____

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

10. Otherwise substantially degrade water supply or quality?

_____ X _____

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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, there are no known special status plant or animal species in the site vicinity, and there were no special status species observed in the project area.

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

_____ X _____

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

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

_____ X _____

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

4. Produce nighttime lighting that will illuminate animal habitats?

_____ X _____

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

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

_____	_____	X	_____
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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	_____
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The project will not conflict with any local policies or ordinances (see Attachment 9).

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
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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 not adjacent to land designated as Timber Resource.

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

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

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

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

The existing visual setting is urbanized. The proposed project is designed and landscaped so as to fit into this setting.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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4. Create a new source of light or glare that would adversely affect day or nighttime views in the area? _____

X

The project will contribute an incremental amount of night lighting to the visual environment.

However, the following project conditions will reduce this potential impact to a less than significant level: All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Specifically,

1. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
2. 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.
3. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.

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

X

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

F. Cultural Resources

Does the project have the potential to:

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

X

There are no existing structures on the property.

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

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

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

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

_____ X _____

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

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

_____ X _____

G. Hazards and Hazardous Materials

Does the project have the potential to:

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

_____ X _____

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

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

_____ X _____

The project site is not included on the July 12, 2005 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

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

_____ X _____

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

_____ X _____

5. Create a potential fire hazard?

_____ X _____

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

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

_____ X _____

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 _____

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

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 (16 AM and 18 PM peak hour trips), this increase is less than significant. Further, the increase will not cause the Level of Service at any nearby intersection to drop below Level of Service D (see Attachment 8).

The project is located adjacent to an existing bus route and a new shelter will be provided to create an all-weather stop (Attachment 10).

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

_____ X _____

The project meets the code requirements for the required number of parking spaces and therefore new parking demand will be accommodated on site.

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 _____

According to the traffic study performed by Higgins and Associates (Attachment 8), the proposed project is anticipated to add 16 AM and 18 PM peak hour trips to the 17th and Brommer intersection, and will not reduce operations to a level of service below D.

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

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 _____

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.

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

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

K. Public Services and Utilities

Does the project have the potential to:

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

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

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

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

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

_____ X _____

The runoff rate from the property will be controlled differently by area. The front yards along Brommer Street will be diverted to catch basins which will be connected to drain into a storm drain catch basin near the corner of Brommer and 17th. The front yards along 17th Avenue sheet drain to the street, which has a curb and gutter. The parking lot drains to a new detention chamber at the entry to the site along 17th Avenue. No new offsite facilities have been proposed. Department of Public Works Drainage staff have reviewed the drainage information and have determined that downstream storm facilities are adequate to handle the increase in drainage associated with the project (Attachment 3).

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. City of Santa Cruz Water Department has determined that adequate supplies are available to serve the project (Attachment 6). Municipal sewer service is available to serve the project, as reflected in the attached letter from the Santa Cruz County Sanitation District (Attachment 7).

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

_____ X _____

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

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

_____ X _____

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

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

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.

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

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

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

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

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

L. Land Use, Population, and Housing

Does the project have the potential to:

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

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

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

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

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

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

3. Physically divide an established community?

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

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

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

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.

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 that will cause substantial adverse effects on human beings, either directly or indirectly?

Yes _____

No X

TECHNICAL REVIEW CHECKLIST

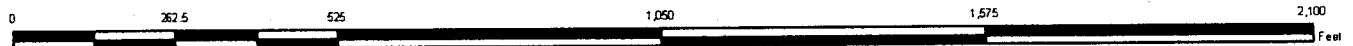
	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review	_____	_____	<u>X</u>
Archaeological Review	_____	_____	<u>X</u>
Biotic Report/Assessment	_____	_____	<u>X</u>
Geologic Hazards Assessment (GHA)	_____	_____	<u>X</u>
Geologic Report	_____	_____	<u>X</u>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

Attachments:





1. Location map
Assessors Parcel map
General Plan map
Zoning map
2. Reduced project plans
3. Discretionary Application comments dated March 19, 2008.
4. Drainage calculations prepared by Robert L. DeWitt, P.E., dated July 9, 2007.
5. Geotechnical review letter prepared by Pacific Crest Engineering, Inc., dated January 24, 2008.
6. Letter from City of Santa Cruz Water Department, dated June 27, 2007.
7. Memo from Department of Public Works, Sanitation, dated July 16, 2007.
8. Traffic Analysis prepared by Higgins Associates, date October 31, 2007.
9. Arborists Report prepared by Nathan Lewis dated October 4, 2007.
10. Email from Santa Cruz Metro to Barry Swenson Builder, dated October 29, 2007.

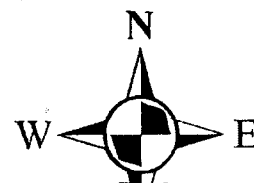


Location Map



Legend

-  APN 026-311-33
-  Assessors Parcels
-  Streets
-  Railroads



Environmental Review Initial Study
ATTACHMENT 1.1 of 4
APPLICATION 07-0356

Map Created by
County of Santa Cruz
Planning Department
July 2007

Tax Area Code
82-040

POR. OF S.E. 1/4 SEC. 17,
T.11S., R.1W., M.D.B. & M.

76RS25
12/22/1986

25
36PM18
7/8/1980

111RS36
6/11/2007

FOR TAX PURPOSES ONLY

- 52 -

Environmental Review Initial Study
ATTACHMENT 1, 2 of 4
APPLICATION 07-0356

Electronically Received 1/22/98 m
Ray, 3/15/89 CB (9-0039714 & 15, LBA 1-83 & 84)
Ray, 3/19/93 mvm (jarral 81 accepted to si)
Ray, 3/1/95 mvm (4-0090122, comb. 1-65)
Rev. 10/28/05 md (sl. removed)
Rev. 10/18/07 id (111R336)

51MB7
10/29/1970

Bk.27
24

11PM52
6/29/1973

20PM29
2/5/1976

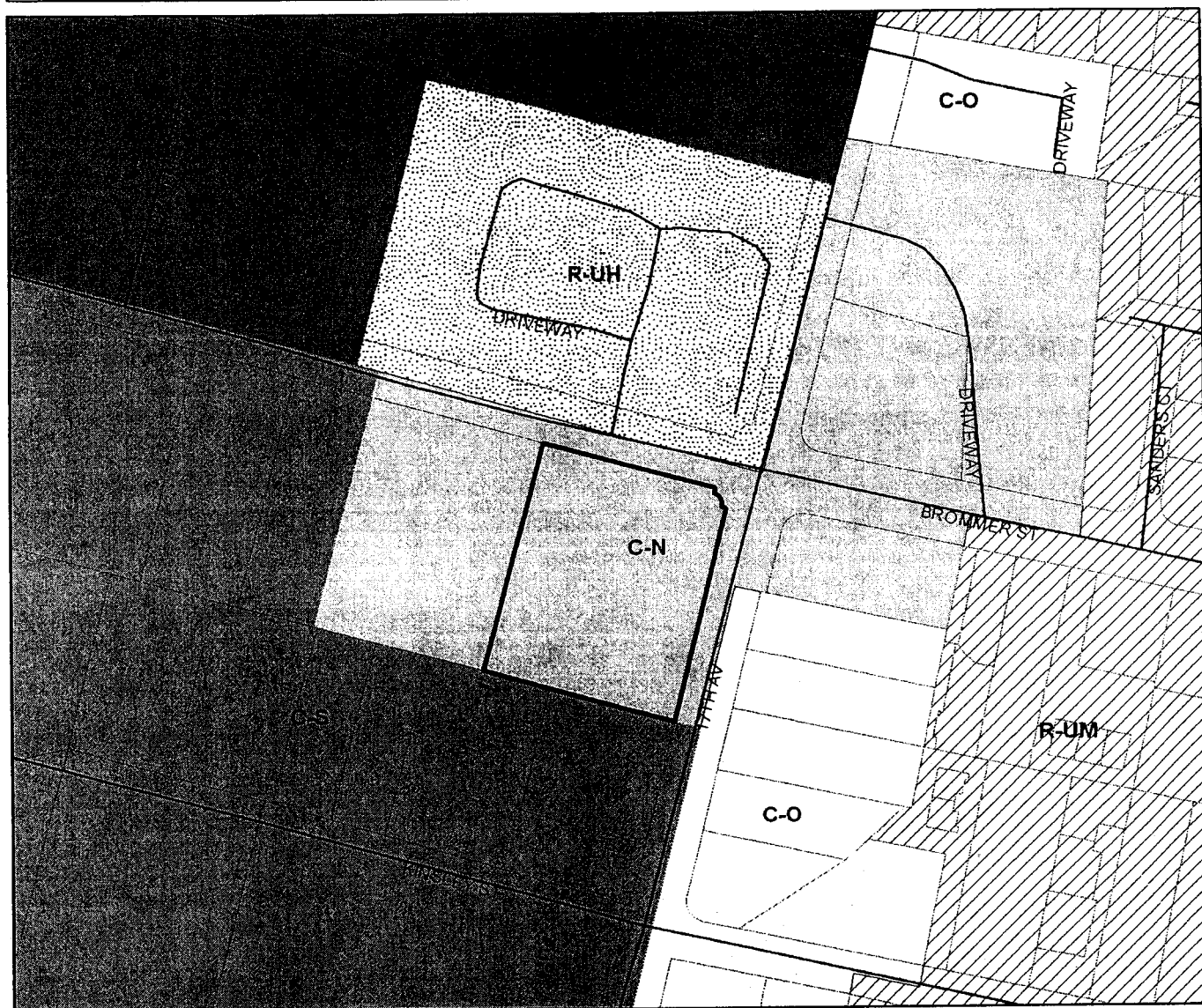
Note - Assessor's Parcel & Block Number Shown in Circles.

Assessor's Map No. 26-31
County of Santa Cruz, Calif.
July, 1998

Bk.29
18



General Plan Designation Map



Legend

- APN 026-311-33
- Assessors Parcels
- Streets
- Commercial-Neighborhood (C-N)
- Commercial-Service (C-S)
- Residential - Urban Low Density (R-UL)
- Residential - Urban High Density (R-UH)
- Commercial-Office (C-O)
- Residential - Urban Medium Density (R-UM)

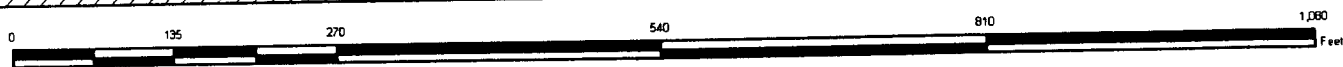
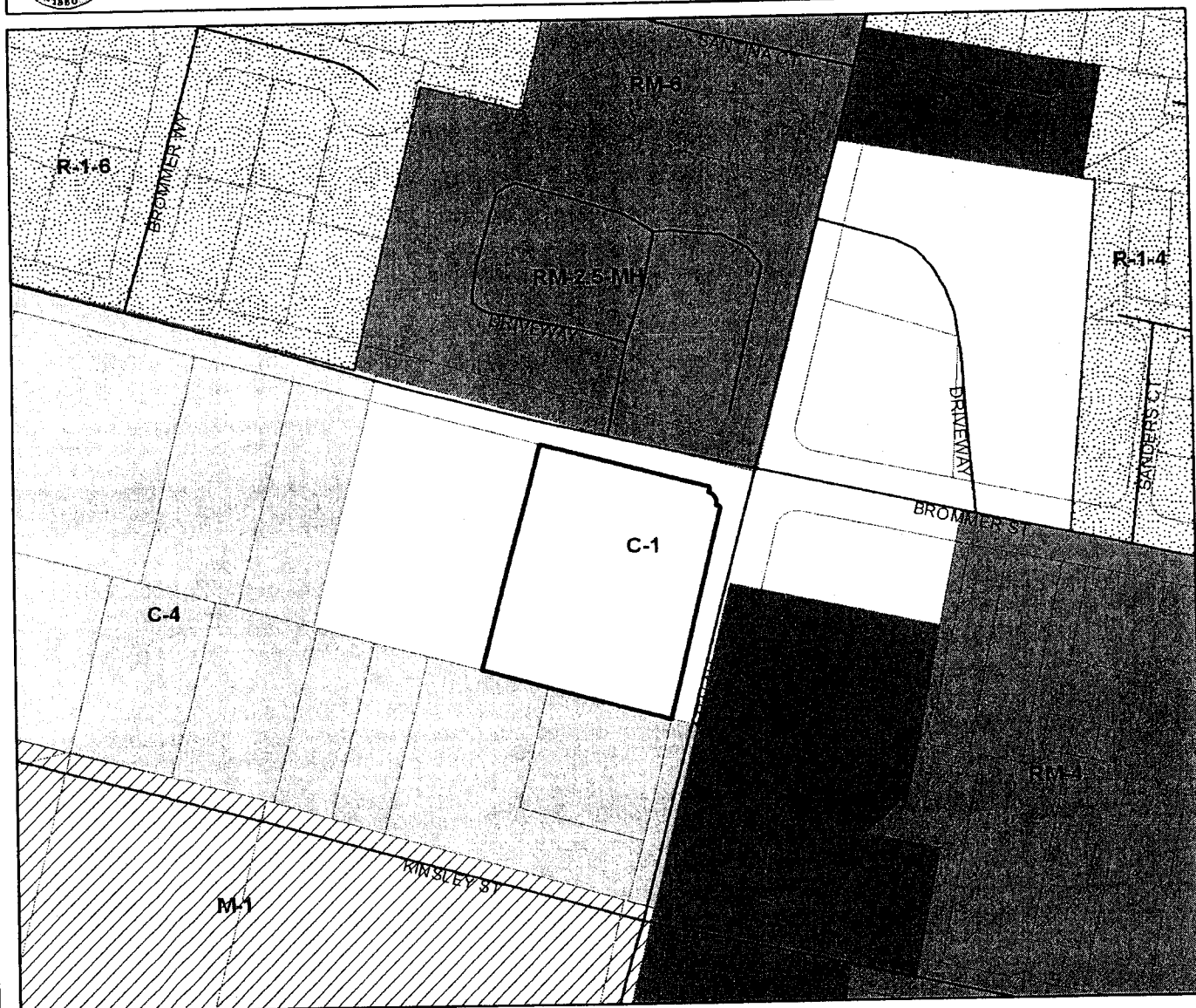


Environmental Review Initial Study
ATTACHMENT 1, 3, and 4
APPLICATION 07-0356

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County of Santa Cruz
Planning Department
July 2007



Zoning Map



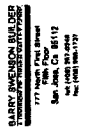
Legend

- APN 026-311-33
- Assessors Parcels
- Streets
- COMMERCIAL-NEIGHBORHOOD (C-1)
- COMMERCIAL SERVICE (C-4)
- RESIDENTIAL-MULTI FAMILY (RM)
- COMMERCIAL-PROF OFFICE (PA)
- RESIDENTIAL-SINGLE FAMILY (R-1)
- LIGHT INDUSTRIAL (M-1)

N
W E
Environmental Review Initial Study
ATTACHMENT 1, 4 of 4
APPLICATION 07-0356

Map Created by
County of Santa Cruz
Planning Department
July 2007

[illegible]



Conclusions

11

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COMMERCE
WASHINGTON, D.C.

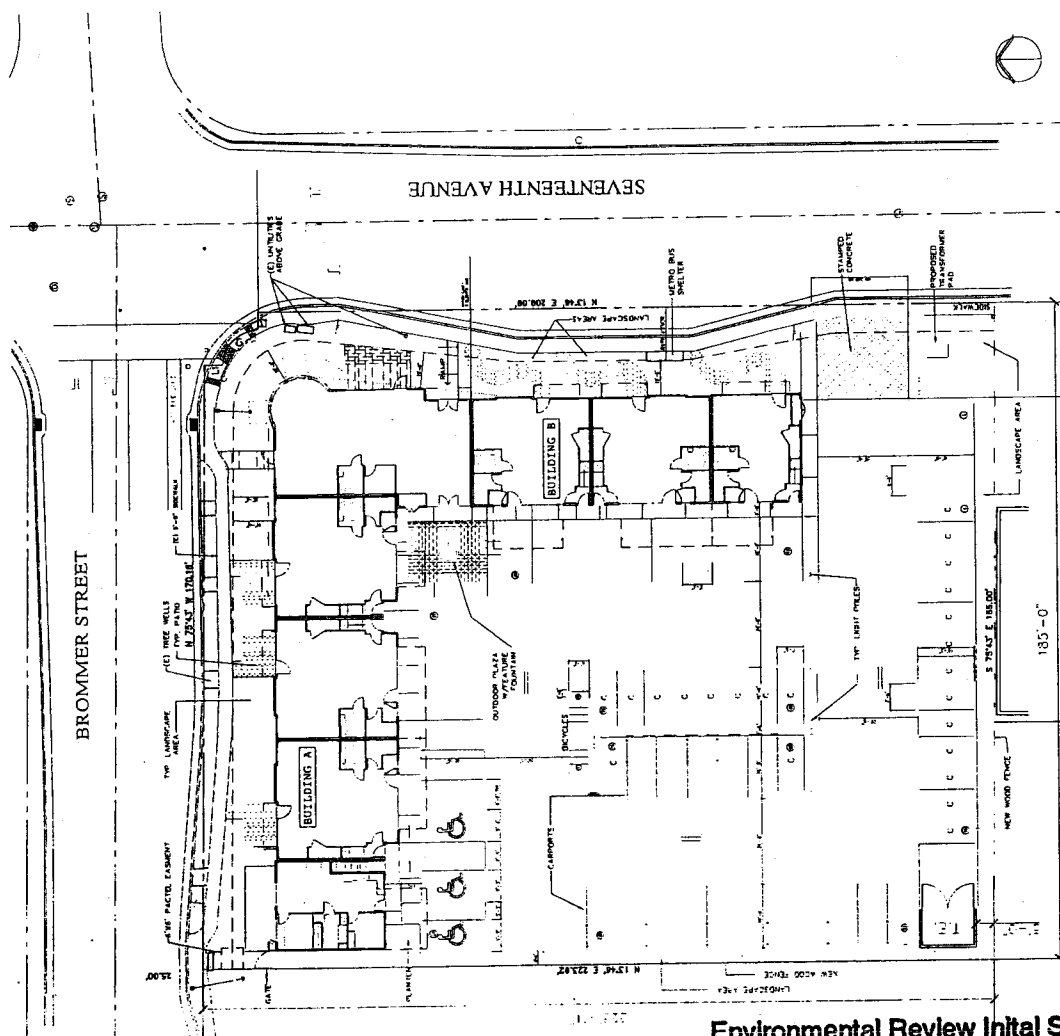
MIXED-USE DEVELOPMENT
177H AND BROMMER ST.
SANTA CRUZ, CALIFORNIA
APN: 026-311-330
SITE PLAN

Date: JANUARY 2008
 Server: AS NOTED
 Group by: AD/ADM
 Job #: 06-90991

A1

[illegible]

NOTE: THE TERMS BUILDING A AND BUILDING B ARE FOR MATCH LINE REFERENCE ONLY



Q-1291/1 : 37025

SITE PLAN

Environmental Review Initial Study
ATTACHMENT 2, 2nd 14
APPLICATION 07-0356



Comments:

Switzerland

COMMENT (C) MUST
INCLUDE SPECIFIC PAGE NUM

MIXED-USE DEVELOPMENT
17TH AND BROMMER ST.
SANTA CRUZ, CALIFORNIA
APN: 026-311-330
SITE PLAN - UPPER LEVEL

Date: JANUARY 2008
 Subject: A.S. NINET
 Program: Ag
 Job #: N/A
 Pkg. - Special
 Student

A1.1



0-14911-3025

SITE PLAN AT SECOND STORY

Environmental Review Initial Study
ATTACHMENT 2, 3 of 14
APPLICATION 07-0356



BARRY BOWEN-BLAZES
 777 Main Street
 San Jose, CA 95112
 Tel: 408.944.1111
 Fax: 408.944.1177

Client: _____
 Title: _____

Project: _____

APPROVED: _____
 DATE: _____

MIXED-USE DEVELOPMENT
 17TH AND BROMMER ST.
 SANTA CRUZ, CALIFORNIA
 APN: 026-311-330
 BUILDING "A" FLOOR PLANS

DATE: JANUARY 2008
 SCALE: AS NOTED
 DRAWN BY: LP/ALB
 CHECKED BY: LP/ALB

A2.1

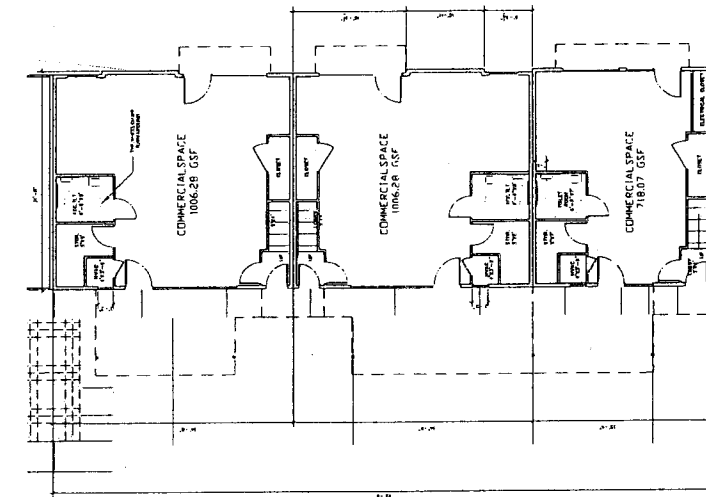
NOTES:
 ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH
 STOVE, SINK, REFRIG., DISHWASHER, AND RANGE HOOD.
 HEATERS.

PROJECT AREA BREAKDOWN									
RESIDENTIAL UNIT TYPES		TOTAL UNIT COUNT		TOTAL GROSS AREA (SF)		TOTAL GROSS AREA (SF)		TOTAL GROSS AREA (SF)	
UNIT TYPE	UNIT COUNT	UNIT TYPE	UNIT COUNT	UNIT TYPE	UNIT COUNT	UNIT TYPE	UNIT COUNT	UNIT TYPE	UNIT COUNT
A	1	B	1	C	1	D	1	E	1
F	1	G	1	H	1	I	1	J	1
K	1	L	1	M	1	N	1	O	1
P	1	Q	1	R	1	S	1	T	1
U	1	V	1	W	1	X	1	Y	1
Z	1	AA	1	AB	1	AC	1	AD	1
AE	1	AF	1	AG	1	AH	1	AI	1
AJ	1	AK	1	AL	1	AM	1	AN	1
AO	1	AP	1	AQ	1	AR	1	AS	1
AT	1	AU	1	AV	1	AW	1	AX	1
AY	1	AZ	1	BA	1	BB	1	BC	1
BD	1	BE	1	BF	1	BG	1	BH	1
BI	1	BJ	1	BK	1	BL	1	BM	1
BN	1	BO	1	BP	1	BQ	1	BR	1
BS	1	BT	1	BU	1	BV	1	BW	1
BY	1	BZ	1	CA	1	CB	1	CC	1
CD	1	CE	1	CF	1	CG	1	CH	1
CI	1	CJ	1	CK	1	CL	1	CM	1
CN	1	CO	1	CP	1	CQ	1	CR	1
CS	1	CT	1	CU	1	CV	1	CW	1
CV	1	CH	1	CI	1	CJ	1	CK	1
CL	1	CM	1	CN	1	CO	1	CP	1
CM	1	CO	1	CP	1	CQ	1	CR	1
CP	1	CQ	1	CR	1	CS	1	CT	1
CT	1	CU	1	CV	1	CH	1	CI	1
CH	1	CI	1	CJ	1	CK	1	CL	1
CI	1	CJ	1	CK	1	CL	1	CM	1
CJ	1	CK	1	CL	1	CM	1	CN	1
CK	1	CL	1	CM	1	CN	1	CO	1
CL	1	CM	1	CN	1	CO	1	CP	1
CM	1	CO	1	CP	1	CQ	1	CR	1
CN	1	CO	1	CP	1	CQ	1	CR	1
CO	1	CP	1	CQ	1	CR	1	CS	1
CP	1	CQ	1	CR	1	CS	1	CT	1
CQ	1	CR	1	CS	1	CT	1	CU	1
CR	1	CS	1	CT	1	CU	1	CV	1
CS	1	CT	1	CU	1	CV	1	CH	1
CT	1	CU	1	CV	1	CH	1	CI	1
CU	1	CV	1	CH	1	CI	1	CJ	1
CV	1	CH	1	CI	1	CJ	1	CK	1
CH	1	CI	1	CJ	1	CK	1	CL	1
CI	1	CJ	1	CK	1	CL	1	CM	1
CJ	1	CK	1	CL	1	CM	1	CN	1
CK	1	CL	1	CM	1	CN	1	CO	1
CL	1	CM	1	CN	1	CO	1	CP	1
CM	1	CO	1	CP	1	CQ	1	CR	1
CN	1	CO	1	CP	1	CQ	1	CR	1
CO	1	CP	1	CQ	1	CR	1	CS	1
CP	1	CQ	1	CR	1	CS	1	CT	1
CQ	1	CR	1	CS	1	CT	1	CU	1
CR	1	CS	1	CT	1	CU	1	CV	1
CS	1	CT	1	CU	1	CV	1	CH	1
CT	1	CU	1	CV	1	CH	1	CI	1
CU	1	CV	1	CH	1	CI	1	CJ	1
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CH	1	CI	1	CJ	1	CK	1	CL	1
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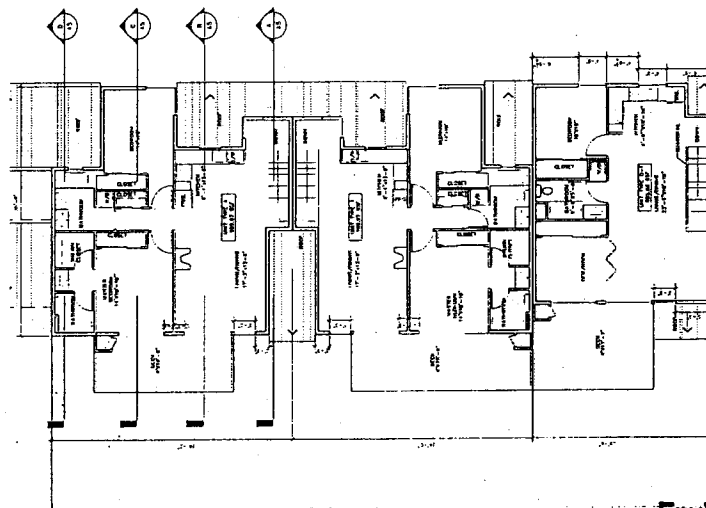
NOTES:
 ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH
 RECESSED WALL MOUNTED GAS BASED ROOM
 HEATERS.

RESIDENTIAL AREA BREAKDOWN			
UNIT TYPE	FLOOR AREA	PER UNIT	TOTAL
1-BED	1,000.00	1.00	1,000.00
2-BED	1,200.00	1.00	1,200.00
3-BED	1,400.00	1.00	1,400.00
4-BED	1,600.00	1.00	1,600.00
5-BED	1,800.00	1.00	1,800.00
TOTAL	7,000.00	5.00	7,000.00

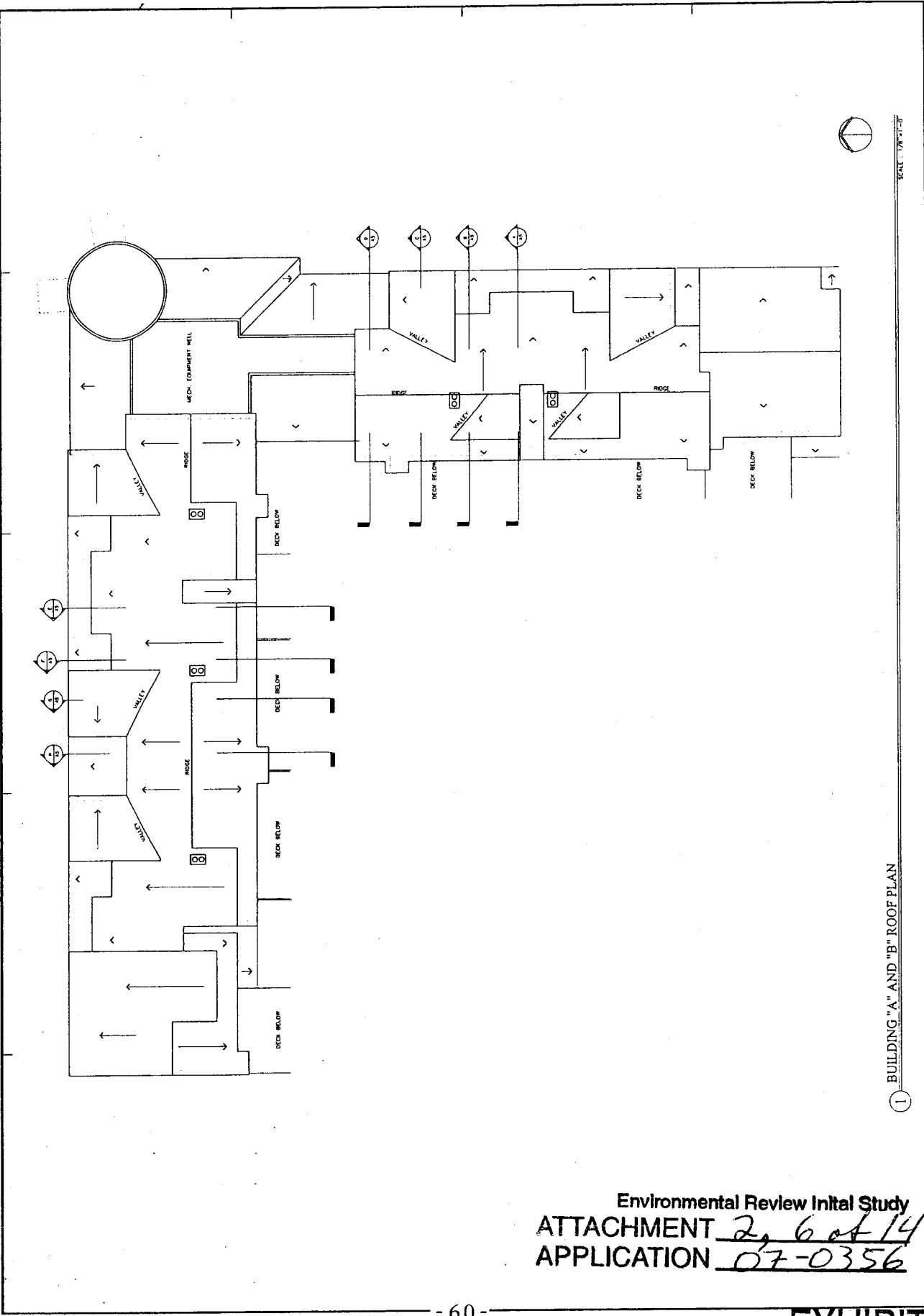
COMMERCIAL AREA BREAKDOWN			
UNIT TYPE	FLOOR AREA	PER UNIT	TOTAL
1,000 SF	1,000.00	1.00	1,000.00
2,000 SF	2,000.00	1.00	2,000.00
3,000 SF	3,000.00	1.00	3,000.00
4,000 SF	4,000.00	1.00	4,000.00
5,000 SF	5,000.00	1.00	5,000.00
TOTAL	15,000.00	5.00	15,000.00



2 BUILDING "B" FLOOR PLAN
GROUND FLOOR



1 BUILDING "B" FLOOR PLAN
UPPER FLOOR



1 BUILDING "A" AND "B" ROOF PLAN

Environmental Review Initial Study
 ATTACHMENT 2, 6 of 14
 APPLICATION 07-0356



BARRY SCHWARTZ BUILDERS
 1771 North Main Street
 Santa Cruz, CA 95060
 Tel: (408) 284-7750
 Fax: (408) 284-7751

DATE: 1/18/07

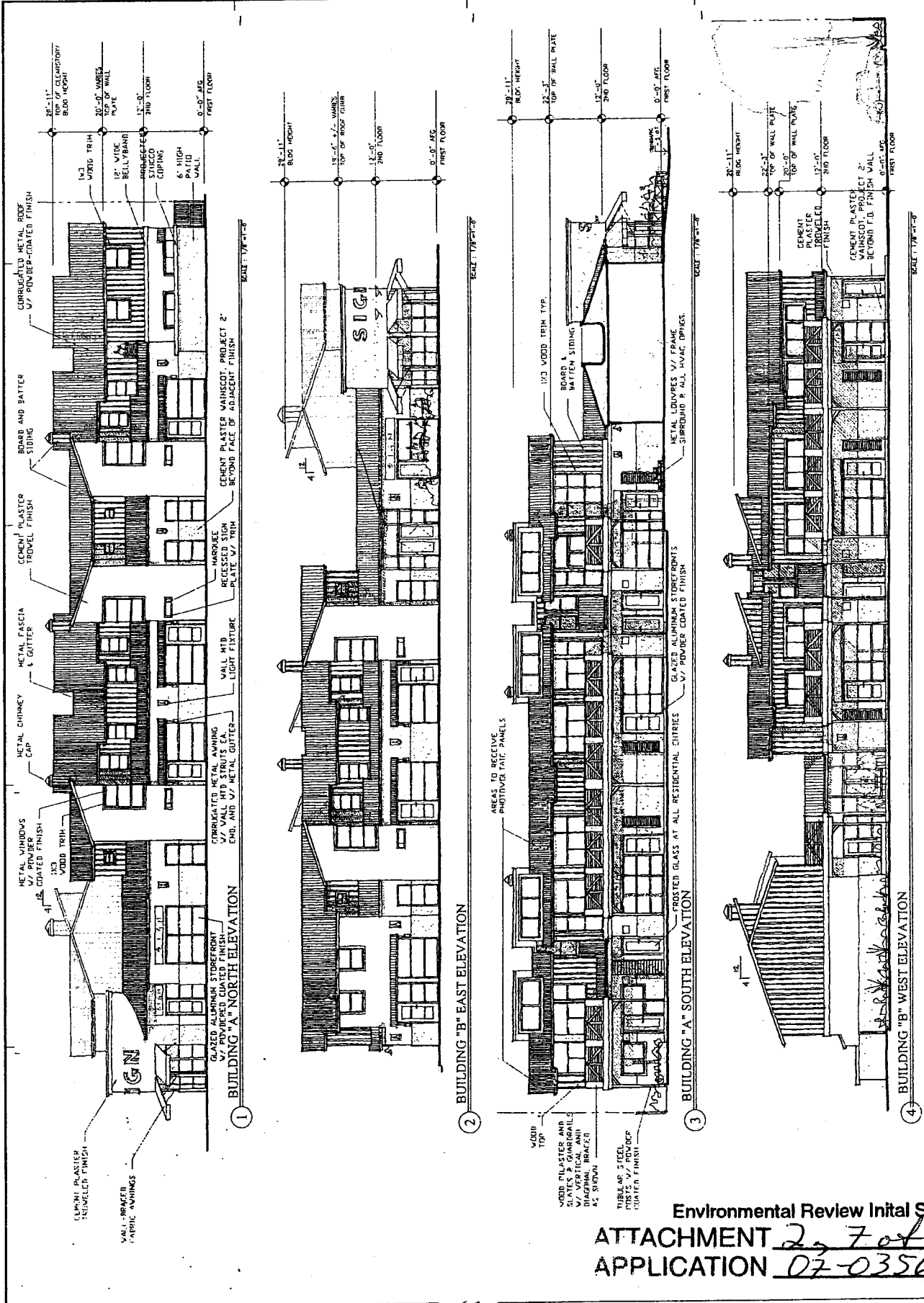
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CONTRACT NO. 1771-07

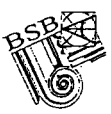
MIXED-USE DEVELOPMENT
 17TH AND BROMER ST.
 SANTA CRUZ, CALIFORNIA
 APN: 026-311-130
 BUILDING ELEVATIONS

DATE: JANUARY 2008
 DRAWN BY: AS NOTED
 CHECKED BY: J. J. JAMES
 SCALE: 1/8" = 1'-0"

A4



Environmental Review Initial Study
 ATTACHMENT 2, Feb 14
 APPLICATION 07-0356



BARBY INGENIERIA INC.
 1775 North Park Street
 San Jose, CA 95112
 Tel: (408) 268-1111
 Fax: (408) 268-1112

Consultant

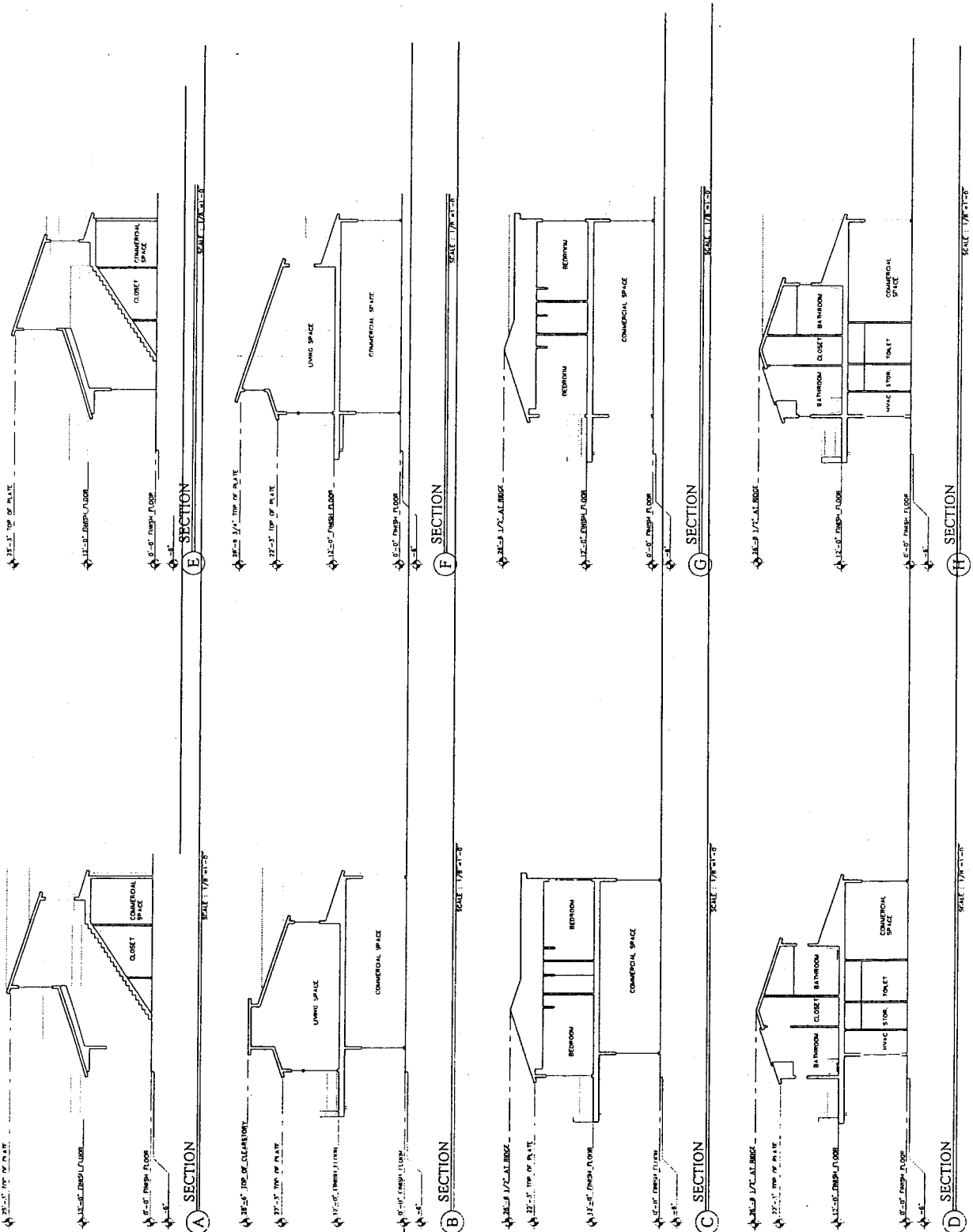
Architect

COMPILED BY: JMD
 PLANNING: BARBARA HARRIS

MIXED-USE DEVELOPMENT
 17TH AND BROMMER ST.
 SANTA CRUZ, CALIFORNIA
 APN: 026-311-330
 BUILDING SECTIONS

Date: JANUARY 2008
 Drawing: AS NOTED
 Drawn by: JMD
 Check by: JMD
 Scale: 1/8" = 1'-0"

A5



Environmental Review Initial Study
 ATTACHMENT 2, 8 of 14
 APPLICATION 02-0356



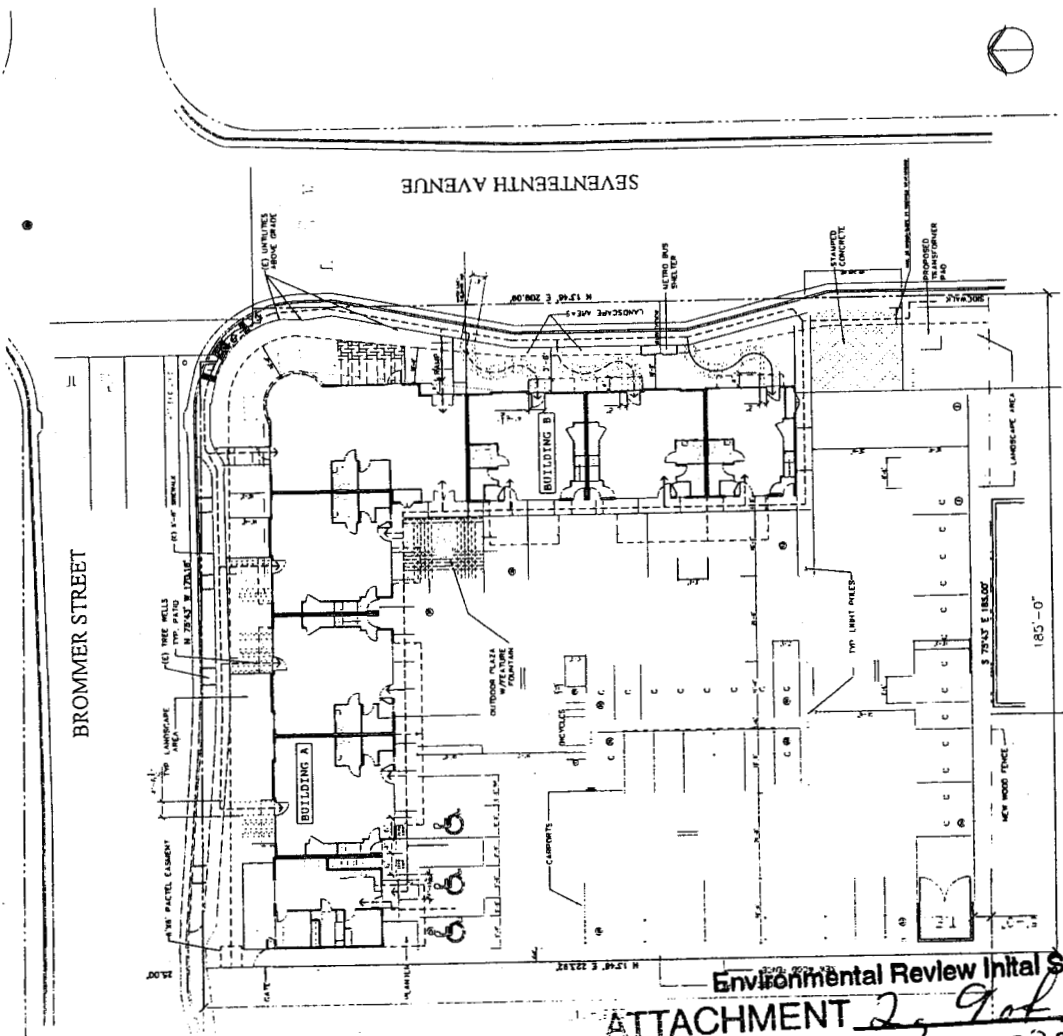
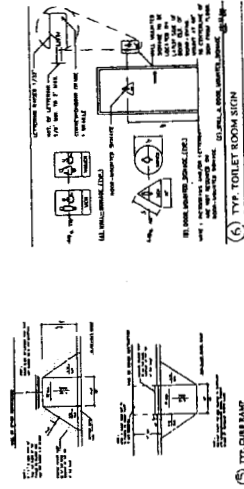
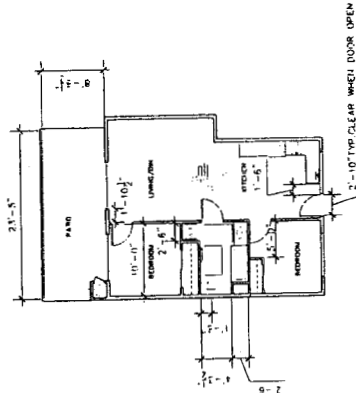
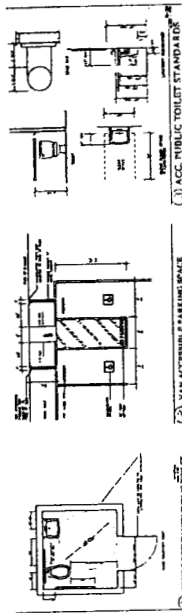
BARNEY SHERIDAN ARCHITECTS
 777 North First Street
 San Jose, CA 95113
 Tel: (408) 281-0744
 Fax: (408) 281-1771

Copyright © 2003
 Barney Sheridan Architects

MIXED-USE DEVELOPMENT
 17TH AND BROMMER ST.
 SANTA CRUZ, CALIFORNIA
 APN: 026-311-330
 ACCESSIBILITY PLAN

Date: JANUARY 2008
 Title: AS NOTED
 Drawn by: JWS
 App'd by: JWS
 Scale: 1/8" = 1'-0"

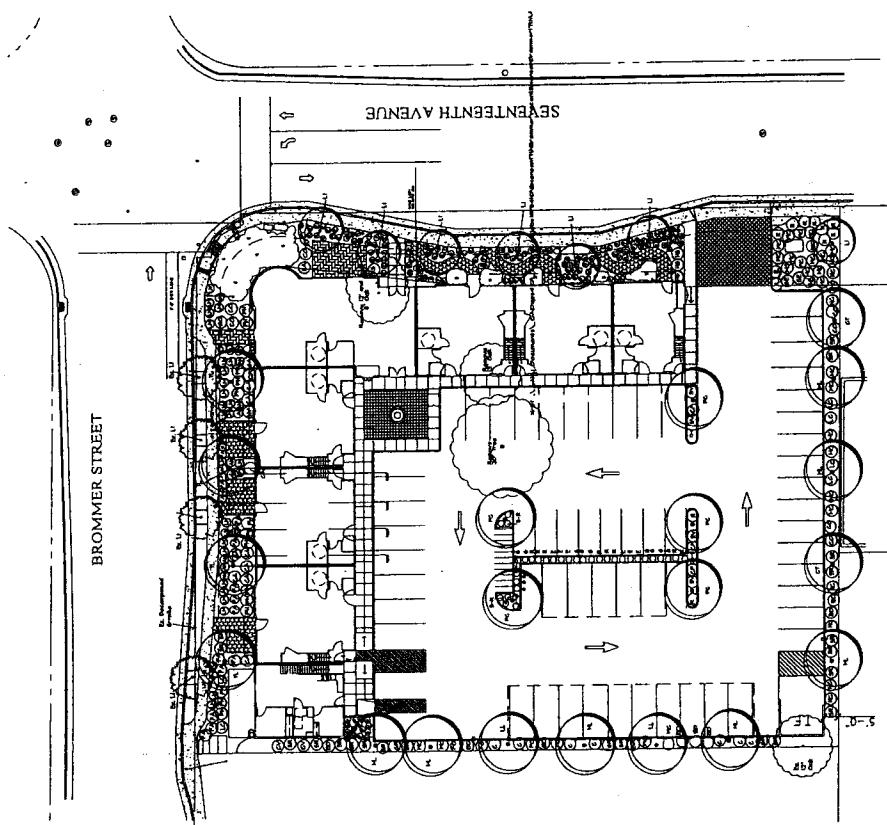
A6



INDICATES ACCESSIBLE ROUTE

PRELIMINARY ACCESSIBILITY PLAN

Environmental Review Initial Study
 ATTACHMENT 2, 9 of 14
 APPLICATION 07-0356



Planting Plan

PLAN CHECK SUBMITTAL: JAN. 2008

Plant Legend

[illegible]

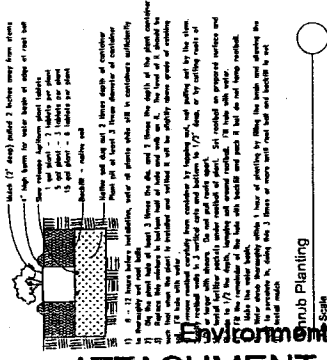
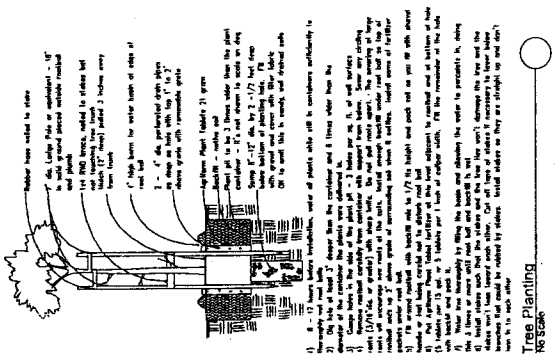
Landscape Notes

[illegible]

Irrigation Concept Notes

Irrigation Concept Notes

is an automatically timed irrigation system with both drip and spray components. The system will meet the requirements of the Santa Cruz Water Dept. and Santa Cruz County. Irrigation water use estimates and schedules will be included. These irrigation plans will be done in the construction drawing phase.



ATTACHMENT 2, 10 of 1
APPLICATION 07-0356

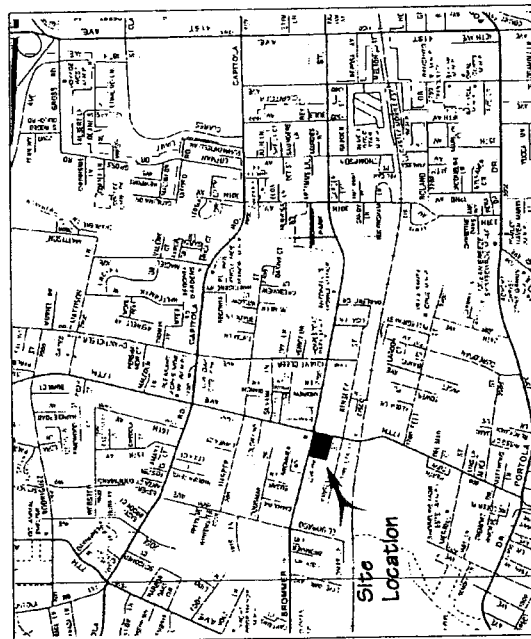
EXHIBIT D

NOT FOR CONSTRUCTION
PRELIMINARY

GENERAL NOTES

1	P1	Legend
2 <td>P2 <td>General Location Map</td> </td>	P2 <td>General Location Map</td>	General Location Map
3 <td>P3 <td>Tentative Map</td> </td>	P3 <td>Tentative Map</td>	Tentative Map
4 <td>P4 <td>Grading, Drainage & Erosion Control Site Cross Sections Typical Street Sections</td> </td>	P4 <td>Grading, Drainage & Erosion Control Site Cross Sections Typical Street Sections</td>	Grading, Drainage & Erosion Control Site Cross Sections Typical Street Sections

⊗	Water Valve
W	Water Meter
P	Power Pole
FH	Fire Hydrant
TV	Cable Television
PCE	Cable Gas & Electric
TEL	Telephone
SMSM	Sanitary Sewer Manhole
SS	Sanitary Sewer Line
TG	Top of Gate
TN	Invert
TBM	Temporary Bench Mark
LT / RT.	Existing Tree
R/W	Left/Right Right-of-Way Line
HP	High Point
Elev	Right-of-Way Elevation
Sta.	Station
BVC	Begin Vertical Curve
EVC	End Vertical Curve
WC	Point of Vertical Intersection
MC	Average Centerline Grade
LF	Linear Feet
RCP	Reinforced Concrete Pipe
GB	Grade Break
FL	Flowline
EMST.	Existing
ED	Edge of Pavement
ONC.	Centerline
CL	Centerline



TRACT NO. 1542
TENTATIVE MAP
PRELIMINARY IMPROVEMENT PLANS
MIXED-USE DEVELOPMENT

PREPARED AT THE REQUEST OF
Green Valley Corp. & Barry Swenson Builder
LOCATED AT
APN 026-311-33
County of Santa Cruz, California

Page 1 of 1

CELSOC

UNAUTHORIZED CHANGES & USES: The engine or propeller
may please will not be responsible for, or liable for,
any change of the above. All changes to the above must be

CALSOC

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

TABLE



1007 Ocean Street, Suite 1
Santa Cruz, CA 95060
Phone 432-6817
FAX 432-6824

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

DATE: 02/01/94
BY: JLD
FILE: 02-00000001

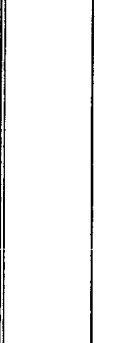
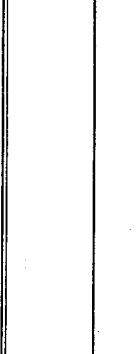
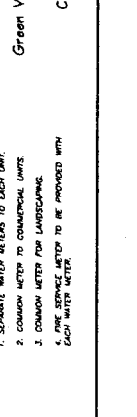
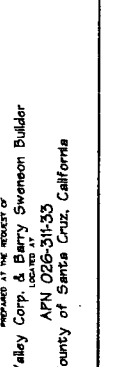
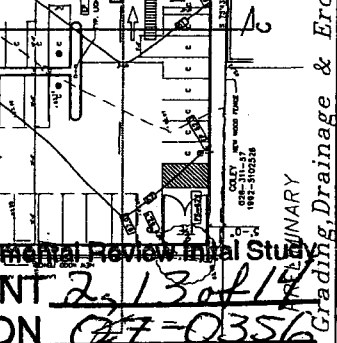
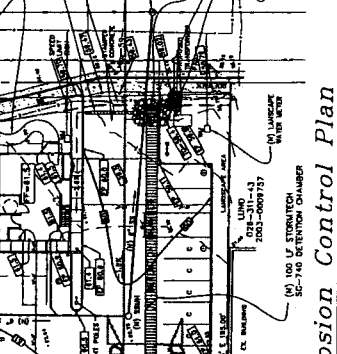
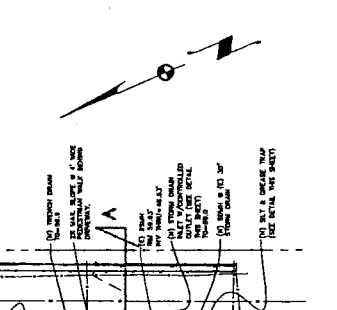
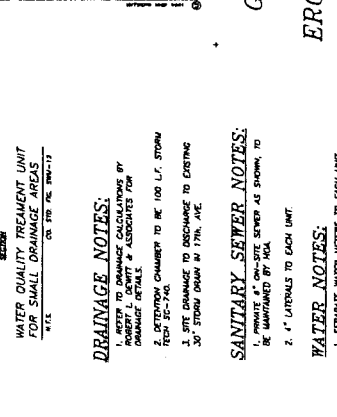
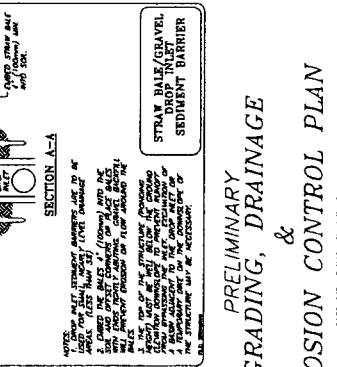
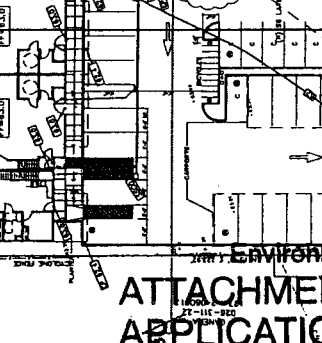
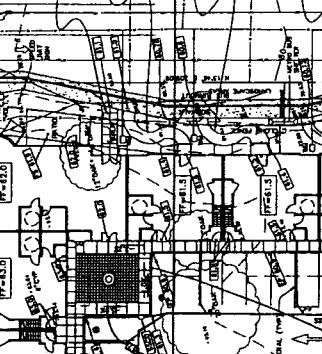
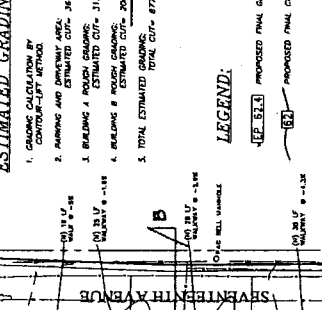
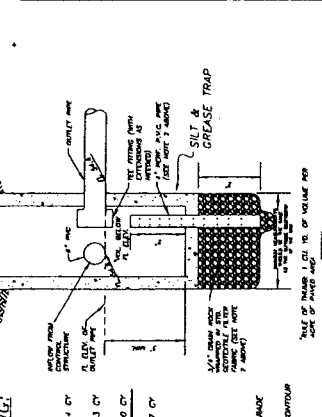
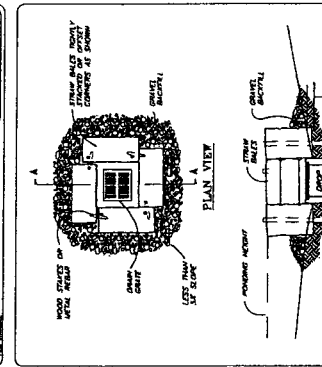
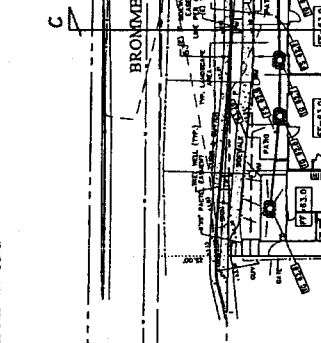
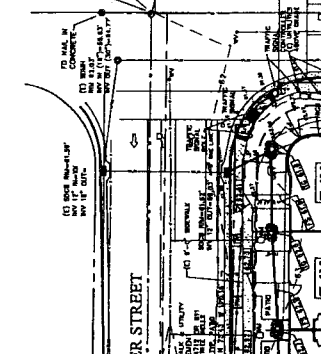
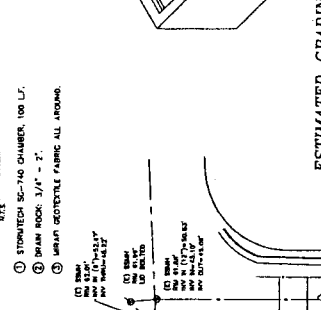
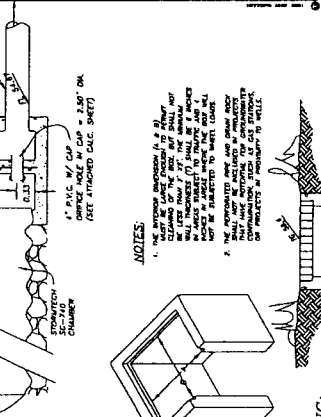
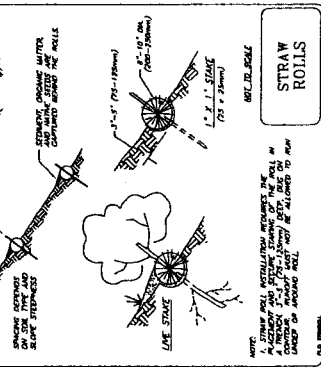
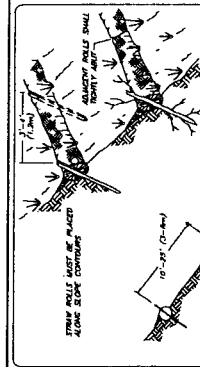
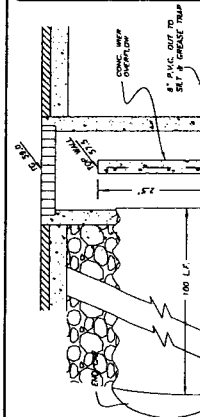
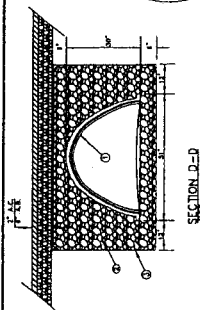
PROJECT: 02-00000001
SHEET: 1 OF 4

- - 66 -

EROSION CONTROL NOTES

1. DURING CONSTRUCTION, NO TURFING SITE WATER SHALL BE USED TO PREVENT EROSION. FILLER BEDS, OR ANY BEDS MAY BE USED TO PREVENT SUCH EROSION.
2. CONTRACTOR SHALL NOTIFY THE COUNTY OF SANTA CRUZ AT LEAST 14 DAYS BEFORE ANY EROSION CONTROL MEASURES ARE BEGUN.
3. ANY EROSION CONTROL MEASURES SHALL BE DESIGNED BY THE COUNTY OF SANTA CRUZ AND SHALL BE APPROVED BY THE COUNTY ENGINEER. THERE IS AN ASSIGNED EROSION CONTROL DESIGNER AND AN EROSION CONTROL DESIGNER SHALL BE SEVERED, MAINTAINED, OR OTHERWISE PROTECTED BY OCTOBER 15.
4. CONTRACTOR SHALL INSTALL PERMANENT EROSION CONTROL SYSTEM AND STRAW BALE EROSION CONTROL MEASURES PRIOR TO OCTOBER 15.
5. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.

6. DURING CONSTRUCTION, NO TURFING SITE WATER SHALL BE USED TO PREVENT EROSION. FILLER BEDS, OR ANY BEDS MAY BE USED TO PREVENT SUCH EROSION.
7. CONTRACTOR SHALL NOTIFY THE COUNTY OF SANTA CRUZ AT LEAST 14 DAYS BEFORE ANY EROSION CONTROL MEASURES ARE BEGUN.
8. ANY EROSION CONTROL MEASURES SHALL BE DESIGNED BY THE COUNTY OF SANTA CRUZ AND SHALL BE APPROVED BY THE COUNTY ENGINEER. THERE IS AN ASSIGNED EROSION CONTROL DESIGNER AND AN EROSION CONTROL DESIGNER SHALL BE SEVERED, MAINTAINED, OR OTHERWISE PROTECTED BY OCTOBER 15.
9. CONTRACTOR SHALL INSTALL PERMANENT EROSION CONTROL SYSTEM AND STRAW BALE EROSION CONTROL MEASURES PRIOR TO OCTOBER 15.
10. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.



C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Larry Kasparowitz
Application No.: 07-0356
APN: 026-311-33

Date: March 19, 2008
Time: 08:56:44
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 6, 2007 BY CAROLYN I BANTI =====

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

1. The original soils report (Steven Raas & Assoc. Inc., 98107-SZ68-G34, 8/17/98) was accepted under application #98-0671. The update to the geotechnical investigation report (Pacific Crest Eng. Inc., July 5, 2007) is accepted. Please see letter dated 8/6/07.
2. Prior to the discretionary application being deemed complete, a geotechnical plan review letter shall be submitted to Environmental Planning. The author of the geotechnical investigation report update will write the plan review letter. The letter shall reference the most recent plan set, including the revised grading, drainage and erosion control plan (Revision Date 7/16/07), and shall state that the plans conform to the report and update letter recommendations. ===== UPDATED ON AUGUST 6, 2007 BY ANTONELLA GENTILE ===== Additional Environmental Planning completeness comments:
3. Please submit an arborist's report that states the health of the existing trees and makes recommendations for their protection. If possible, all healthy existing trees should be retained. ===== UPDATED ON FEBRUARY 25, 2008 BY ANTONELLA GENTILE =====
1. Plan review letter from Pacific Crest Engineering dated 1/24/08 accepted. If significant changes are made to the plans, a new plan review letter will be required.
2. Revise the arborist's report to include a location map of all trees surveyed.

Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 6, 2007 BY CAROLYN I BANTI =====

Environmental Planning compliance comments: 1. County Code section 13.11.075 states that mature trees over six inches diameter at five feet above the ground be incorporated into the site and landscape design.

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

1. All comments noted in the conditions of approval must be shown on subsequent building permit and/or improvement plans as appropriate.
2. A plan review letter from the soils engineer will be required to be submitted with the improvement plans as well as the building permit plans. The plan review letter must state that the respective plans are in conformance with the geotechnical recommendations.
3. Please show the lateral extents of overexcavation and recompaction in the northern portion of the property as recommended in the geotechnical investigation report and update letter. Please note that recommendations include overexcavation and recompaction beneath the entire footprint of Building B as well as Building A.

Environmental Review Initial Study

ATTACHMENT 3, Lot 7
APPLICATION 07-0356

EXHIBIT D

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
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4. Please show depth of overexcavation and recompaction on the footing details and structural cross sections.
5. Revise grading quantities to include those generated by overexcavation and recompaction. Please list these quantities as a separate grading line item.
6. Please provide building pad elevations on plans.
7. Please include a note designating the destination of off-hauled material.
8. The erosion control plan submitted with the building permit application should be revised to include a rocked construction access to limit tracking of dirt offsite.
===== UPDATED ON AUGUST 6, 2007 BY ANTONELLA GENTILE ===== Additional misc. comments from Environmental Planning:
9. Show tree protection fencing and details for all trees to be retained. =====
UPDATED ON FEBRUARY 25, 2008 BY ANTONELLA GENTILE =====
Condition of Approval: All oaks to be removed as part of this project shall be replaced on a 2 to 1 basis.

Housing Completeness Comments

===== REVIEW ON AUGUST 1, 2007 BY TOM POHLE =====
Based on the understanding that the project will provide 8 new residential units, the project will have an affordable housing obligation (AHO) of 1.2 units. Staff recommends one affordable unit be designated on the plans and a fee be collected for the remaining .2 fractional AHO. At present, the plans do not designate an affordable unit. Additionally, demolition of existing buildings, if any, should be clearly described including their current use.

===== UPDATED ON AUGUST 1, 2007 BY TOM POHLE =====

Housing Miscellaneous Comments

===== REVIEW ON AUGUST 1, 2007 BY TOM POHLE =====
none

Dpw Drainage Completeness Comments

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

===== REVIEW ON JULY 31, 2007 BY ALYSON B TOM ===== Application with civil plans dated July 12 2007 and drainage calculations dated July 9, 2007 by Robert L. DeWitt and Associates has been received. Please address the following:

- 1) The drainage plan should clearly label proposed surfacing material for all areas.

Environmental Review Initial Study

ATTACHMENT 3.2 of 7
APPLICATION 07-0356

EXHIBIT D

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 07-0356
APN: 026-311-33

Date: March 19, 2008
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- 2) The drainage plan should describe how runoff from the proposed roof and paved areas will enter the proposed detention facility. Will roof runoff be routed to the pervious parking area? Will a subdrain system be needed to route runoff from the parking and driveway areas into the detention system?
- 3) It appears that runoff from the frontage portions along Brommer Street will bypass the proposed detention system. Clarify how roof areas will drain in this area and account for this bypass in the detention design.
- 4) Only the volume above the outlet orifice should be accounted for as detention volume provided.
- 5) Page 3 of the drainage calculations submitted appears to be outdated based on the information submitted on sheet 6 and in the plans. Please remove confusing/outdated material. Why does the C factor decrease from the undeveloped site ($C = .25$) to the developed landscaped areas ($C = 0.2$)? A 15 minute time of concentration for the pre development site is required per the County Design Criteria.
===== UPDATED ON AUGUST 13, 2007 BY ALYSON B TOM ===== Application with revised sheet P3 dated 7/16/07 has been received. All previous comments are still outstanding.
===== UPDATED ON FEBRUARY 2, 2008 BY LOUISE B DION =====
Application with revised sheet P3 dated 1/11/08 has been received. All previous comments are still outstanding as revised drainage calculations have not been received.

Please note that per GPP #7.23.1 - New Development projects are required to maintain predevelopment rates where feasible. Mitigating measures should be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include limiting impervious areas, using pervious or semi-pervious pavements, runoff surface spreading, discharging runoff from impervious areas into landscaping, retention facilities, etc. Please show proposed mitigations on the plans and account for the affects in stormwater calculations.

Does this site currently receive any runoff from offsite? If so, show the offsite areas draining to the site and describe how this runoff will be accommodated in the final site plan.

Additionally show how overall flow from proposed drainage system will be handled until it reaches a safe point of release such as an adequate drainage system or a water course. Provide downstream impactassessment identifying capacity restrictions in existing drainage facilities receiving site runoff and identify the water body receiving the flow.

===== UPDATED ON FEBRUARY 2, 2008 BY LOUISE B DION =====

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JULY 31, 2007 BY ALYSON B TOM ===== The following are compliance and/or permit conditions/additional information required for this applica-

Environmental Review Initial Study

ATTACHMENT 3.3 of 7
APPLICATION 07-0356

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 07-0356
APN: 026-311-33

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tion.

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

2) An encroachment permit is required for work in the County road right of way.

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

4) Public Works staff will inspect for the installation of the drainage related items. Once all other reviewing agencies have approved of the building permit plans please submit a copy of signed reproducible civil plans with the DPW signature block on the first sheet along with the engineer-s estimate for the construction of the drainage items (there is a 2% inspection fee). These plans will be routed through DPW for signature (expect 1- 2 weeks for routing time).

5) Zone 5 fees will be assessed on the net increase in impervious area due to the project. Semi pervious areas will be charged at 50 percent rate.

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

===== UPDATED ON JULY 31, 2007 BY ALYSON B TOM =====

===== UPDATED ON FEBRUARY 2, 2008 BY LOUISE B DION =====

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JULY 27, 2007 BY DEBBIE F LOCATELLI =====

An encroachment permit shall be required for any work located within the County right-of-way. Landscaping installed within the County right-of-way shall be maintained on a year-round basis to prevent site obstructions for motorists and to prevent hazardous conditions for pedestrians. Driveways and sidewalks shall conform to the County of Santa Cruz Design Criteria. ===== UPDATED ON JANUARY 31, 2008 BY DEBBIE F LOCATELLI =====

Please include the landscaping requirement and requirement for an encroachment permit (as stated above) to the discretionary permit conditions.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JULY 27, 2007 BY DEBBIE F LOCATELLI =====

No comment.

===== UPDATED ON JANUARY 31, 2008 BY DEBBIE F LOCATELLI =====

No further comments.

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 1, 2007 BY RODOLFO N RIVAS =====

1) A Traffic Impact Study is required for this project. Please have the responsible

Environmental Review Initial Study

ATTACHMENT 3, 4 & 7
APPLICATION 07-0356

EXHIBIT D

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 07-0356
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engineering consulting firm contact Road Engineering staff to discuss scope of work for the study. Once the Traffic Impact Study is complete, Road Engineering will provide additional comments regarding transportation issues and mitigating measures identified in the study.

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

----- 3) A concrete pad and Metro bus shelter are recommended. Please contact Santa Cruz Metro for requirements. This shall require an additional Right of Way dedication.

----- 4) Provide cross sections, details, or spot elevations on 17th Avenue from back of sidewalk to doors serving commercial facilities to demonstrate compliance with ADA standards.

----- 5) Clearly show ramps and railings.

----- 6) We do not recommend diagonal parking near the driveway entrance. This scenario may encourage motorist to attempt to access these parking spaces from both directions (east/west) on a one-way circulation driveway. Perpendicular parking spaces may be accommodated by relocating the bike racks at the end of the parking aisles.

----- 7) Relocate bicycle parking away from motor vehicle traffic.

----- 8) We do not recommend the location of the ADA parking spaces shown on parcel-s south east corner. These spaces required crossing the parking aisle at the entrance which could pose a traffic safety concern.

----- 9) Residential parking and commercial parking should be clearly identified. Each type of parking is recommended to be separated to avoid conflict between residents and commercial patrons.

----- 10) Indicate removal or relocation of the existing fence located on the west side of property.

----- The County of Santa Cruz Design Criteria is available online at: <http://www.dpw.co.santa-cruz.ca.us>

----- If you have any questions contact Rodolfo Rivas at 831-454-2808. ===== UPDATED ON AUGUST 7, 2007 BY RODOLFO N RIVAS =====

8/7/06 Additional comment: 11) Convert Easements for sidewalks to Right of Way dedications and include any new transit facilities in the Right of Way. =====
UPDATED ON FEBRUARY 14, 2008 BY RODOLFO N RIVAS =====

1) A Traffic Impact Study is required for this project. Please have the responsible engineering consulting firm contact Road Engineering staff to discuss scope of work for the study. Once the Traffic Impact Study is complete, Road Engineering will provide additional comments regarding transportation issues and mitigating measures

Environmental Review Initial Study
ATTACHMENT 3, 5 and 7
APPLICATION 07-0356

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 07-0356
APN: 026-311-33

Date: March 19, 2008
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identified in the study.

----- 2) Convert Easements
for sidewalks to Right of Way dedications and include any new transit facilities in
the Right of Way. -----

----- 3) The project
Driveway needs to include a driveway ADA wrap around as per County Design Criteria.

----- 4) Please show
dimensions of concrete bus pad (as required by Metro agency).

----- 5) Remove/relocate
fence from area to be dedicated for Right of Way on 17th Avenue.

----- 6) Parking elements
such as layout, circulation, parking supply/demand, etc. will be reviewed by the
Planning Department. ===== UPDATED ON FEBRUARY 28, 2008 BY RODOLFO N RIVAS
=====

Applicant submitted a Trip Generation / Traffic Study Report prepared by Higgins As-
sociates, dated October 31, 2007. The report has been reviewed and is acceptable.
The report indicates that the project will consist of 5,880 sq. ft. of General Of-
fice Building, 1,960 sq. ft. of Special Retail, and 8 Residential Condo Units. This
use is consistent with expected Planning Department's conditions of use for this
project. The report showed that vehicular trip-ends at peak hour will not exceed the
20 trip ends threshold to require a comprehensive analysis. The project will be sub-
ject to Live Oak Transportation Improvement Area (TIA) fees at a rate of \$472 per
trip end (\$236 for roadside improvement fees + \$236 for transportation improvement
fees) generated by the proposed use. The proposed mixed-use development (commercial
and residential) will generate 198 trip ends per the Higgins report. The total TIA
fee is calculated to be \$93,456 (198 trip ends X \$472/trip end = \$93,456), and is to
be split evenly between transportation improvement fees (\$46,728) and roadside im-
provement fees (\$46,728). ===== UPDATED ON FEBRUARY 28, 2008 BY RODOLFO N RIVAS
=====

Except for comment #1 all other comments dated February 14, 2008 still apply.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 1, 2007 BY RODOLFO N RIVAS =====
===== UPDATED ON AUGUST 7, 2007 BY RODOLFO N RIVAS =====
===== UPDATED ON FEBRUARY 14, 2008 BY RODOLFO N RIVAS =====
NO COMMENT
===== UPDATED ON FEBRUARY 28, 2008 BY RODOLFO N RIVAS =====
NO COMMENT

Dpw Sanitation Completeness Comments

===== REVIEW ON AUGUST 6, 2007 BY BEATRIZ - BARRANCO =====
Sewer service is currently available.

Dpw Sanitation Miscellaneous Comments

Environmental Review Initial Study
ATTACHMENT 3, 6, & 7
APPLICATION 07-0356

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 07-0356
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===== REVIEW ON AUGUST 6, 2007 BY BEATRIZ - BARRANCO =====

Sewer service is available for the subject development upon completion of an approved preliminary sewer design submitted as part of a tentative map, development or other discretionary permit approval process. Please note that this notice does not reserve sewer service availability. Only upon completion of an approved preliminary sewer design submitted as part of a tentative map, development or other discretionary permit approval process shall the District reserve sewer service availability.

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

The minimum lateral slope shall be 2 percent unless a District variance is given.

A manhole is required at every change in direction or slope of the collector. Show location of cleanouts near buildings.

For new commercial developments, an industrial waste sampling manhole shall be constructed, either on- or off- site, as part of the sewer system if any building will be used for industrial purposes.

Show slope of sewer main, size and class of pipe, manhole rim and invert elevations (based on County datum)

Show location of existing laterals that are to be abandoned.

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

Environmental Review Initial Study
ATTACHMENT 3.7 of 7
APPLICATION 07-0356

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DRAINAGE CALCULATIONS

for the

MIXED USE DEVELOPMENT PROJECT 17TH AND BROMMER ST.

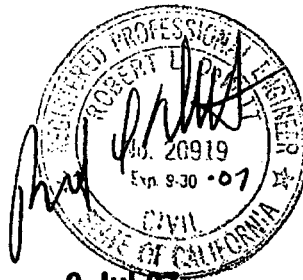
Located at:
17th Avenue and Brommer Street
Santa Cruz, CA

A.P.N. 026-311-33

Prepared at the request of

Green Valley Corp. / Barry Swenson Builder
777 North First Street
San Jose, CA 95112

Prepared by:
Robert L. DeWitt, P.E.



9-Jul-07
R07068

Environmental Review Initial Study
ATTACHMENT 4 of 9
APPLICATION 07-0356

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SITE ANALYSIS

From Architect's plan sheet A1:

Impervious Areas:

C = 0.90

Blk A: (footprint)

6,117 sq ft

Blk B: (")

2,393 sq ft

Trash enc. 16' x 22'

432 sq ft

Stamped conc. @ parking

723 sq ft

entry: 20' x 20'

carport roofs

2,232 sq ft

82 x 18 + 42 x 18

12,407 sq ft

Semi-Permeable Areas:

C = 0.60

Walkways (paved, curbs)

2,302 sq ft

Pavement (paved): 145 + 137

699 sq ft

+ 144 + 273 =

Parking paving: 19,709

Less carports < 2,232 > = 17,477 sq ft

20,478 sq ft

Permeable Areas:

C = 0.20

Landscaping Areas:

Side & rear: 2,389 sq ft

Front: 268 + 439 + 50

+ 408 =

1,165 sq ft

17th Front: 621 + 95 + 110

+ 216 =

1,042 sq ft

4,596 sq ft

Total

37,481 sq ft

Composite Runoff Factor:

$$C = \frac{0.90(12,407) + 0.60(20,478) + 0.20(4,596)}{37,481}$$

37,481

$$C = 0.65$$

Environmental Review Initial Study

ATTACHMENT

4, 2/9

APPLICATION

07-0356

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Pre-Development Runoff Calculation:

$$Q = C i A \quad (\text{Rational Formula})$$

where: $C = 0.25$ (currently undeveloped)

$$P_{60} = 1.45 \quad (\text{Fig SWM-2})$$

for $t_c = 10$ min. (minimum), $L_p = 2.1$ in/hr. (Fig SWM-3)

$$A = 37,237 \text{ ft}^2 \quad (\text{Architect's Site Plan A.1})$$

$$A = \frac{37,237}{43,560} = 0.85 \text{ Ac.}$$

$$Q_{10} = C i A = 0.25 \times 2.1 \times 0.85 = 0.45 \text{ cfs}$$

NOTE: Use $Q_{pre} = 0.38$ cfs per Co. Calc. Spread Sheet SWM-17

Post-Development Runoff:

$$C_{post} = 0.65 \quad (\text{see Site Analysis sheet})$$

$$Q_{10} = C i A = 0.65 \times 2.1 \times 0.85 = \underline{1.16 \text{ cfs}}$$

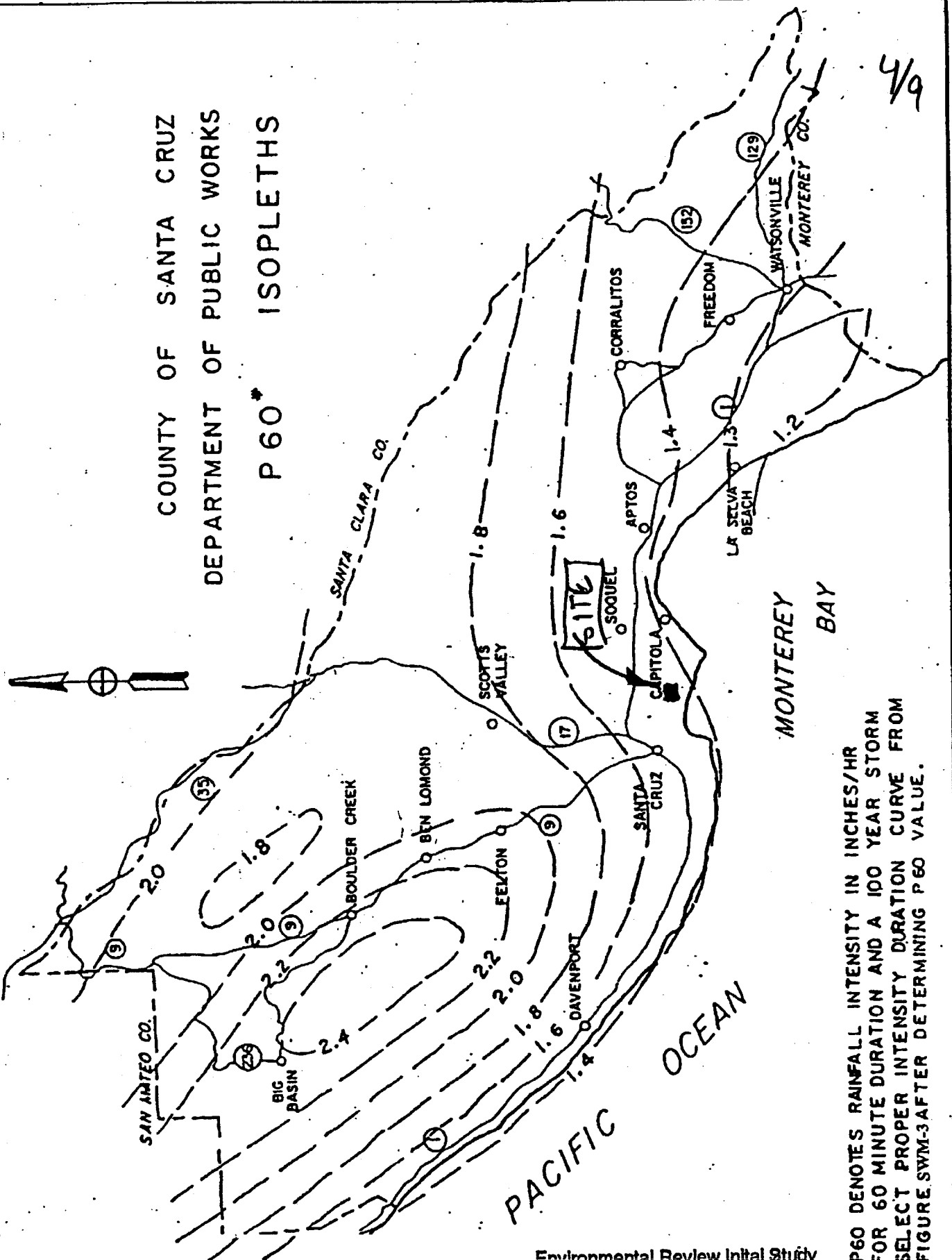
Detention Calculation (Co. of SC spreadsheet SWM-17)

$$\text{Detention Reqmt} = \underline{793 \text{ cu. ft.}}$$

$$\text{Release Rate} = \underline{0.38 \text{ cfs}}$$

Use 65 L.F. 24" ϕ PVC: \leftarrow

$$Vol = 65 \times \pi (2)^2 = 816 \text{ ft}^3 > 793 \text{ cu. ft.}$$



COUNTY OF SANTA CRUZ
DEPARTMENT OF PUBLIC WORKS
P 60* ISOPLETHS

#P60 DENOTES RAINFALL INTENSITY IN INCHES/HR
FOR 60 MINUTE DURATION AND A 100 YEAR STORM
SELECT PROPER INTENSITY DURATION CURVE FROM
FIGURE SWM-3 AFTER DETERMINING P60 VALUE.

Environmental Review Initial Study

ATTACHMENT 4, 4a, 4b, 4c

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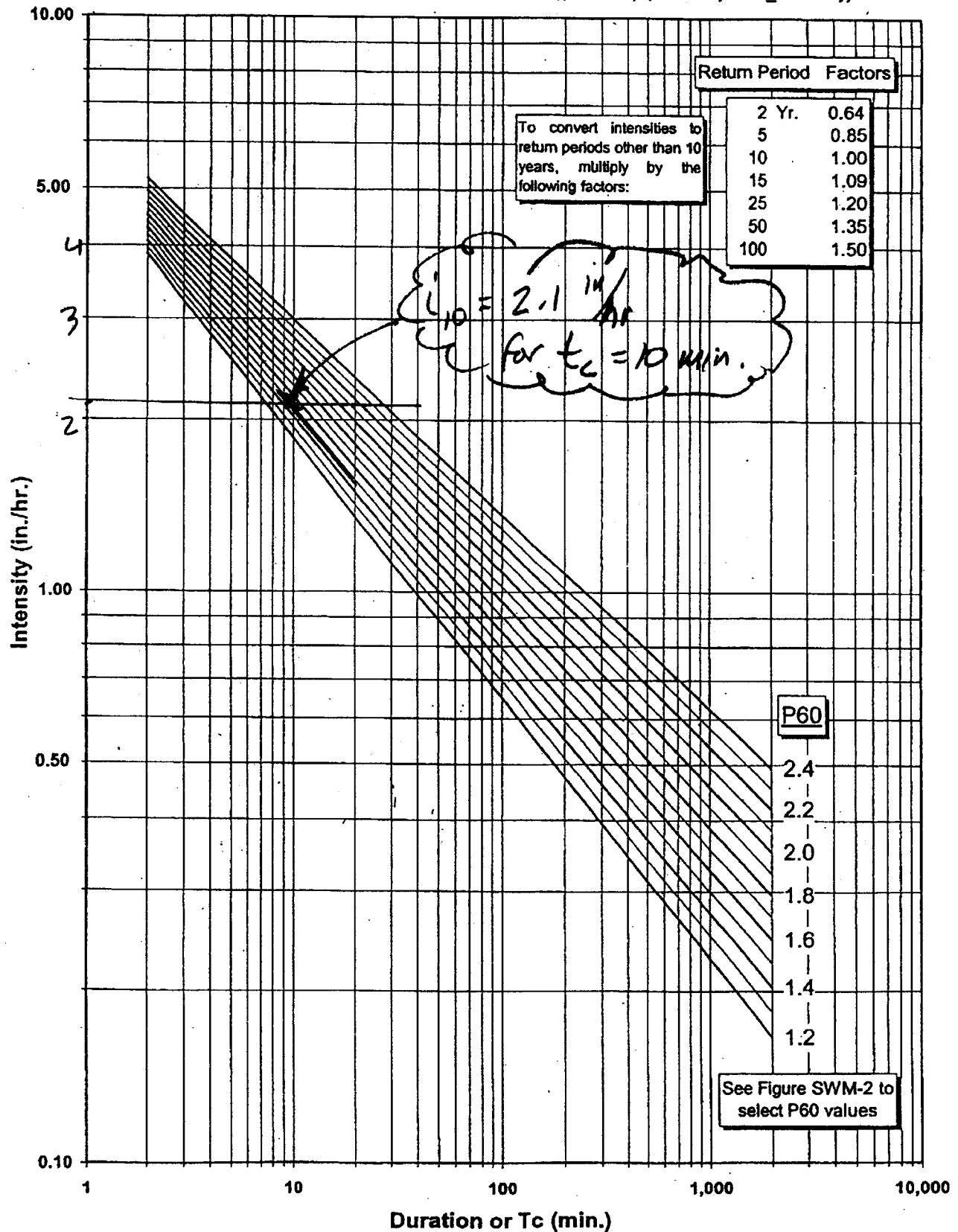
FIG. SWM-2

EXHIBIT D

Rainfall Intensity - Duration Curves

10 Yr. Return Period

$$((4.29112)^{(1.1952)^{P60_VALUE}})/(DURATION^{((0.60924)^{(0.78522)^{P60_VALUE}})})$$



Rev. 11-05

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Environmental Review Initial Study
ATTACHMENT 4.5 of 9
APPLICATION 07-0356

EXHIBIT D

6/9

RETENTION CALCULATION:

Using FIG SWM-17 spreadsheet (County of SC):

Per Site Analysis:

Impervious Areas = 12,407 sq'

Semi-Permeable Areas
20,478 sq'

Eqn. IMPERVIOUS AREAS:
 $x(0.90) = 20,478(0.60)$

$x = 13,652$ sq'

∴ Total Impervious Areas = 26,059 sq'

From SWM-17; $Q_{pre} = 0.26$ cfs

Detention Vol = 1,184 cu. ft.

See attached "STORM TECH" calculation
sheet.

R07060/7-3-07

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FIG SWM-17

PROJECT: Swenson Building @ 17th & Brommer - APN 026-331-33

Calc by: RLD

Date: 7/3/2007

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD

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

Site Location P60 Isoleth:	1.45	Fig. SWM-2 In County Design Criteria
Rational Coefficients Cpre:	0.25	See note # 2
Cpost:	0.90	See note # 2
Impervious Area:	26059 ft ²	See note # 2 and # 4

STRUCTURE DIMENSIONS FOR DETENTION

1184	ft ³ storage volume calculated			
100	% void space assumed			
1184	ft ³ excavated volume needed			
Structure Ratios	Length	Width*	Depth*	
	63.40	4.34	4.34	
Dimen. (ft)	63.40	18.2	18.2	

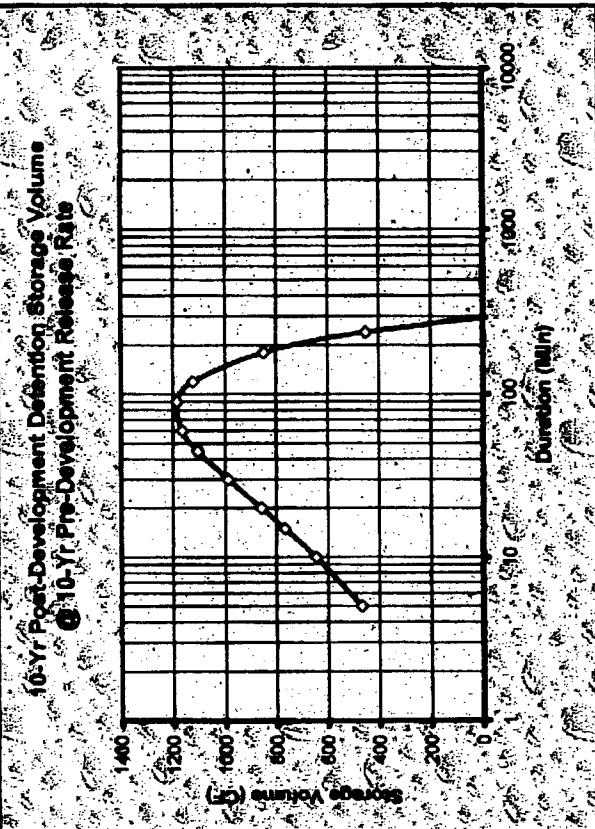
See attached
"storm tech" calculations

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

See attached stormtech calculations

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

10 - YEAR DESIGN STORM				DETENTION @ 15 MIN.	
Storm Duration (min)	10 - Year Intensity (in/hr)	10 - Yr. Release Qpre (cfs)	10 - Year Qpost (cfs)	Detention Rate To Storage (cfs)	Specified Storage Volume (cf)
1440	0.25	0.037	0.133	-0.129	-13936
1200	0.27	0.040	0.144	-0.118	-10638
960	0.29	0.044	0.158	-0.104	-7468
720	0.33	0.050	0.179	-0.083	-4477
480	0.39	0.059	0.213	-0.049	-1758
360	0.44	0.067	0.241	-0.021	-562
240	0.53	0.080	0.287	0.025	451
180	0.60	0.090	0.325	0.063	848
120	0.71	0.107	0.387	0.125	1121
90	0.81	0.122	0.438	0.175	1184
60	0.96	0.145	0.521	0.259	1163
45	1.09	0.164	0.589	0.327	1103
30	1.29	0.195	0.701	0.439	988
20	1.54	0.232	0.834	0.572	858
15	1.74	0.262	0.944	0.682	767
10	2.07	0.312	1.123	0.861	646
5	2.79	0.420	1.512	1.250	469



Notes & Limitations on Use:

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

ATTACHMENT APPLICATION

EXHIBIT D



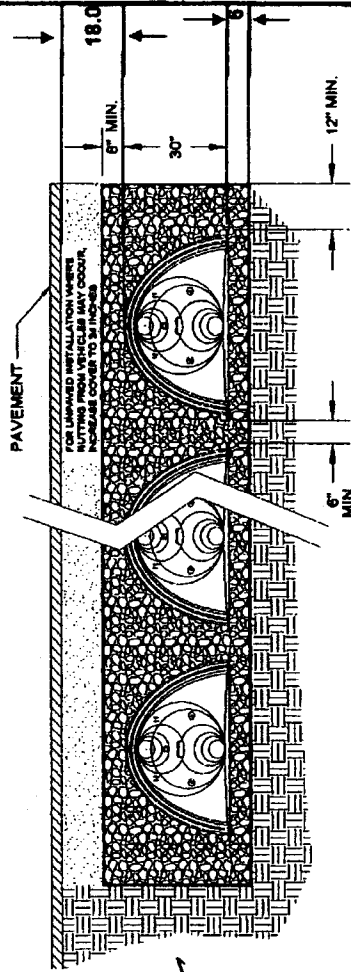
Project: 17th & Brommer APN 028-311-33
By: R. L. DeWitt & Assoc., Inc.

Job No. R07068

Date: 7/9/07

System Requirements

Required Storage Volume (Vs) Stormtech System	Vs	SC-740	CF	✓
Stone Foundation Depth		6"		✓
Storage Volume Per Chamber		74.9 CF	Inches	✓
Total Cover over Chamber				
Number of Chambers Required	C	16 Each		
Required Bed Size (S)	S	595 SF		
Tons of Stone Required (Tst)	Tst	87 Tons		
Volume of Excavation (Ex)	Ex	97 CY		
Area of Filter Fabric (F)	F	182 SY		
# of End Caps Required	Ec	Each - 2 EA		
Length of ISOLATOR ROW				
ISOLATOR FABRIC				



Width	5.95 FT	Length	5.95 FT
# of Chambers Long	0 EA	# of Chambers Long	14 EA
# of Rows	#DN/OI EA	# of Rows	1 EA
Actual Length	1.70 FT	Actual Length	101.33 FT
Actual Width	#DN/OI FT	Actual Width	5.25 FT

System Cost - CONCEPTUAL STAGES

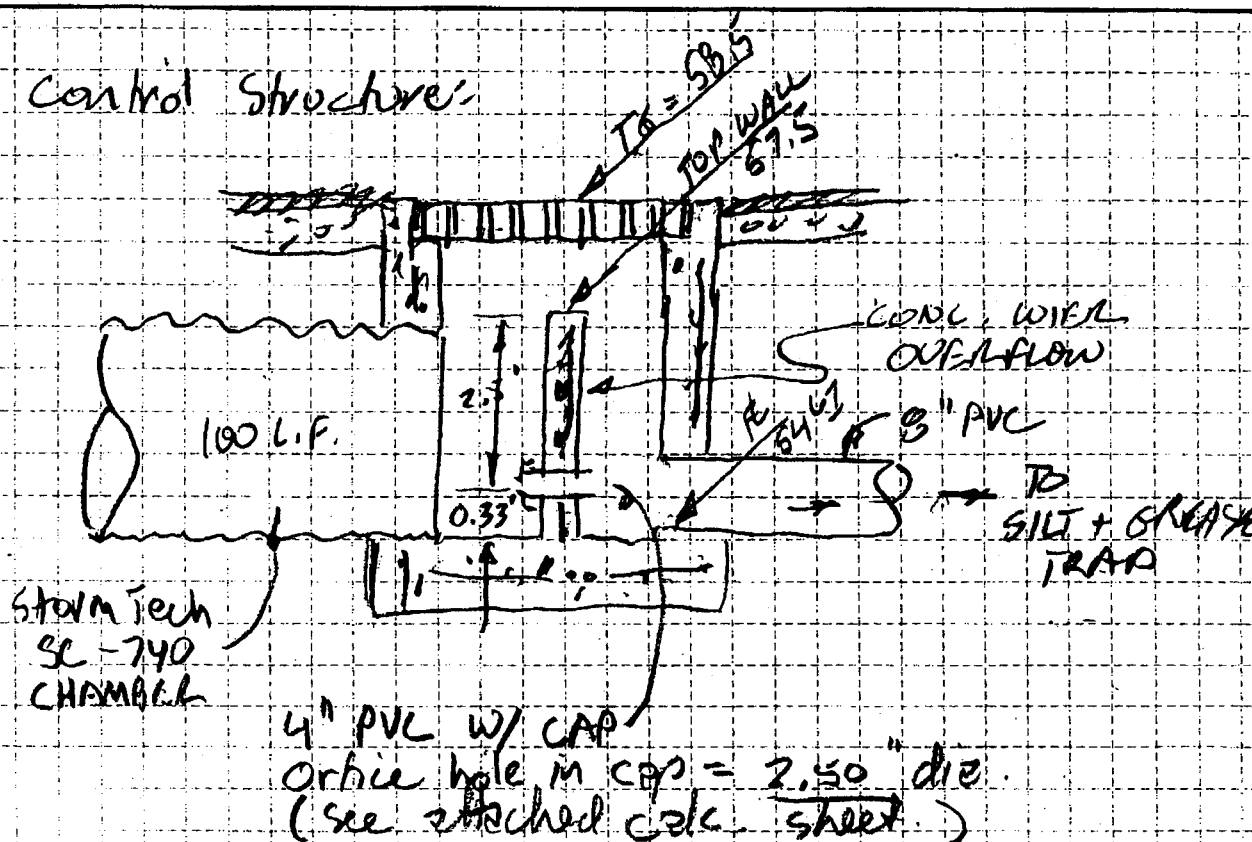
* PLEASE CALL STORMTECH @ 800-872-3000 FOR CONCEPTUAL COST ESTIMATES DUE TO GEOGRAPHICAL VARIABLES
* Call for Budgetary Estimate Costs for StormTech Systems.
* Many geographical variables can effect installed Costs and should be taken into account when estimating budgets.

Environmental Review Initial Study
ATTACHMENT 4, 8, 9
APPLICATION 07-0356

8/9

9/9

Control Structure



Orifice Calculator

Given Input Data:

Solving for	Area or Diameter
Flowrate	0.2600 cfs
Coefficient	0.6100
Headwater	2.5000 ft
Tailwater	0.1040 ft

Computed Results:

Diameter	2.5087 in	$\div 2 = 1.25 \text{ in} = 0.104 \text{ ft}$
Velocity	7.5743 fps	

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

January 24, 2008

Project No. 98107-SZ68-G34

Mr. Jon Lee
Barry Swenson Builder
5300 Soquel Avenue, Suite 103
Santa Cruz, CA 95062

Subject: **Geotechnical Review of Tentative Map and Preliminary Improvement Plans**
Proposed Mixed-Use Development
A.P.N. 026-311-330, 17th and Brommer Street
Santa Cruz County, CA

Reference: **Steven Raas & Associates, Inc.**
Geotechnical Investigation For 17th Avenue and Brommer Street, dated 8/17/1998

Pacific Crest Engineering, Inc.
Update to Geotechnical Investigation Report, dated 7/5/2007

Robert L. DeWitt & Associates, Inc.
Tentative Map and Preliminary Improvement Plans
Sheets P1 through P4 of 4 Sheets, dated 1/11/2008 (Issue Date 1/23/2008)

Dear Mr. Lee:

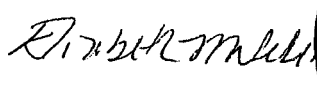
As requested, Pacific Crest Engineering, Inc. (PCEI) has reviewed the above referenced plan set. The plans were reviewed for conformance with the geotechnical investigation reports referenced above. Steven Raas & Associates merged with Pacific Crest Engineering Inc. in 2002; as requested PCEI will continue as Geotechnical Engineer of Record for this project.

Based upon our review of the referenced plan set, we find the preliminary plans to be in general conformance with our geotechnical recommendations. We request the opportunity to review the final grading, drainage and foundation plans when they have been completed.

If you have any questions, please do not hesitate to contact our office at 831-722-9446.

Very truly yours,

PACIFIC CREST ENGINEERING INC.


Elizabeth M. Mitchell, PE
Associate Geotechnical Engineer
GE 2718, Expires 12/31/08



Copies: 3 to Client
1 to Robert L. DeWitt & Associates

Environmental Review Initial Study
ATTACHMENT 5
APPLICATION 07-0356



WATER DEPARTMENT

809 Center Street, Room 102 Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

June 27, 2007

Barry Swenson Builder
Attention: Jesse Nickell
5300 Soquel Avenue #103
Santa Cruz CA 95062

Re: APN 026-311-33, 1155 17th Avenue, Santa Cruz
Proposed mixed use development of 8 residential units and 7 commercial spaces.

Dear Mr. Nickell:

This letter is to advise you that the subject parcel is located within the service area of the Santa Cruz Water Department and potable water is currently available for normal domestic use and fire protection. Service will be provided to the parcel upon payment of the fees and charges in effect at the time of service application and upon completion of the installation, at developer expense, of any water mains, service connections, fire hydrants and other facilities required for the development under the rules and regulations of the Santa Cruz Water Department. The development will also be subject to the City's Landscape Water Conservation requirements.

At the present time:

the required water system improvements are not complete; and
financial arrangements have not been made to the satisfaction of the City to guarantee payment of all unpaid claims.

This letter will remain in effect for a period of two years from the above date. It should be noted, however, that the City Council may elect to declare a moratorium on new service connections due to drought conditions or other water emergency. Such a declaration would supersede this statement of water availability.

If you have any questions regarding service requirements, please call the Engineering Division at (831) 420-5210. If you have questions regarding landscape water conservation requirements, please contact the Water Conservation Office at (831) 420-5230.

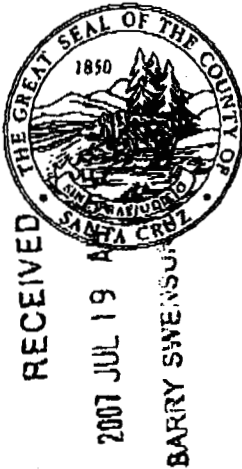
Sincerely,

Bill Köcher
Director

Environmental Review Initial Study
ATTACHMENT 6
APPLICATION 02-0356

BK/mf
P:\WTEN\EngTech\Letter Boilerplates\Water Availability.doc
Cc: SCWD Engineering

026-311-33



Santa Cruz County Sanitation District

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

RECEIVED

THOMAS L. BOLICH, DISTRICT ENGINEER

JUL 23 2007

July 16, 2007

BARRY SWENSON BUILDER
SANTA CRUZ, CALIFORNIA

JESSE L. NICKELL

5300 Soquel Avenue, Suite 103
Santa Cruz, CA 95062

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

APN: 026-311-33

APPLICATION NO.: N/A

PARCEL ADDRESS:

1155 17th AVENUE, SANTA CRUZ

PROJECT DESCRIPTION:

8 RESIDENTIAL AND 7 COMMERCIAL UNITS

Sewer service is available for the subject development upon completion of an approved preliminary sewer design submitted as part of a tentative map, development or other discretionary permit approval process. Please note that this notice does not reserve sewer service availability. Only upon completion of an approved preliminary sewer design submitted as part of a tentative map, development or other discretionary permit approval process shall the District reserve sewer service availability.

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

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Existing and proposed easements shall be shown on any required Final Map. If a Final Map is not required, proof of recordation of existing or proposed easement is required.

Environmental Review Initial Study
ATTACHMENT 7, 1 of 2
APPLICATION 07-0356

JESSE L. NICKELL
PAGE -2-

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

Other: No downstream capacity problem or other issue is known at this time. However, downstream sewer requirements will again be studied at time of Planning Permit review, at which time the District reserves the right to add or modify downstream sewer requirements.

Yours truly,

THOMAS L. BOLICH
District Engineer

By: *Rachel Lather*

Rachel Lather
Senior Civil Engineer

BB:bbs/291.wpd

c: Property Owner: Green Valley Corporation ✓
777 North 1st Street, 5th Floor
San Jose, CA 95112

(REV. 3-01)

Environmental Review Initial Study
ATTACHMENT 7-242
APPLICATION 07-0356



HIGGINS ASSOCIATES

CIVIL & TRAFFIC ENGINEERS

RECEIVED

NOV 12 2007

October 31, 2007

BARRY SWENSON BUILDER
SANTA CRUZ, CALIFORNIA

Mr. John Lee
Barry Swenson Builder
5300 Soquel Avenue, Suite 103
Santa Cruz, CA 95062

Re: Trip Generation for 17th Avenue at Brommer Street Live / Work Traffic Study, Santa Cruz, California

Dear Mr. Lee,

The purpose of this letter report is to perform a trip generation analysis letter report regarding the proposed live / work project on 17th avenue at Brommer Street, in Santa Cruz, California. The following documents our findings and recommendations.

1. Proposed Project Description

It is our understanding that the proposed project site is approximately one acre in size and the project consists of seven (7) commercial units (approximately 1120 square feet per unit) and eight (8) residential condos. The total square footage for the live / work project is estimated to be 15,000 square feet. A project location map is included as **Exhibit 1**.

2. Project Trip Generation

Trip generation for the proposed project is based on information received from the applicant regarding commercial units and residential condos. The proposed project is expected to result in a total of 198 daily trips. A total of 16 peak hour trips (11 in, 5 out) during the AM peak hour and 18 peak hour trips (6 in, 12 out) during the PM peak hour. **Exhibit 2** tabulates the proposed project trip generation.

3. Conclusions

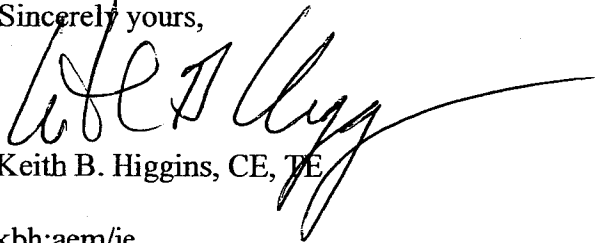
The number of trips generated by the proposed project is slightly below the County's threshold of 20 PM peak hour trips. This increase is determined to be minimal and not enough to alter traffic operations on the surrounding street network. The project will pay traffic impact fees for the Live Oak Area, which will satisfy its responsibility to contribute its incremental contribution to cumulative impact mitigations. No further analysis is necessary.

Environmental Review Initial Study
ATTACHMENT 2 of 4
APPLICATION 07-0356

Mr. John Lee
October 31, 2007
Page 2

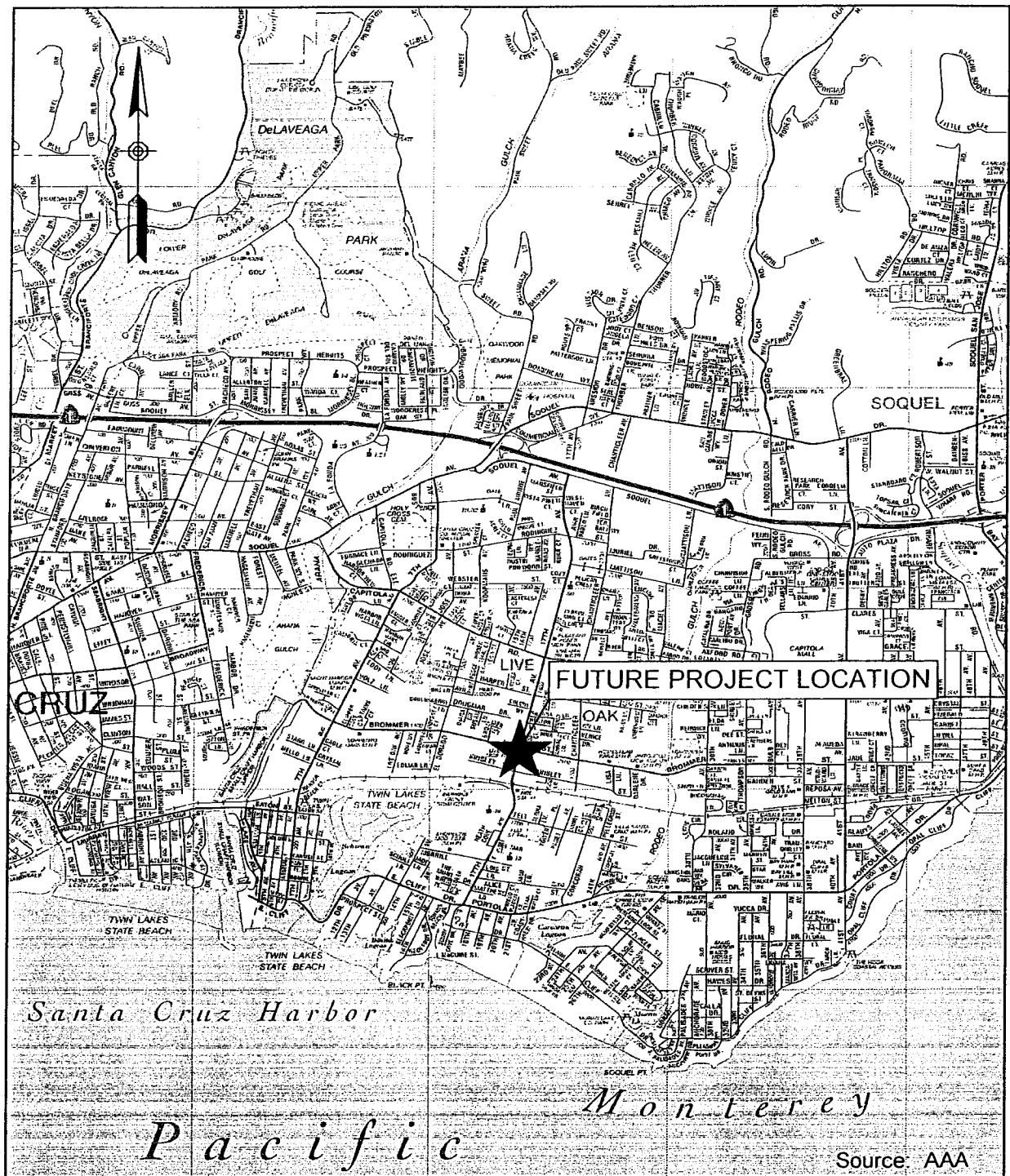
If you have any questions regarding this report, please do not hesitate to contact me. Thank you for the opportunity to assist you with this project.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Keith B. Higgins', with a long horizontal flourish extending to the right.

Keith B. Higgins, CE, TE

kbh:aem/je
enclosures



Environmental Review Initial Study
 ATTACHMENT 8, 3 of 4
 APPLICATION 07-0356

PROJECT TRIP GENERATION

TRIP GENERATION RATES ¹	ITE LAND USE CODE	PROJECT SIZE	WEEKDAY DAILY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
				TOTAL PEAK	% OF	OUT	TOTAL PEAK	% OF	OUT ³
				HOUR	ADT	IN	HOUR	ADT	IN ³
General Office Building (per 1000 sq. ft.) ²	710		11.01	1.55	14%	88% / 12%	1.49	14%	17% / 83%
Specialty Retail (per 1000 sq. ft.) ^{2,3}	814		44.32	1.33	3%	60% / 40%	2.71	6%	44% / 56%
Residential Condominiums (per unit) ²	230		5.86	0.44	8%	17% / 83%	0.52	9%	67% / 33%
General Office Building (per 1000 sq. ft.)	710	5,880 sq. ft.	65	9	14%	8 / 1	9	14%	1 / 8
Specialty Retail (per 1000 sq. ft.)	814	1,960 sq. ft.	87	3	3%	2 / 1	5	6%	2 / 3
Residential Condominiums (per unit)	230	8 units	47	4	8%	1 / 3	4	9%	3 / 1
TOTAL PROJECT TRIPS⁴			198	16	8%	11 / 5	18	9%	6 / 12

Notes:

1. Trip generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation," 7th Edition, 2003, except where otherwise noted.
2. Land uses based upon information provided by project applicant and associated representatives.
3. ITE does not provide a trip generation rate during the AM street peak hour for the "Specialty Retail" land use. Rate used here taken from *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, San Diego Association of Governments, April 2002.
4. Internal reduction is expected to decrease the total project trips. However residential trips generated is low, and internal reduction is conservatively ignored.

Environmental Review Initial Study
ATTACHMENT 3
APPLICATION 07-0356

EXHIBIT D

Arborist Report

1155 17th Avenue
Santa Cruz, CA
APN: 026-311-33

for

Barry Swenson Builder
Attn: Jon Lee, Project Manager
(831) 475-7100 phone
5300 Soquel Avenue, Suite 103
Santa Cruz, CA 95062

Site Visit Date: 10-03-07

REPORT DATE: October 4, 2007

Prepared by:

Nathan Lewis
Certified Arborist #WC-1735
3135 Porter Street
Soquel, CA 95073
(831) 476-1200 Office
(831) 476-1207 Fax

This evaluation was prepared to the best of our ability in accordance with currently accepted standards of the International Society of Arboriculture. No warranty as to the contents of this evaluation is intended, and none shall be inferred from statements or opinions expressed. Trees can and do fail without warning.

Environmental Review Initial Study
ATTACHMENT 9, Lot 10
APPLICATION 07-0356

Introduction/Scope of Services

The Green Valley Corporation is planning to develop this property for mixed use. The first floor will include commercial retail stores and the second floor will include residential condos totaling .21 acres of the .947 acre lot. Jon Lee with Barry Swenson Builder has requested that Lewis Tree Service, Inc. survey the trees, currently growing on this property, to evaluate potential impacts to these trees and provide recommendations for retention or removal. This report summarizes our observations and evaluations.

Survey Method

This survey was conducted on 10/1/07 and consisted of the following steps:

- 1) Locating and assessing condition of each tree that will be affected by this project as per the site plan provided by Barry Swenson Builder.
- 2) Identify each tree as to species.
- 3) Measure the diameters of the trunks at the point 54" above soil grade.
- 4) Evaluate condition of the tree on a 0-5 scale, where 0=Dead, 1=Poor, and 5=Excellent Condition.
- 5) Noting any areas of structural weakness such as decay, cracks, poor crown configuration, history of failure, etc.

The results of the survey are found in the attached tree survey form.

Description of Trees

Five trees were surveyed for this project, representing two species. The site plan in the exhibits indicates the location of each tree.

This site has been used on several occasions as a staging area for road improvement related projects in the Live Oak area. Final clean-up of the site on each occasion has resulted in soil disturbance,

compaction and minor grade changes as observed from trees root crown height. All the trees are in an un-maintained condition.

The Four Coast Live Oaks are in indigenous volunteers. The Japanese Cryptomeria is very likely a planted exotic species from Japan.

The health and condition rating were based on a visual assessment of foliage quality, quantity, presence of disease, and structure. Tree #4 was in fairly good condition (Rating 4); Trees #1 and #5 were in moderate condition (Rating 3); and Trees #2 and #3 were in poor condition (Rating 2).

Suitability of Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive construction impacts adapt to a new environment and perform well in the landscape. Our goal is for long-term health, structural stability and longevity.

*Tree Health

Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structure, changes in soil grade and moisture, and soil compaction that are non-vigorous trees.

*Structural Integrity

Trees with poor branch attachments and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property could occur.

*Species Response

There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, Redwood trees tolerate site disturbances relatively well compared to Douglas Firs or California Live Oaks.

*Tree Age and Longevity

Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

Environmental Review Initial Study
ATTACHMENT 9, 3 of 10
APPLICATION 07-0356

Evaluation of Impacts and Recommendations for Preservation

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The tree survey form was the reference point for tree condition and quality. Potential impacts from construction were evaluated using the tentative map-site plan provided by Barry Swenson Builder.

Using this plan, the potential impacts from construction were assessed for each tree. The most significant impacts to trees would occur as a result of the following:

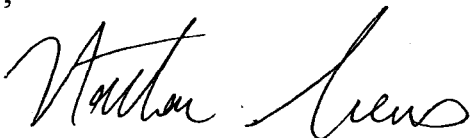
- Grading and construction of the parking and roadways
- Constructing of the building pads.

Based upon our evaluation of this plan, we recommend preservation of tree #1. Preservation of this tree is predicated on creation of a tree protection zone (see Tree Preservation Guidelines). Removal is recommended for the remaining four trees. Trees #2 through #5 are recommended for removal due to their existing location with respect to the proposed improvements. Transplanting is not recommended due to the overall poor condition of each tree.

Preservation of Tree #1 will require the establishment of a tree protection zone as described in the following guidelines for preservation. Extensive grading is anticipated to create the desired drainage for the parking, roadway and trash enclosure. However, due to the location of this tree and condition rating, impacts are anticipated to be within tolerable levels if the recommendations in the tree preservation guidelines are followed.

If you have any further questions, please do not hesitate to call.

Sincerely,



Nathan Lewis

President; Certified Arborist, License #WE-1735A
LEWIS TREE SERVICE, INC.

Environmental Review Initial Study
ATTACHMENT 9, 9 of 10
APPLICATION 07-0356

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. These impacts can be minimized by coordinating any construction activity inside the Tree Protection Zone.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases:

1. Any plan affecting trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.
2. The Consulting Arborist will identify a Tree Protection Zone for trees to be preserved in which no soil disturbance is permitted. For design purposes, the Tree Protection Zone shall be defined by the drip line. If grading must encroach within the drip lines, the Consulting Arborist will determine if a smaller Tree Protection Zone is possible.
3. Prior to demolition, the Consulting Arborist will meet with the Project Manager to outline a Tree Fencing Plan, detailing the location of all protective fencing.
4. No underground services including utilities, sub-drains, water or sewer shall be placed in the Tree Protection Zone.
5. Tree Preservation Notes should be included on all plans.
6. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
7. Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.

Environmental Review Initial Study
ATTACHMENT 9, 5 of 10
APPLICATION 07-0356

Pre-construction treatments and recommendations

1. Prune the trees to be retained to clean the crown of dead, dying and weakly attached branches. Ivy should also be removed from tree crowns and trunks. Pruning to create clearance from proposed buildings and roadways is also required.
2. Fence all trees to be retained to completely enclose the Tree Protection Zone as determined by the Arborist and Project Manager prior to demolition, grubbing or grading. Fences shall incorporate metal stakes driven into the ground. Six-foot chain link fence is preferred in areas of frequent activity or intense development. Orange plastic fencing is acceptable in low-activity areas as approved by the consulting Arborist. Fences are to remain until all grading and construction is completed.
3. Root crown restoration of soil level around base of trees.
4. Deep root fertilization using the following solution in a pattern of 18" intervals in a grid pattern from ½ the tree's drip line to 1.5 times the tree's drip line.

** Romeo Greenbelt 22-14-24 – 3 - 5 pounds per 100 gallons of water

5. Installation of 4" to 6" layer of oak mulch within Tree Protection Zone.

Tree Protection During Construction

1. No grading, construction, demolition or other work shall occur within the Tree Protection Zone. Any modifications must be approved and monitored by the Consulting Arborist.
2. Roots greater than 1 inch in diameter which are encountered during grading or trenching for utilities should be severed cleanly with a saw, rather than torn by grading equipment.
3. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the Tree Protection Zone.
4. Maintain soil moisture throughout HOA and dry summer months using soaker hoses or water tank, within Tree Protection Zones.

Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Oak Tree Pruning Specifications and Recommendations

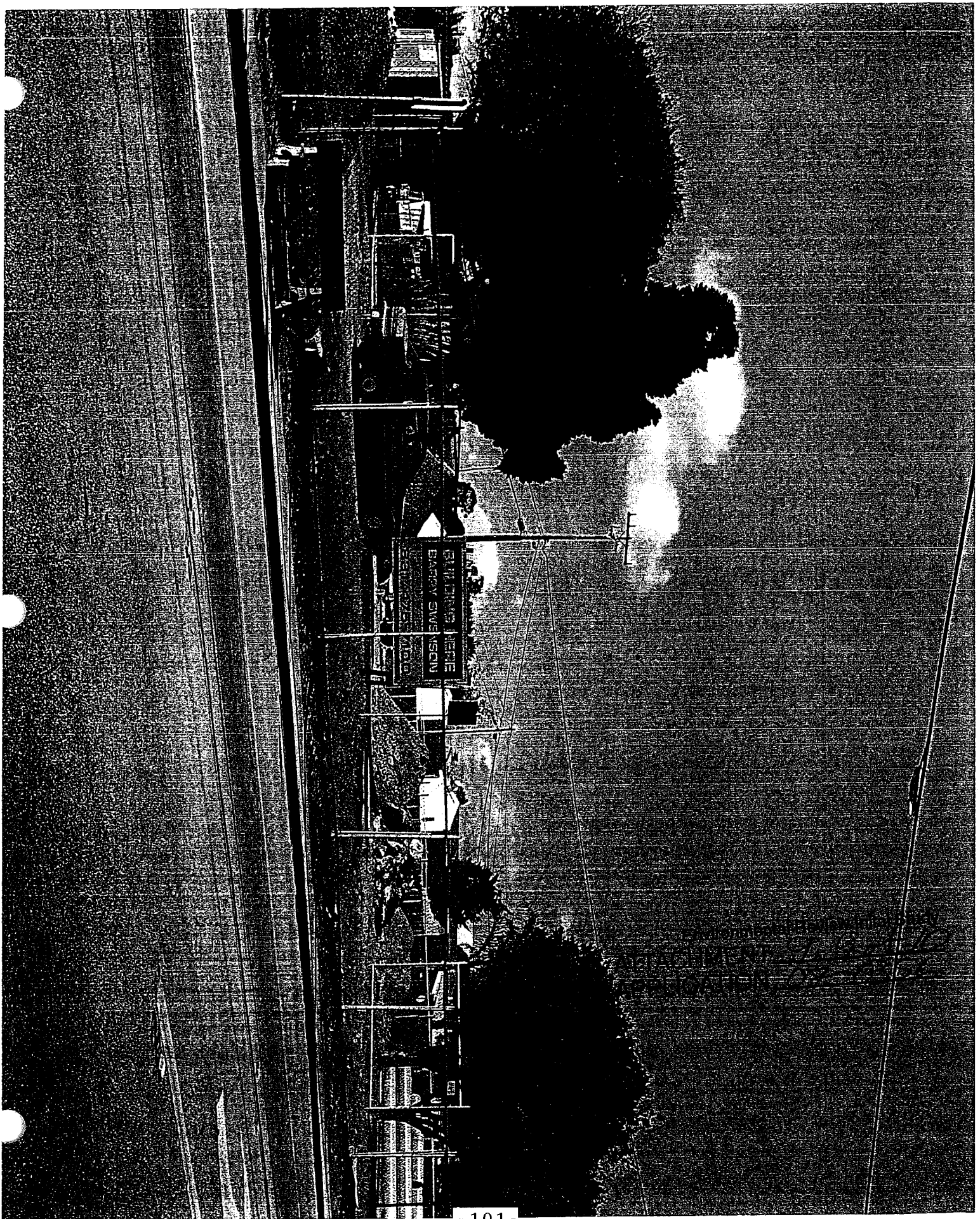
- Prune for the removal of dead wood greater than ½ inch diameter.
- Prune for the removal of diseased, dying, crossing, broken or weakly attached limbs (retaining all live interior foliage).
- Prune to reduce branch length and weight (load) without altering tree form.

Environmental Review Initial Study
ATTACHMENT 9.7 of 10
APPLICATION 07-0356

Tree Survey Form

Tree #	Common Name	Scientific Name	Size	Condition	Condition Rating	Suitability for Preservation
1	California Live Oak	Quercus agrifolia	Multi-trunk	Fair health, poor structure	3	Good
2	California Live Oak	Quercus agrifolia	12"	Fair health, poor structure	2	Poor
3	Plume cryptomeria	Cryptomeria japonica 'Elegans'	16"	Fair health, poor structure	2	Poor
4	California Live Oak	Quercus agrifolia	12"	Good health, fair structure	4	Poor
5	California Live Oak	Quercus agrifolia	8"	Good health, poor structure	3	Poor

Environmental Review Initial Study
 ATTACHMENT 9, 8 & 10
 APPLICATION 07-0356



Lewis Tree Site Map
Dated: 3/5/08

1155 17th Ave



Environmental Review Initial Study
ATTACHMENT 9, 10 & 10
APPLICATION 07-0356

Lawrence Kasparowitz

From: Jon Lee [jlee@BarrySwensonBuilder.com]
Sent: Thursday, February 28, 2008 10:51 AM
To: Lawrence Kasparowitz
Cc: apatel@BarrySwensonBuilder.com
Subject: FW: 17 and Brommer Application Number 07-0356 Bus Shelter

Larry,
Per our conversation, here is the email between Ayub and Tom Stickel regarding the bus shelter alteration.

Jon Lee
Development Project Mgr.

5300 Soquel Avenue, Suite 103
Santa Cruz, CA 95062
Phone: 831-475-7100, Fax: 831-475-4544
www.BarrySwensonBuilder.com

From: Ayub Patel
Sent: Monday, October 29, 2007 8:56 AM
To: Jon Lee
Subject: FW: 17 and Brommer Application Number 07-0356 Bus Shelter review GOOD NEWS

CHEERS!

Ayub Patel
Barry Swenson Builder
Phone (408) 938-6383
Fax (408) 287-2356
apatel@barryswensonbuilder.com

From: Tom Stickel [mailto:toms@scmttd.com]
Sent: Monday, October 29, 2007 7:28 AM
To: Ayub Patel
Subject: RE: 17 and Brommer Application Number 07-0356 Bus Shelter review

Ayub,

METRO's Bus Stop Advisory Committee (BSAC) has approved your request for a modification of the standard shelter, and placement of the shelter as proposed. Please make sure that the roof of the shelter drains towards the back.

Thanks,

Tom Stickel

At 04:41 PM 10/26/2007, you wrote:

Hi Tom;

Environmental Review Initial Study
ATTACHMENT 10, 1 of 2
APPLICATION 07-0356

2/28/2008

- 103 -

EXHIBIT D

We are planning a re-submittal soon, and I'd like to know if you have been able to get some answers on this proposal. Could you pls. let me know. I left a message w/your receptionist too. Thanks again.

Ayub Patel
Barry Swenson Builder
Phone (408) 938-6383
Fax (408) 287-2356
apatel@barryswensonbuilder.com

From: Tom Stickel [mailto:toms@scmttd.com]
Sent: Tuesday, October 16, 2007 12:12 PM
To: Ayub Patel
Subject: Re: 17 and Brommer Application Number 07-0356 Bus Shelter review

Ayub,

The Supervisor that was assigned this task was out sick. I believe he has returned to work, and I will try to get you an answer this week.

Thanks,

Tom Stickel

At 10:58 AM 10/16/2007, you wrote:

Hi Tom;

I wrote to you last week and had called too. I'm still waiting to hear from you on the results of your meeting with the Bus Shelter Advisory Committee on Sept 27, 07. I understand from your receptionist that you have been very busy and/or may not have an answer for me yet, but could you pls. write me a brief response on status, so that I may know how to revise my site plan. Thanks for your consideration.

Ayub Patel
Barry Swenson Builder
Phone (408) 938-6383
Fax (408) 287-2356
apatel@barryswensonbuilder.com

Environmental Review Initial Study
ATTACHMENT 10.2 of 2
APPLICATION 07-0356



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: Green Valley Corporation

APPLICATION NO.: 07-0356

APN: 026-311-33

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

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

XX Mitigations will be attached to the Negative Declaration.

 No mitigations will be attached.

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

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

Review Period Ends: **April 29, 2008**

Lawrence Kasparowitz
Staff Planner

Phone: 454-2676

Date: March 26, 2008

NAME: Green Valley Corp.
APPLICATION: 07-0356
A.P.N: 0206-311-33

NEGATIVE DECLARATION MITIGATIONS

- A.** In order to prevent erosion, off site sedimentation, and pollution of creeks, prior to start of site work the applicant shall submit a detailed erosion control plan for review and approval by Environmental Planning staff. The plan shall include a clearing and grading schedule, clearly marked disturbance envelope, revegetation specifications, temporary road surfacing and construction entry stabilization and details of temporary drainage control.
- B.** To prevent drainage discharges from carrying silt, grease, and other contaminants from paved surfaces into nearby waterways, the applicant/owner shall maintain the silt and grease traps in the storm drain system according to the following monitoring and maintenance procedures:
 - a.** The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum;
 - b.** A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the drainage section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.