



Staff Report to the Planning Commission

Application Number: **07-0388**

Applicant: Mark Cavagnero Associates
Owner: Community Foundation of Santa Cruz County
APN: 039-471-08

Agenda Date: 9/10/08
Agenda Item #: 9
Time: After 9:00 a.m.

Project Description: Proposal to construct an office building (approximately 9,200 square feet), to grade approximately 3,350 cubic yards (cut) and 300 cubic yards (fill) and to construct associated improvements.

Location: Property located at the northeast corner of Soquel Drive and Aptos Rancho Road in Aptos.

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Rezoning from the C-1 (Neighborhood Commercial) zone district to the PA (Professional & Administrative Offices) zone district, Commercial Development Permit, Roadway/Roadside Exception

Technical Reviews: Soils Report Review, Archaeological Site Review, Preliminary Grading Review

Staff Recommendation:

- Adopt the attached resolution (Exhibit E), sending a recommendation to the Board of Supervisors for **Approval** of Application Number **07-0388**, based on the attached findings and conditions, and recommend certification of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.

Exhibits

- | | |
|---|-----------------------------------|
| A. Project plans | E. Planning Commission Resolution |
| B. Findings | (with attached Rezoning Map) |
| C. Conditions | F. Comments & Correspondence |
| D. Mitigated Negative Declaration
(CEQA Determination) with the
following attached documents: | |
| (Attachment 2): Assessor's parcel maps | |
| (Attachment 3): Zoning map | |
| (Attachment 4): General Plan map | |

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

Parcel Information

Parcel Size:	28,438 square feet
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Commercial Office/Retail, Multi-family Residential
Project Access:	Aptos Rancho Road
Planning Area:	Aptos
Land Use Designation:	C-C (Community Commercial)
Zone District:	C-1 (Neighborhood Commercial)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

Environmental Information

An Initial Study has been prepared (Negative Declaration - Exhibit D) that addresses the environmental concerns associated with this application.

Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Zone 6 Flood Control District

History

Minor Land Division 05-0583 divided the subject property from APN 039-471-05 along the existing boundary between residential and commercial zone districts. The land division created a separate commercial parcel which could be developed separately from the adjacent multi-family residential parcel to the north.

Project Setting

The subject property is approximately 28,438 square feet in area and is located on the northeast corner of Soquel Drive and Aptos Rancho Road in Aptos. The property is vacant and slopes gently down to the northeast. A driveway is located along the eastern side of the parcel to provide access to the adjacent property to the north. The site is cleared with low grasses and small orchard trees. Two large cypress were removed due to disease and instability prior to application submittal. The uses surrounding the property are commercial office and retail, with multi-family residential development to the north.

Rezoning

The subject property is within the C-1 (Neighborhood Commercial) zone district, a designation which allows neighborhood serving commercial uses. The applicant proposes to rezone the property to the PA (Professional & Administrative Office) zone district to allow for an administrative office facility to be constructed.

The subject property is adjacent to an existing bank and is located across Aptos Rancho Road from a bank and medical office buildings with existing PA (Professional & Administrative Office) zoning. The proposed change from the C-1 (Neighborhood Commercial) zone district to the PA (Professional & Administrative Office) zone district will be consistent with the existing uses and character of development along Soquel Drive. Additionally, the proposed administrative office use will create an adequate buffer between Soquel Drive and multi-family residential properties to the north.

Administrative Office Building

The proposed commercial office building (9,205 square feet) will provide a new administrative headquarters for the Community Foundation of Santa Cruz County. Professional and administrative offices are allowed uses within the proposed PA (Professional & Administrative Office) zone district and are consistent with the underlying (C-C) Community Commercial General Plan designation. The project site is considered as appropriate for the proposed office use, due to the availability of parking, adequate access to an arterial roadway, and the pattern of development within the surrounding neighborhood.

Parking

The parking area for the proposed commercial development will be accessed from Aptos Rancho Road. The existing driveway from the adjacent parcel to the north (which runs through the subject property) to Soquel Drive will be abandoned and reconnected to Aptos Rancho Road (as a condition of prior Minor Land Division 05-0583).

The proposed parking area will include 46 parking spaces with 30% of the total as compact spaces. The required parking for 9,205 square feet of office use is 46 off-street parking spaces. The parking plan for the proposed commercial development includes a request to increase the number of compact spaces from 10% to 30%. This request is considered as appropriate due to the nature of the proposed office use. Additionally, the code allows for 30% compact spaces in parking lots with 51 or more parking spaces and the proposed parking area is only 5 spaces below that threshold. The parking aisle width will be 24 feet, which is less than the 26 feet specified in the County Design Criteria but is adequate for the use of the property as administrative offices. The proposed parking configuration will provide sufficient parking for the proposed office use and is considered as appropriate for the project site.

Roadside Exception

Although no improvements to the existing roadway are proposed, an exception to the County Design Criteria is required to recognize the existing condition of Aptos Rancho Road. Aptos Rancho Road varies from the County Design Criteria in terms of width and improvements with a 40 feet wide right of way, 24 feet wide pavement section, no on-street parking or landscape strips, and a 4 feet wide sidewalk on one side. The County Design Criteria standard for a local street is a 56 feet wide right of way with parking, sidewalks, and landscaping on both sides of the roadway. A Roadway/Roadside Exception is considered as appropriate due to the existing conditions along Aptos Rancho Road and the character of the surrounding neighborhood.

Public Utility Easement & Grading

A public utility easement, currently extending 15 feet east from the Aptos Rancho Road right of way, is proposed to be reduced in width to 10 feet to accommodate the proposed development. No public utilities are located within the 5 feet of width to be abandoned and the utility service providers have indicated willingness to abandon the easement.

The proposed office building, parking area, and associated improvements will require site grading and preparation. Grading volumes will be approximately 3,350 cubic yards (cut) and 300 cubic yards (fill), with the 3,050 cubic yards to be exported off site. The excavation is proposed to allow the two story building to be placed within the grade of the site and result in a one story elevation fronting on Soquel Drive and a two story elevation at the parking area to the north. These grading volumes are considered as reasonable and appropriate due to the nature and scale of the required improvements.

Design Review

The proposed administrative office building complies with the requirements of the County Design Review Ordinance, in that the proposed project will be cut into the slope of the site to reduce the building height as viewed from Soquel Drive. The building will be of a modern architectural style using a mix of wood, concrete and glass finish materials that are balanced with window areas to create visual interest and break up wall mass on each elevation. Landscaping that is suitable to the site will be installed to soften the visual impact of the proposed development on surrounding land uses.

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 5/5/08. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on 5/12/08. The mandatory public comment period expired on 6/11/08, with no comments received.

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

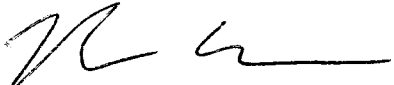
- Adopt the attached resolution (Exhibit E), sending a recommendation to the Board of Supervisors for **Approval** of Application Number **07-0388**, based on the attached findings and conditions, and recommend certification of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.

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

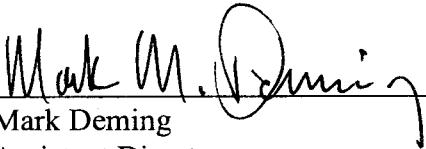
the administrative record for the proposed project.

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

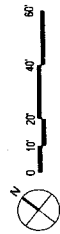
Report Prepared By: _____


Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us

Report Reviewed By: _____

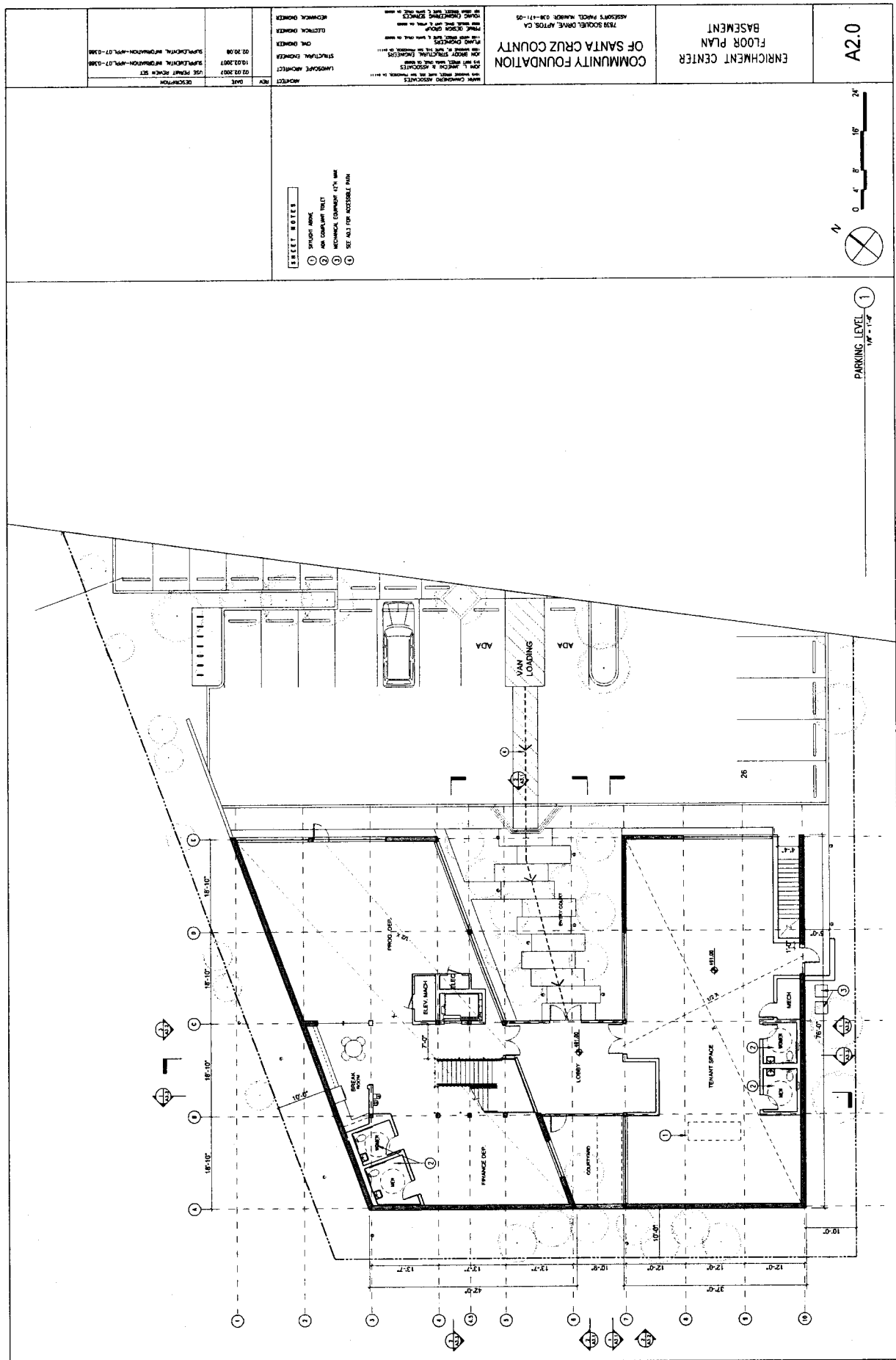

Mark Deming
Assistant Director
Santa Cruz County Planning Department

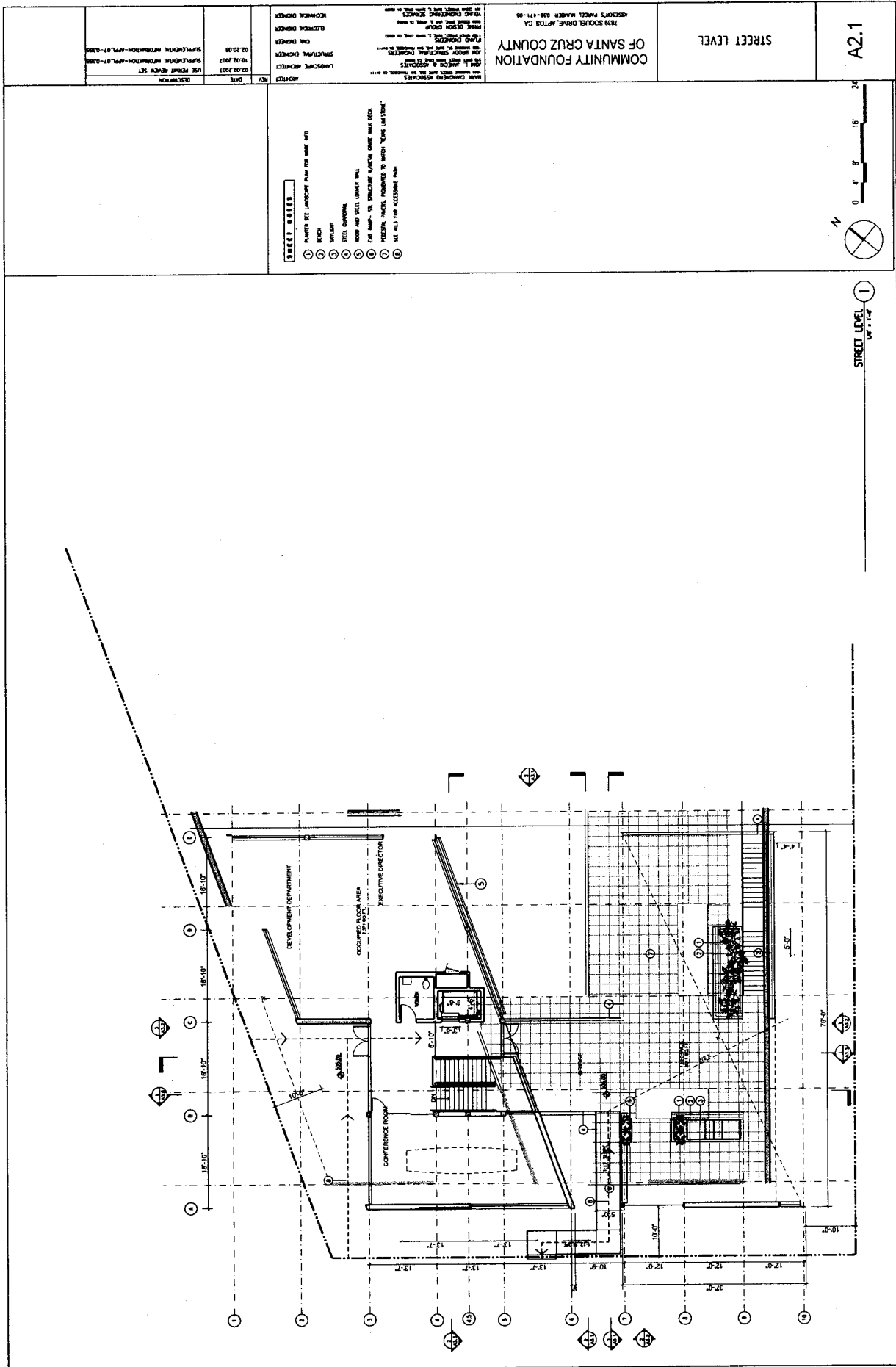
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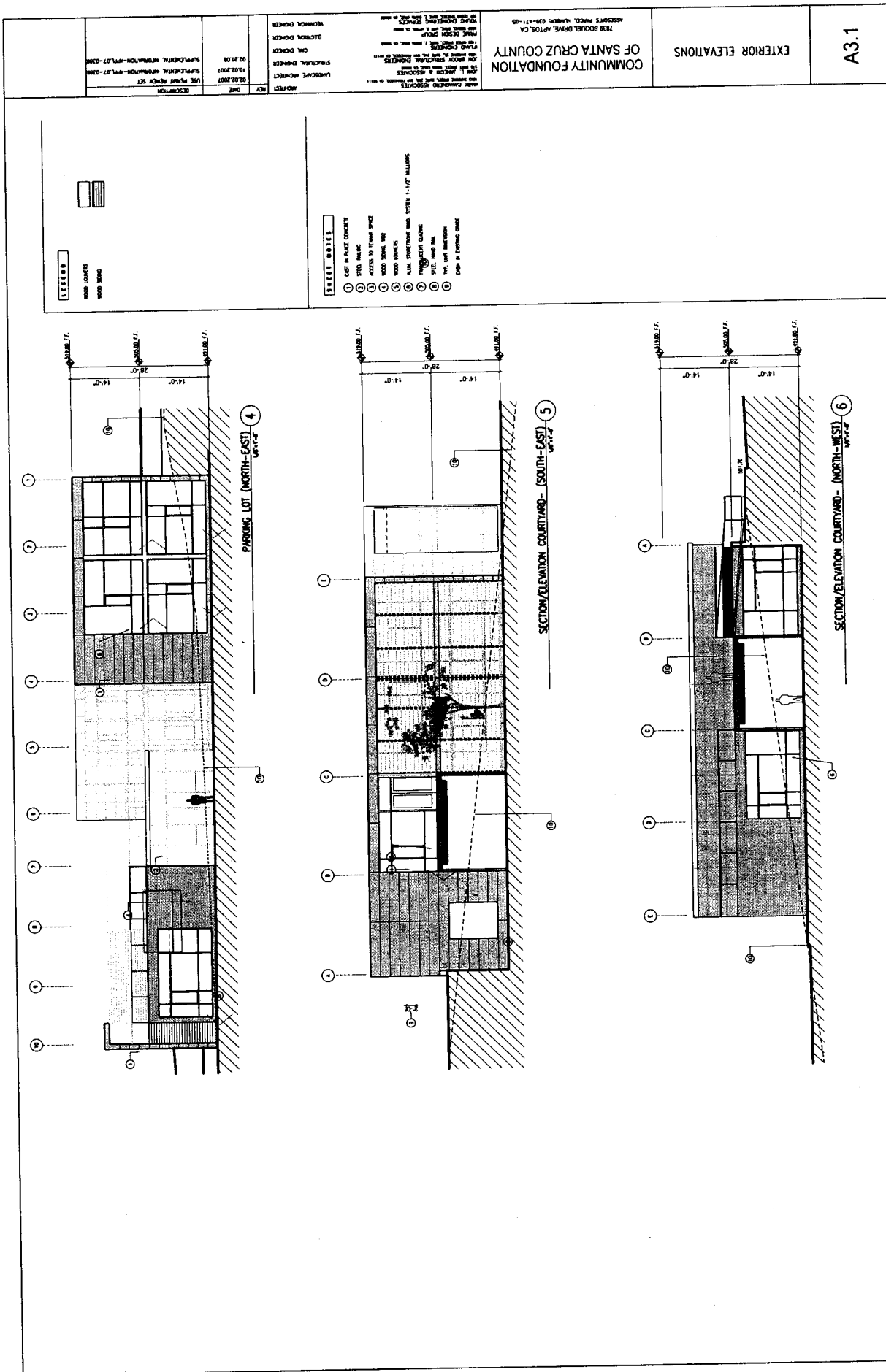


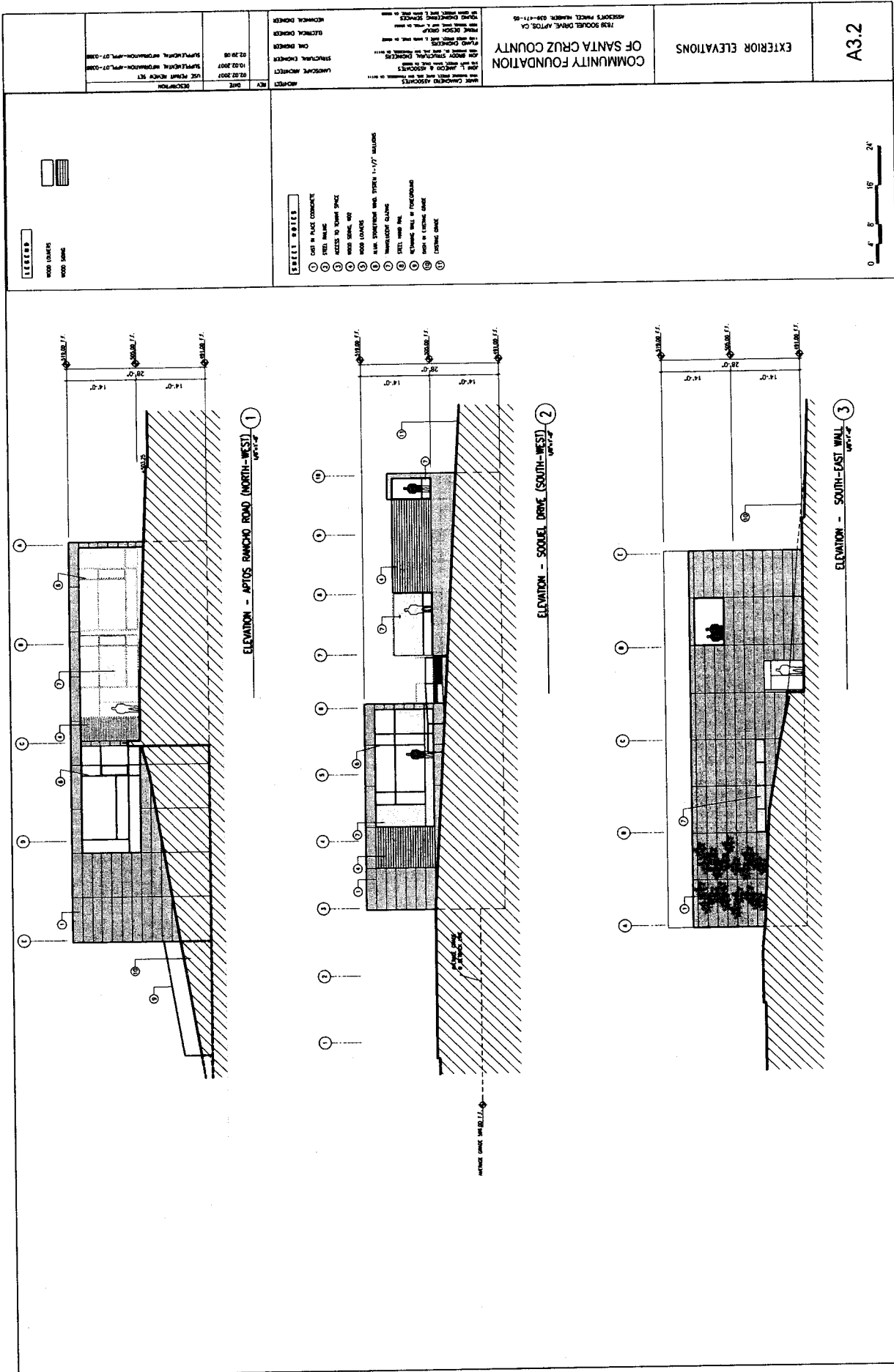












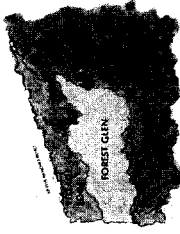
SCHEMATIC
LANDSCAPE PLAN

COMMUNITY FOUNDATION
OF SANTA CRUZ COUNTY

MARCH CANNED GOODS ASSOCIATES
 1001 N. WILSON ST. SUITE 200, LOS ANGELES, CA 90015
 (213) 475-1100
 JOHN L. MATHIAS & ASSOCIATES, INC.
 1001 N. WILSON ST. SUITE 200, LOS ANGELES, CA 90015
 (213) 475-1100
 COMMUNITY FOUNDATION
 SANTA CRUZ COUNTY
 17400 ELMENDORF
 1001 N. WILSON ST. SUITE 200, LOS ANGELES, CA 90015
 (213) 475-1100
 7828 SCHOOL DRIVE, APTOS, CA
 95026-0505
 039-471-05

UNIVERSITY MICROFILMS	05/27/2007	01/09/2008	01/09/2007	01/09/2007	01/09/2007
STRUCTURAL ENGINEER					
Civil Engineer					
ELECTRICAL ENGINEER					
MECHANICAL ENGINEER					

A CLEARING AT A WOODLAND'S EDGE



LANDSCAPE CONCEPT: The site of the Community Foundation of Santa Cruz County in Apos, California, sits at a clearing between the Village and the Woodland tracts. The new development will mimic these characteristics. Users will be invited into the building and central courtyard through an opening in the wall and built-out with a variety of a forest canopy of light and dark trees by the Village grasses, a groundcover of low-lying characteristics, and the prominent edges will feature clusters of larger scale trees and tall shrubs. Woodland trees are large oaks located to screen neighboring views and former chaparral mountain slopes.

- MEDIUM - LARGE SHRUB**
1. *Cornus stolonifera*
Red-twig dogwood
 2. *Eleocharis arbutifolia*
Tayson
 3. *Leptospermum laevis* 'Ruby Glow'
Australian tea tree

1. *Quercus agrifolia* Coast live oak /
 Quercus suber Cork oak

- EVERGREEN LOW SHRUB**
1. *Arctostaphylos uva-ursi*
Bearberry / *Arctostaphylos*
uva-ursi Monteney manzanita

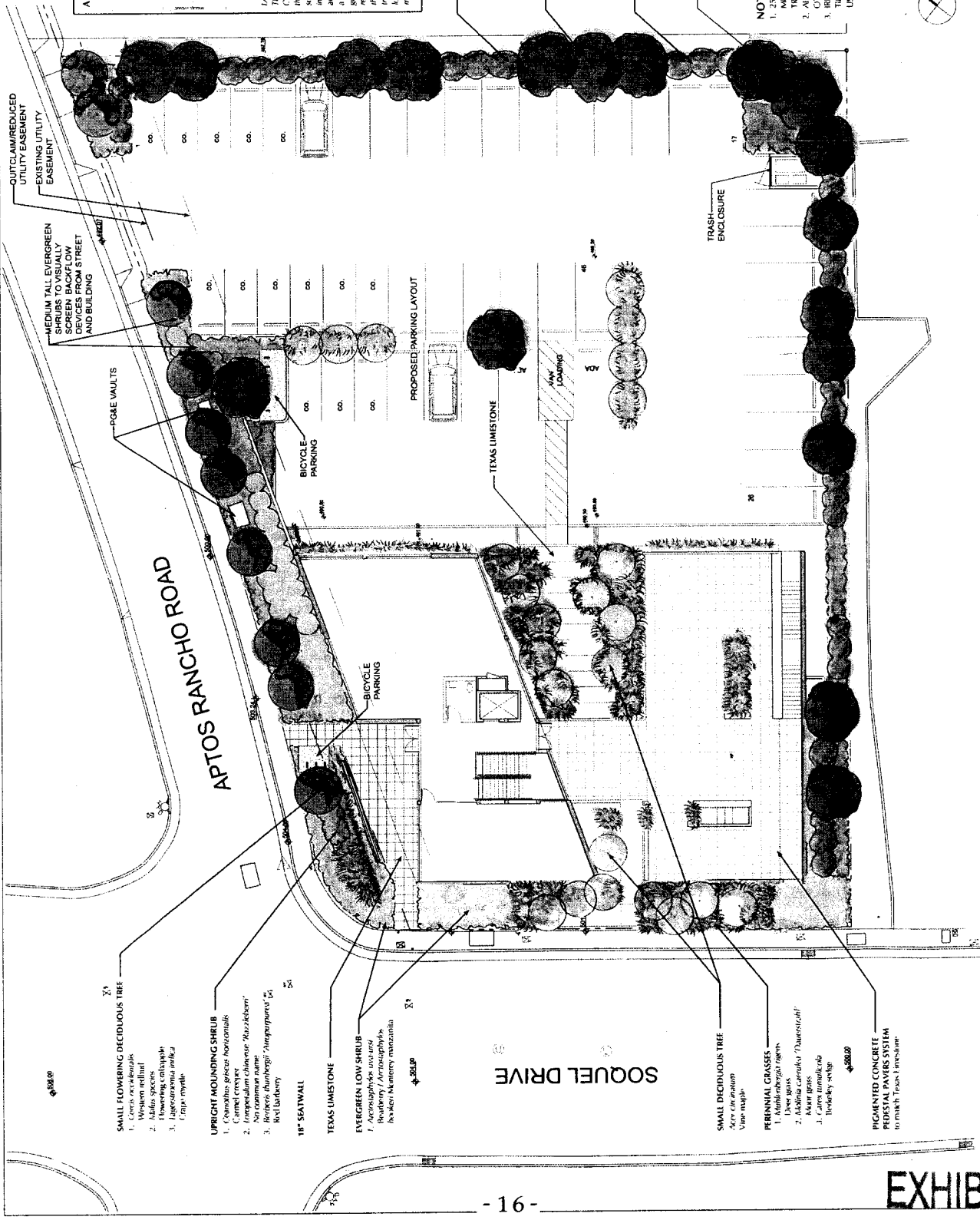
1. *Saxifraga sempervivens*
(Coast redwood)

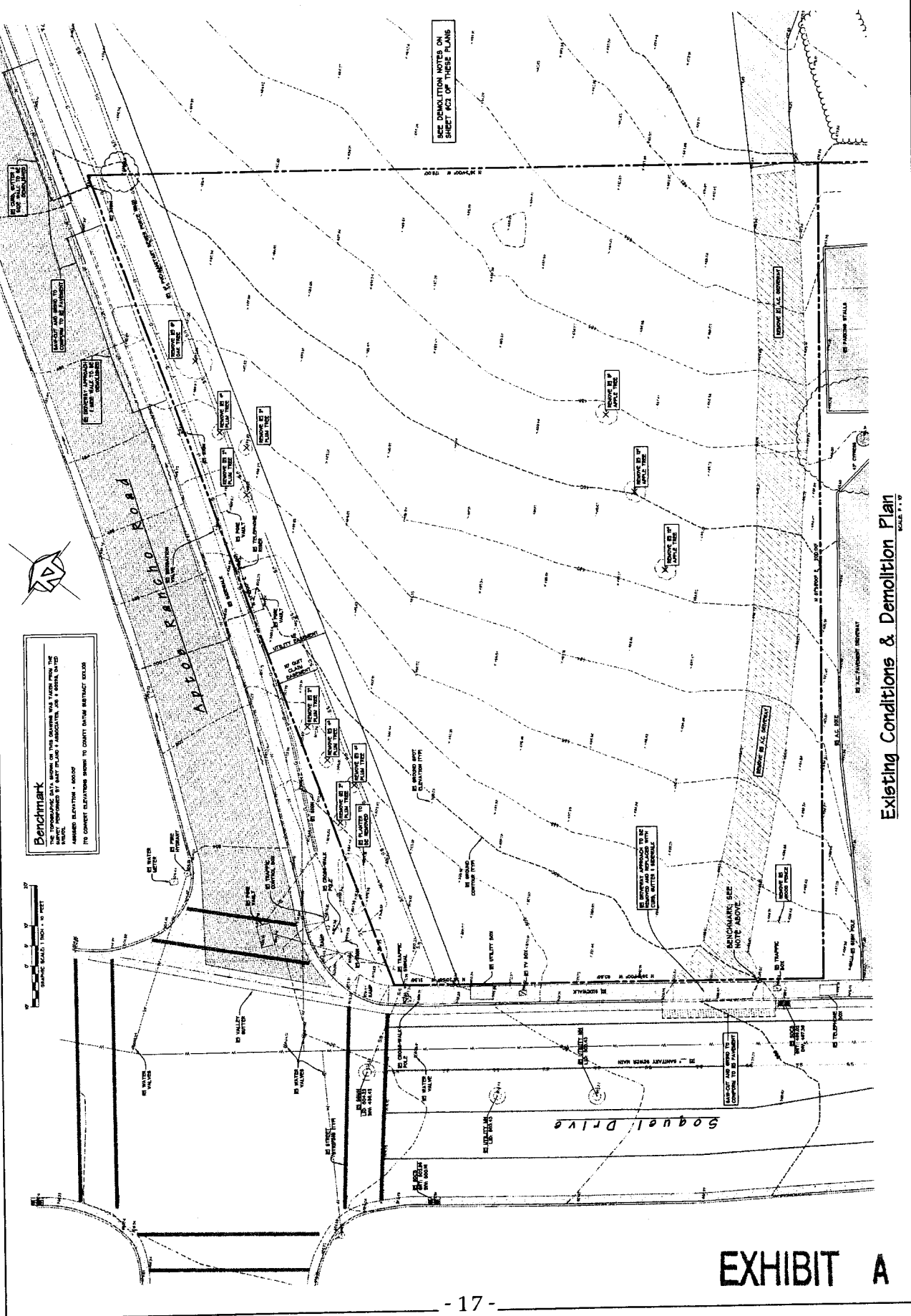
NOTES (Per County submittal requirements):

- 25% OF PLUMBER SCREWS; TRIS 9 IN. BY 4 IN. MANHOLE OF 24" BOX WHEN IN PLACE; REMAINING TREES ARE TO BE MINIMUM SIZE OF 15-GALLONS.
2. ALL SHRUBS ARE TO BE 5-GALLONS UNLESS NOTED OTHERWISE.
3. IRRIGATION SYSTEM WILL BE AN AUTOMATICALLY TIAED, SPRAY AND DRIP COMPONENTS WILL BE USED WHERE APPROPRIATE.



SCALE: 1" = 10' - 0"





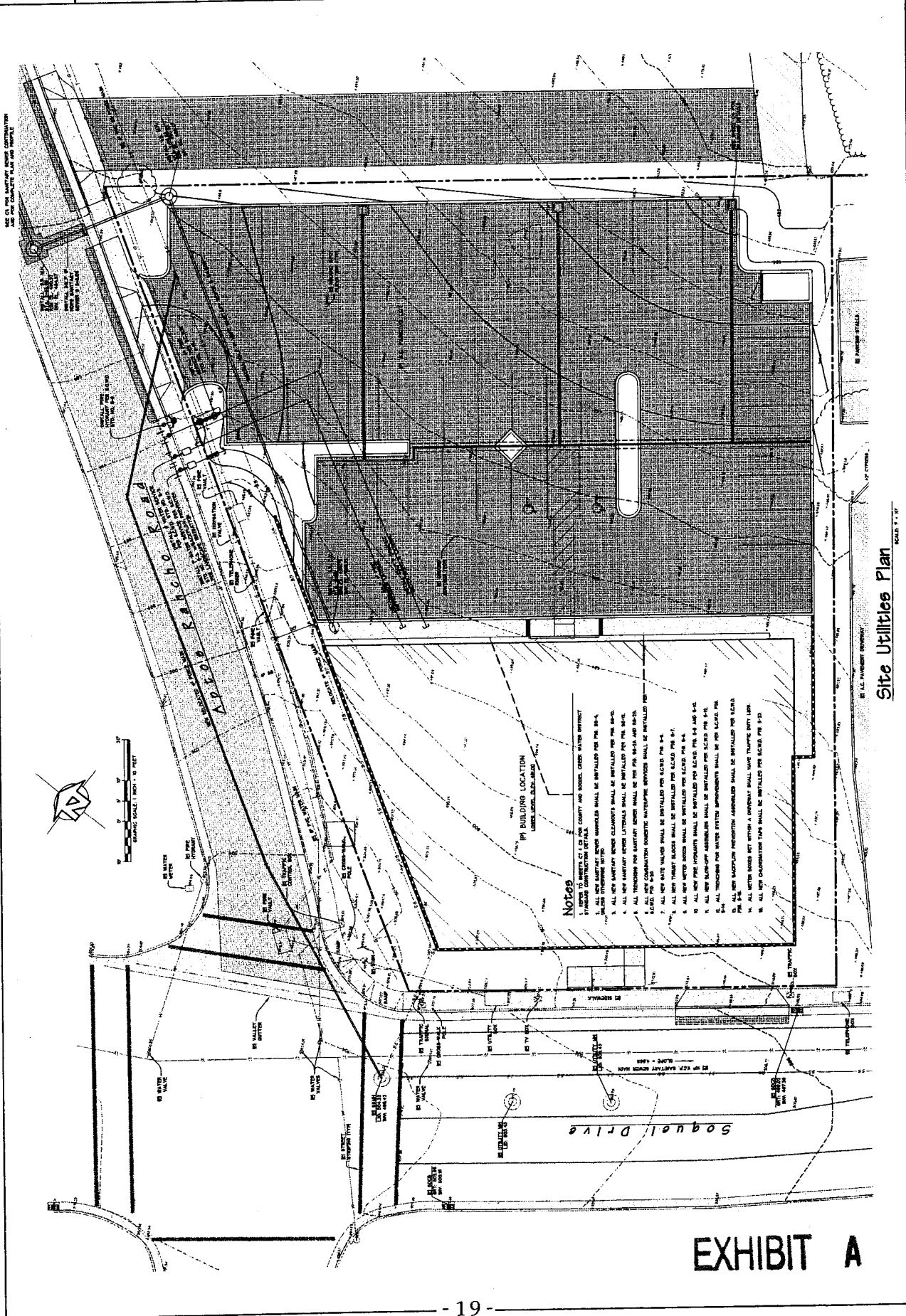
Existing Conditions & Demolition Plan

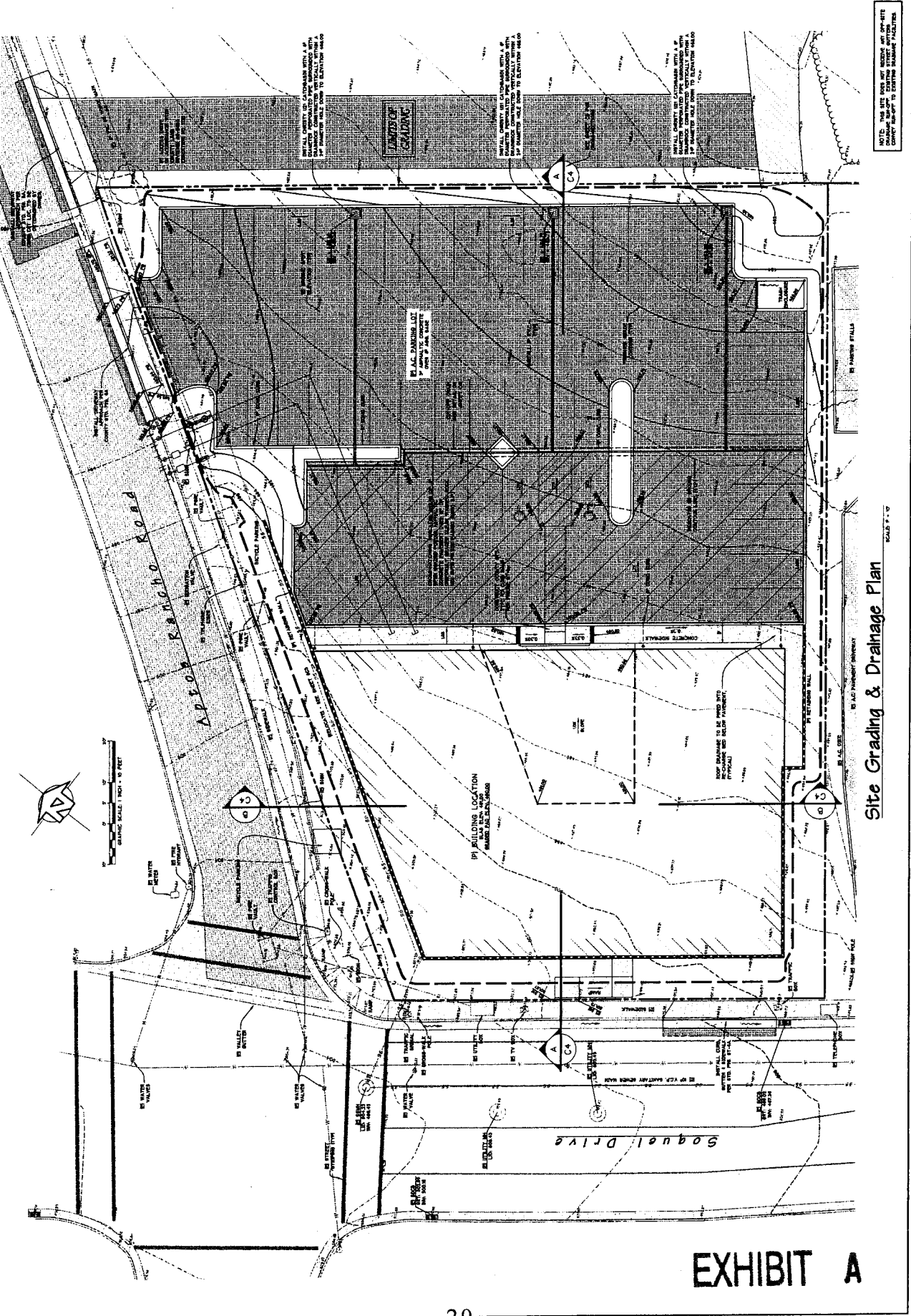
EXHIBIT A

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1. AS A CONDITION OF SUBMITTING OF THESE PLANS, THE SUBMITTER AGREES AND WARRANTS CERTAINLY THAT THOSE PLANS AND DETAILS COMPLY WITH ALL APPLICABLE REGULATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREES TO COMPLY WITH ANY REQUIREMENTS OF THE RESPECTIVE AGENCIES WITHOUT DELAYING, THE RESPECTIVE AGENCIES;
2. ALL THE PLANS AND DETAILS MUST BE SUBMITTED ON 11" X 17" SHEETS OF 24" X 36" PAPER
3. ALL THE PLANS AND DETAILS MUST BE SUBMITTED IN THREE COPIES, ONE OF WHICH MUST BE SUBMITTED IN ORIGINAL AND TWO COPIES MUST BE SUBMITTED IN COPY. THE ORIGINAL MUST BE SUBMITTED IN A PROTECTIVE ENVELOPE.

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Grading Notes

1. DRAINAGE: A DRAINAGE STUDY HAS BEEN CONDUCTED TO DETERMINE THE DRAINAGE PATTERN FOR THE ENTIRE PROJECT. THE DRAINAGE PATTERN IS BASED ON THE DRAINAGE MAP OF THE COUNTY OF SANTA CRUZ. THE DRAINAGE PATTERN IS BASED ON THE DRAINAGE MAP OF THE COUNTY OF SANTA CRUZ. THE DRAINAGE PATTERN IS BASED ON THE DRAINAGE MAP OF THE COUNTY OF SANTA CRUZ.
2. EROSION CONTROL: EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. LAND CLEARING: LAND CLEARING SHALL BE CONDUCTED IN ACCORDANCE WITH THE LOCAL ORDINANCES. LAND CLEARING SHALL BE CONDUCTED IN ACCORDANCE WITH THE LOCAL ORDINANCES. LAND CLEARING SHALL BE CONDUCTED IN ACCORDANCE WITH THE LOCAL ORDINANCES.
4. FILL: FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 18 INCHES. FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 18 INCHES. FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 18 INCHES.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES.
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Storm Drainage Calculations

RUNOFF COEFFICIENT = 0.30

RAINFALL INTENSITY = 0.30

100 YEAR STORM = 3.00 INCH

100 YEAR STORM = 3.00 INCH

100 YEAR STORM = 3.00 INCH

Pre-Development Run-off

Q₁₀₀ = 0.00000000

Q₁₀₀ = 0.00000000

Q₁₀₀ = 0.00000000

Q₁₀₀ = 0.00000000

Post-Development Run-off

Q₁₀₀ = 0.00000000

Q₁₀₀ = 0.00000000

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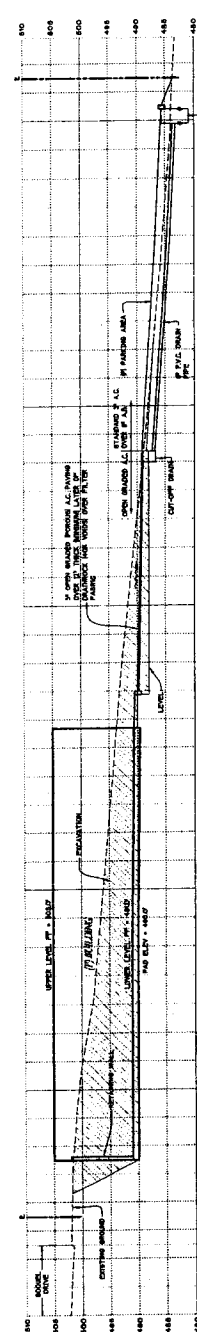
Impervious Surfaces

ROOF = 1000 SQ. FT. / 0.02 AC

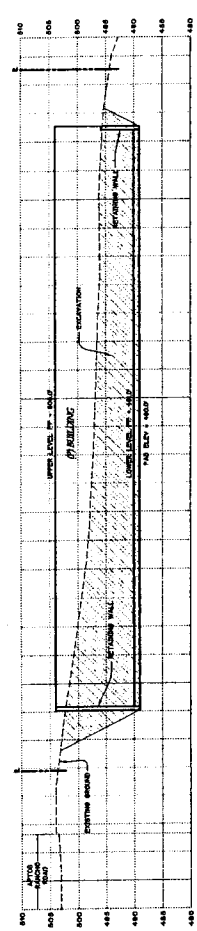
DRIVEWAY = 1000 SQ. FT. / 0.02 AC

WALKWAY = 1000 SQ. FT. / 0.02 AC

TERRACE = 1000 SQ. FT. / 0.02 AC



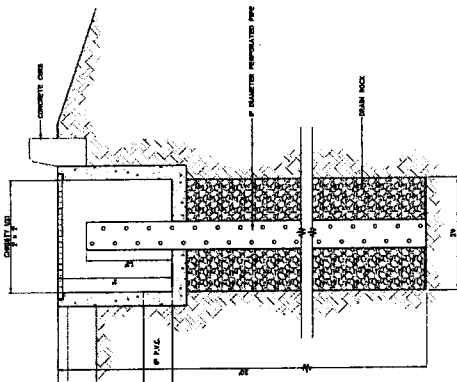
Section A-A



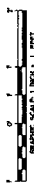
Section B-B

Estimated Earthwork Quantities

1. EXISTING GRADE: 1000 CUBIC YARDS EXCAVATION
2. EXISTING GRADE: 1000 CUBIC YARDS EXCAVATION
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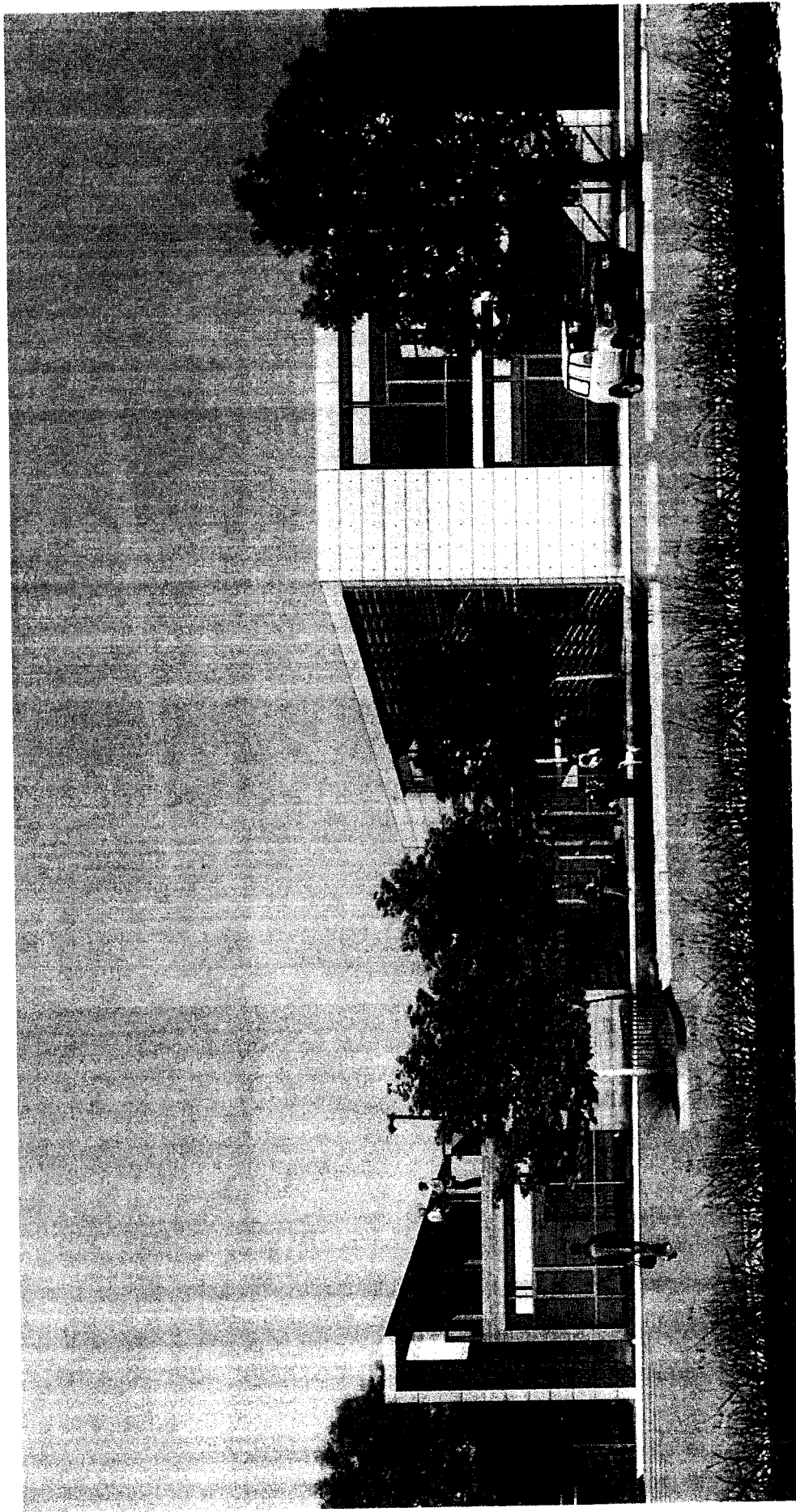


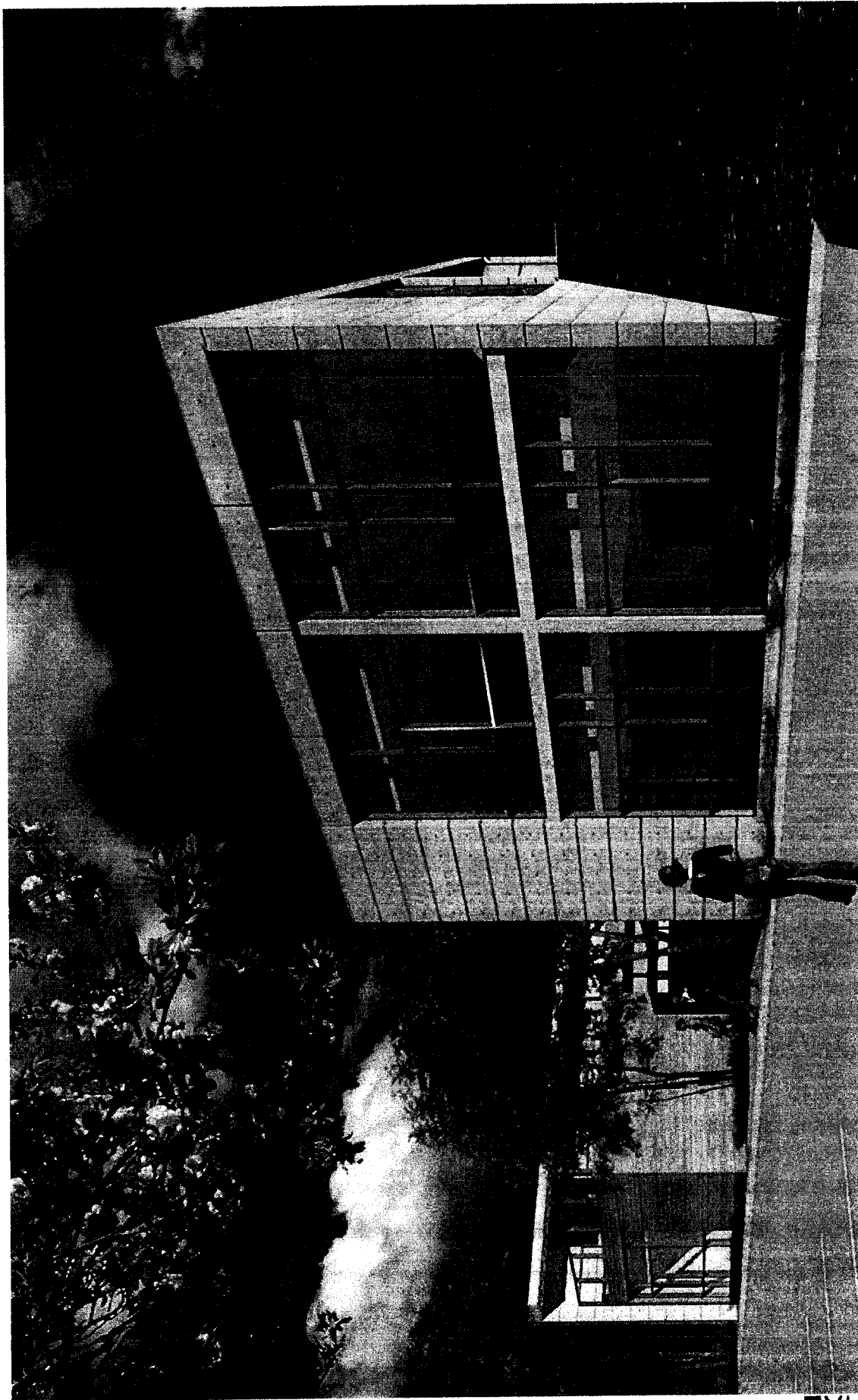
Parking Lot Catchbasin Detail (Seepage Pit)

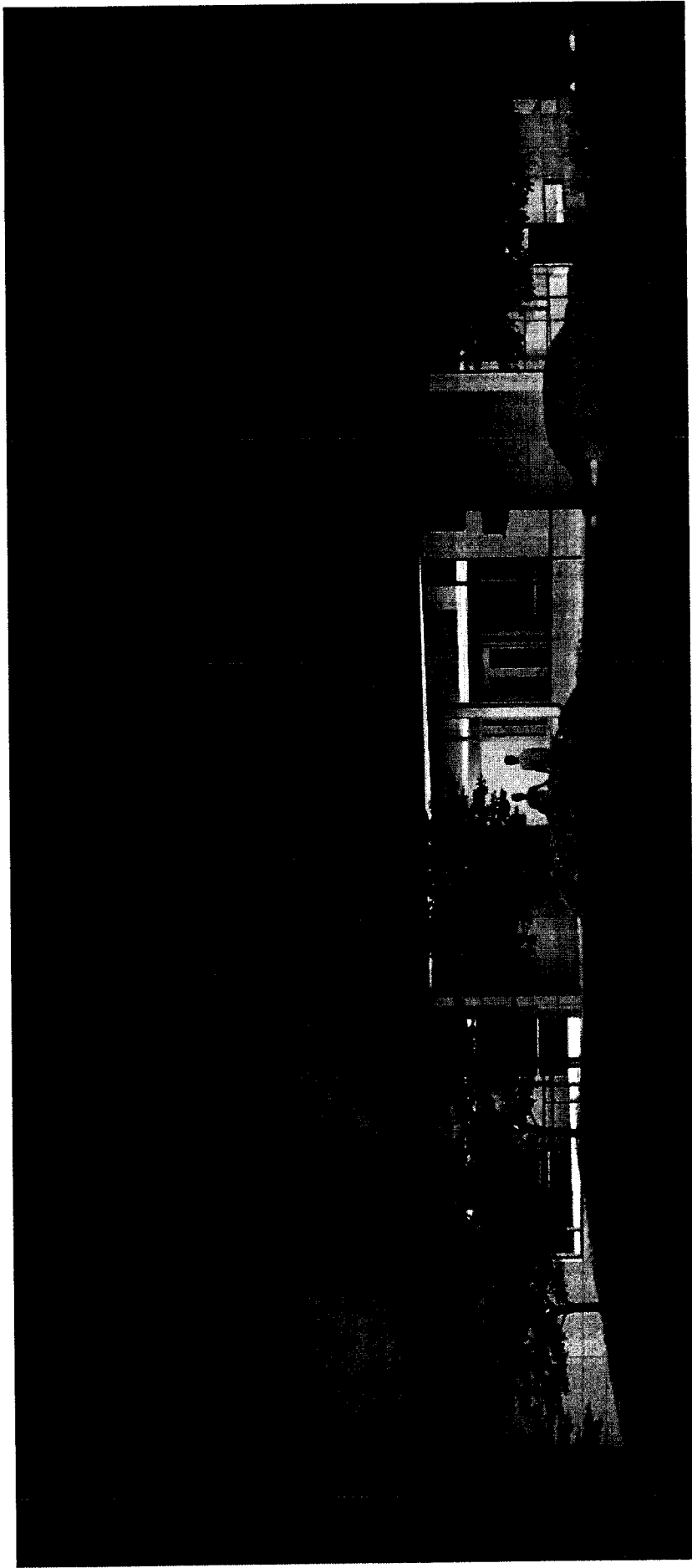


Cut-Off Drain Detail

Site Grading Notes & Cross-Sections

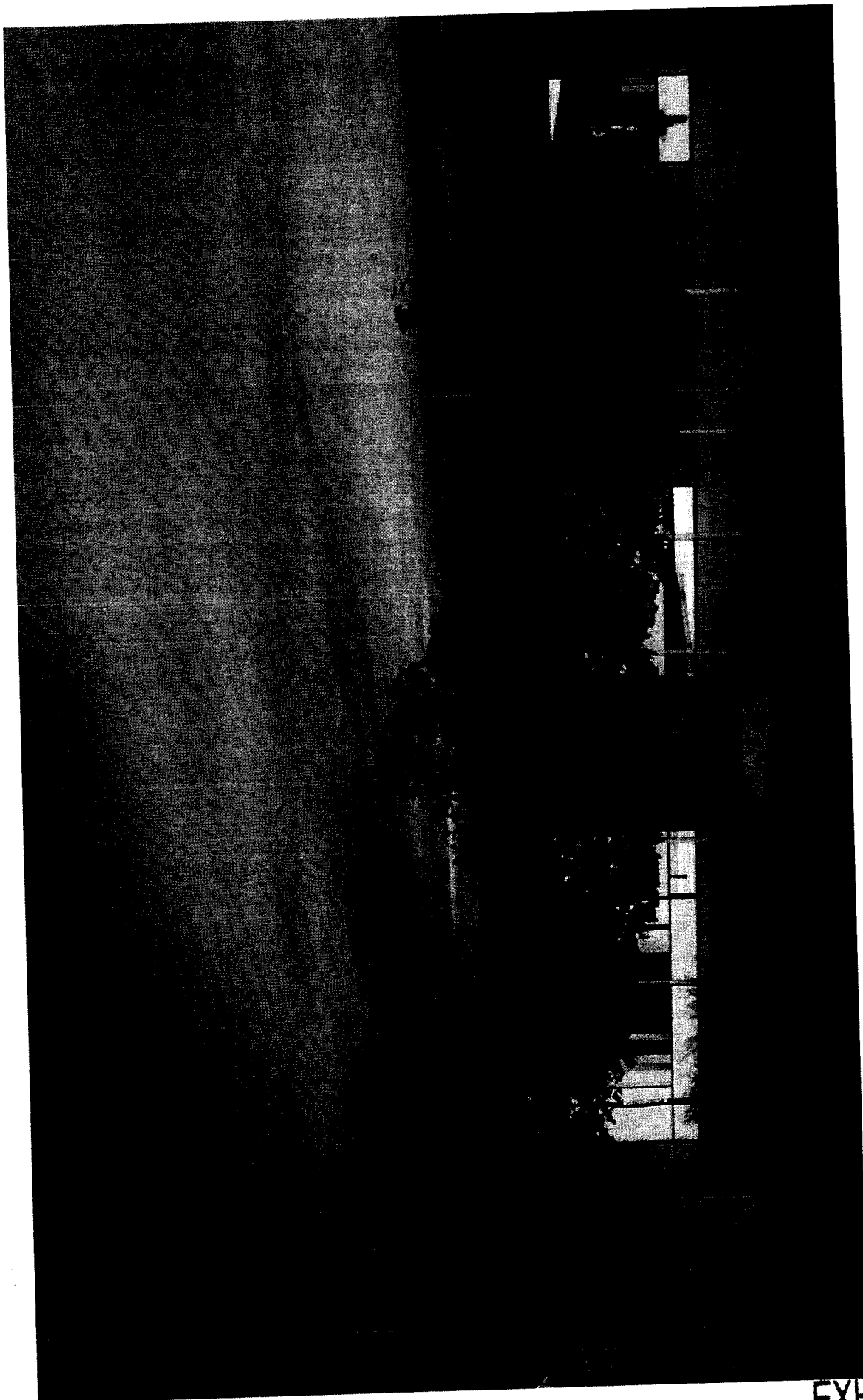






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EXHIBIT A



Rezoning Findings

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land-use designations of the adopted General Plan; and,

This finding can be made, in that the project site is located within the Community Commercial (C-C) General Plan land use designation along Soquel Drive, an arterial roadway. The proposed change from the C-1 (Neighborhood Commercial) zone district to the PA (Professional & Administrative Office) zone district will be consistent with the existing uses and character of development along Soquel Drive. The proposed PA (Professional & Administrative Office) zone district will be compatible with surrounding land uses and will provide an adequate buffer between Soquel Drive and multi-family residential properties to the north.

2. The proposed zone district is appropriate of the level of utilities and community service available to the land; and,

This finding can be made, in that the project site is within the Urban Services Line (USL) and is presently served by all public utilities. Adequate capacity exists for each utility to serve the existing and proposed commercial development.

3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district.

This finding can be made, in that the subject property is adjacent to an existing bank and is located across Aptos Rancho Road from existing PA (Professional & Administrative Office) zoning. The existing C-1 (Neighborhood Commercial) zoning along the north side of Soquel Drive and the Rancho Del Mar shopping center across Soquel Drive provide adequate neighborhood commercial services to the community. The proposed change from the C-1 (Neighborhood Commercial) zone district to the PA (Professional & Administrative Office) zone district on the subject property will be consistent with the existing uses and character of development along Soquel Drive. Additionally, the proposed administrative office use will create an adequate buffer between Soquel Drive and multi-family residential properties to the north.

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 to be 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 administrative office building will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the proposed building will comply with 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 administrative office building and the conditions under which the use would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PA (Professional & Administrative Office) zone district in that the primary use of the property will be an administrative office facility that complies with the site and use 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 project is located in the Community Commercial (C-C) land use designation. The proposed administrative office use is consistent with the General Plan in that it meets all requirements as specified in General Plan Objective (Community Commercial).

The proposed commercial structure will not adversely impact adjacent residential uses or other surrounding commercial properties, and meets the intent of the General Plan regarding the design of commercial and industrial structures specified in Policy 8.5.2 (Commercial Compatibility With Other Uses), in that the proposed commercial structure will be cut into the existing slope on the subject property on the south side of the property towards Soquel Drive and will be located in an area where adequate access and parking are available.

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.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that the new administrative office building will be constructed

adjacent to Soquel Drive, an arterial roadway. The expected level of traffic generated by the proposed project is anticipated to be 166 trips per day. Such an increase will not adversely impact existing roads and intersections in the surrounding area.

While the proposed administrative office building will increase the amount of energy used on the site, the proposed building and use is consistent with the zoning and General Plan designations for the property. The changes in resource use are anticipated to be less than significant.

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

The proposed administrative office building will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects and land use intensities in the vicinity, in that the proposed commercial building will fill in a vacant commercial parcel along the Soquel Drive frontage. The proposed land use is compatible with the existing pattern of development along Soquel Drive and will be an appropriate transition between Soquel Drive and multi-family residential properties to the north.

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 administrative office building will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the commercial frontage along Soquel Drive. The proposed project will be cut into the slope of the site to reduce the building height as viewed from Soquel Drive. The building will be of a modern architectural style using a mix of wood, concrete and glass finish materials that are balanced with window areas to create visual interest and break up wall mass on each elevation. Landscaping that is suitable to the site will be installed to soften the visual impact of the proposed development on surrounding land uses.

Roadway/Roadside Exception Findings

1. The improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

This finding can be made, in that full local street improvements would not be consistent with the improvements on the remainder of Aptos Rancho Road or the character of existing development in the surrounding neighborhood. Aptos Rancho Road varies from the County Design Criteria in terms of width and improvements with a 40 feet wide right of way, 24 feet wide pavement section, no on-street parking or landscape strips, and a 4 feet wide sidewalk on one side. The County Design Criteria standard for a local street is a 56 feet wide right of way with parking, sidewalks, and landscaping on both sides of the roadway. A Roadway/Roadside Exception is considered as appropriate due to the existing conditions along Aptos Rancho Road and the character of the surrounding neighborhood.

County Code Section 15.10.050(f)(1) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character of existing or proposed development.

Conditions of Approval

Exhibit A: Project Plans, entitled, "Community Foundation of Santa Cruz County", architectural plans prepared by Mark Cavagnero Associates, revised 2/20/08; engineered plans prepared by Ifland Engineers; landscape plans prepared by Joni L. Janecki & Associates, revised 1/9/08.

- I. This permit authorizes the construction of an administrative office building, the installation of a parking area, and associated improvements. As part of this application the Board of Supervisors has rezoned the project site to PA (Professional & Administrative Office).

This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit.

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

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
- C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- D. Obtain a Grading Permit from the Santa Cruz County Building Official.
- E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- F. Obtain final water service approval from the Soquel Creek Water District.
- G. Obtain final sewer service approval from the Santa Cruz County Sanitation District.
- H. Submit proof of the recordation of the deeds for the abandonment of the five feet wide strip of the Public Utilities Easement along Aptos Rancho Road, as depicted on the approved Exhibit "A" for this permit, prior to applying for a Building or Grading Permit.

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

- A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 2. A final sign plan for the proposed office building. The plan shall include the location and dimensions of all proposed signage. Signage shall comply with County Code requirements for signs within the PA zone district.
 3. Grading, drainage, and erosion control plans, that are prepared, wet-stamped, and signed by a licensed civil engineer. Grading and drainage plans must include estimated earthwork, cross sections through all improvements, existing and proposed cut and fill areas, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy dissipaters, detention pipes, etc. Verify that the detention facilities are adequate to meet County requirements for release rates.
 4. Engineered improvement plans for all on-site and off-site improvements. All improvements shall be submitted for the review and approval by the Department of Public Works.
 5. A lighting plan for the proposed development. Lighting for the proposed development must comply with the following conditions:
 - a. 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. 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.
 - b. 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.
 - c. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.

6. All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be screened.
 7. 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.
 8. Details showing compliance with fire department requirements.
- B. Meet all requirements of and pay all applicable fees to the Soquel Creek Water District.
- C. Meet all requirements of and pay all applicable fees to the Santa Cruz County Sanitation District.
- D. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
- F. Submit 3 copies of a final plan review letter prepared and stamped by a licensed Geotechnical Engineer.
- G. Pay the current fees for Child Care mitigation for 9,205 square feet of commercial office space. At the time of report preparation, these (Category II) fees are \$0.23 per square foot, but the fees are subject to change.
- H. Pay the current Aptos Transportation Improvement Area (TIA) fees for Roadside and Transportation improvements. At the time of report preparation, these fees are calculated as follows, but the fees are subject to change:
1. The development is subject to Aptos Transportation Improvement (TIA) fees at a rate of \$472 per daily trip-end generated by the proposed use. The project description indicates approximately 9,205 square feet of office space proposed. The estimated trip generation for fee purposes is 18 trip-ends per 1,000 gross square feet (ksf) for medical office space. Therefore the trips generated by the medical office may be calculated as 9.205 ksf of office space multiplied by 18 trip ends/ksf equals 166 trip ends being generated by the project. The fee is calculated as 166 trip ends multiplied by \$472 per trip end equals \$78,352. The total TIA fee of \$78,352 is to be split evenly between transportation improvement fees and roadside improvement fees.

- I. Provide required off-street parking for a minimum of 46 cars. All non-compact parking spaces shall be at least 8.5 feet wide by 18 feet long and shall be located entirely outside vehicular rights-of way. No more than 30 percent of the required off-street parking spaces may be compact spaces. All compact parking spaces shall be at least 7.5 feet wide by 16 feet long and shall be located entirely outside vehicular rights-of way. Parking shall be clearly designated on the plot plan.
 - J. 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.
 - K. Complete and file a silt and grease trap maintenance agreement with the Department of Public Works. The final plans shall specify the location of an EPA approved silt and grease trap on site, through which storm runoff must pass.
- III. All construction shall be performed according to the approved plans for the Building Permit. The following requirement shall be met during construction:
- A. Archaeological Resources: In order to mitigate impacts to pre-historical resources that might accidentally be discovered during construction:
 - 1. A qualified historical archaeologist shall be on site during earthwork and excavation. If significant resources are discovered, work that disturbs the area of the find shall be halted until the archaeologist submits a plan to the Environmental Coordinator for the preservation of the find. Upon written approval of the plan, work may resume;
 - 2. Prior to final inspection of the building permit the archaeologist shall submit a brief report to Planning Department staff indicating that either no resources were found, or verifying that the approved plan to preserve any resources that were found was implemented.
- IV. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All new utilities to serve the proposed development shall be installed underground.
 - 1. 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.

- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. The project must comply with all recommendations of the approved soils reports.
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

V. Operational Conditions

- A. **Master Occupancy Program (Office Building):** Given the location of the project with respect to existing residential and commercial uses, all change of use requests shall be processed at level 3 to permit a thorough review of possible impacts. Only the uses listed below may be processed at level 1, based on the parking available on site:

Professional & Administrative Offices (not including Medical Offices or Clinics)

The following additional restrictions apply to all uses:

No outdoor storage is permitted.

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

actions, up to and including permit revocation.

VI. 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. Mitigation Measure: Water Quality (Condition V.B)

Monitoring Program: Silt and grease traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum; A brief annual report shall be prepared by the trap inspector at the conclusion of 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.

B. Mitigation Measure: Archaeological Resources (Condition III.A)

Monitoring Program: A qualified historical archaeologist shall be on site during earthwork and excavation. If significant resources are discovered, work that disturbs the area of the find shall be halted until the archaeologist submits a plan to the Environmental Coordinator for the preservation of the find. Upon written approval of the plan, work may resume;

Prior to final inspection of the building permit the archaeologist shall submit a brief report to Planning Department staff indicating that either no resources were found, or verifying that the approved plan to preserve any resources that were found was implemented.

VII. 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.

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

Please note: This permit expires two years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Mark Deming
Assistant Director

Randall Adams
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.

**Mitigated Negative Declaration
(CEQA Determination)**

**Application Number 07-0388
Planning Commission Hearing
9/10/08**



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

Application Number: 07-0388

Mark Cavagnero Associates, for
Community Foundation of SC County

Proposal to construct an office building (approximately 9,200 square feet), to grade approximately 3,350 cubic yards (cut) and 300 cubic yards (fill) and to construct associated improvements. Requires a Rezoning from the C-1 (Neighborhood Commercial) zone district to the PA (Professional & Administrative Offices) zone district, a Commercial Development Permit, a Preliminary Grading Approval, a Soils Report Review, and an Archaeological Site Review. The project is located at the northeast corner of Soquel Drive and Aptos Rancho Road in Aptos.

APN: 039-471-08

Randall Adams, Staff Planner

Zone District: C-1

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD ENDS: June 11, 2008

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

Findings:

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

Required Mitigation Measures or Conditions:

☐ None
☒ XX Are Attached

Review Period Ends June 11, 2008

Date Approved By Environmental Coordinator June 12, 2008

CLAUDIA SLATER
Environmental Coordinator
(831) 454-5175

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

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on _____ No EIR was prepared under CEQA.

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

Date completed notice filed with Clerk of the Board: _____

- 42.9 -



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: Mark Cavagnero Associates, for Community Foundation of SC County

APPLICATION NO.: 07-0388

APN: 039-471-08

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: **June 11, 2008**

Randall Adams
Staff Planner

Phone: 454-3218

Date: May 8, 2008

NAME: Community Foundation of Santa Cruz
APPLICATION: 07-0388
A.P.N: 039-471-08

NEGATIVE DECLARATION MITIGATIONS

- A.** 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.
- B.** In order to mitigate impacts to historical resources that might accidentally be discovered during construction:
- a.** A qualified historical archaeologist shall be on site during earthwork and excavation. If significant resources are discovered, work that disturbs the area of the find shall be halted until the archaeologist submits a plan to the Environmental Coordinator for the preservation of the find. Upon written approval of the plan, work may resume;
 - b.** Prior to final inspection of the building permit the archaeologist shall submit a brief report to Planning Department staff indicating that either no resources were found, or verifying that the approved plan to preserve any resources that were found was implemented.



Environmental Review Initial Study

Application Number: **07-0388**

Date: May 5, 2008

Staff Planner: Randall Adams

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Mark Cavagnero Associates **APN:** 039-471-08

OWNER: Community Foundation of Santa Cruz County **SUPERVISORAL DISTRICT:** 2

LOCATION: Northeast corner of Soquel Drive and Aptos Rancho Road in Aptos.
(Attachment 1)

SUMMARY PROJECT DESCRIPTION: Proposal to construct an office building (approximately 9,200 square feet), to grade approximately 3,350 cubic yards (cut) and 300 cubic yards (fill) and to construct associated improvements.

Requires a Rezoning from the C-1 (Neighborhood Commercial) zone district to the PA (Professional & Administrative Offices) zone district, a Commercial Development Permit, a Preliminary Grading Approval, a Soils Report Review, and an Archaeological Site Review.

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

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

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

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

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

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations:

ENVIRONMENTAL REVIEW ACTION

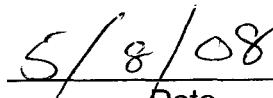
On the basis of this Initial Study and supporting documents:

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

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

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


Matt Johnston


Date

For: Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 28,436 square feet

Existing Land Use: Vacant

Vegetation: Grasses & small trees

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

Nearby Watercourse: Aptos Creek

Distance To: 600 feet

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: N/A

Water Supply Watershed: Not mapped

Groundwater Recharge: Not mapped

Timber or Mineral: Not mapped

Agricultural Resource: Not mapped

Biologically Sensitive Habitat: Not mapped

Fire Hazard: Not mapped

Floodplain: Not mapped

Erosion: Not mapped

Landslide: Not mapped

Liquefaction: Low potential

Fault Zone: Not mapped

Scenic Corridor: Not mapped

Historic: No historic resource on site

Archaeology: Mapped resource
Arch. Site Review completed

Noise Constraint: Not mapped

Electric Power Lines: N/A

Solar Access: Adequate

Solar Orientation: Northeast

Hazardous Materials: N/A

SERVICES

Fire Protection: Aptos/La Selva FPD

School District: Pajaro Valley USD

Sewage Disposal: Santa Cruz County
Sanitation District

Drainage District: Zone 6

Project Access: Aptos Rancho Road

Water Supply: Soquel Creek Water District

PLANNING POLICIES

Zone District: C-1

General Plan: C-C

Urban Services Line:

X Inside

 Outside

Coastal Zone:

 Inside

X Outside

Special Designation: None

PROJECT SETTING AND BACKGROUND:

The subject property is approximately 28,438 square feet in area and is located on the northeast corner of Soquel Drive and Aptos Rancho Road in Aptos. The property is vacant and slopes gently down to the northeast. A driveway is located along the eastern side of the parcel to provide access to the adjacent property to the north. The site is cleared with low grasses and small orchard trees. Two large cypress were removed due to disease and instability prior to application submittal. The uses surrounding the property are commercial office and retail, with multi-family residential development to the north.

DETAILED PROJECT DESCRIPTION:

This application is a proposal to construct a two story office building (approximately 9,200 square feet) on a parcel approximately 28,438 square feet in area. (Attachment 2) The site will be rezoned from the C-1 (Neighborhood Commercial) zone district to the PA (Professional & Administrative Offices) zone district. The PA zone district will be consistent with the adjacent bank use to the east and existing professional office uses across Aptos Rancho Road to the west.

The parking area for the proposed commercial development will be accessed from Aptos Rancho Road. The existing driveway from the adjacent parcel to the north (which runs through the subject property) to Soquel Drive will be abandoned and reconnected to Aptos Rancho Road (as a condition of prior Minor Land Division 05-0583). No improvements are proposed to Aptos Rancho Road and no on-street parking will be provided along the roadway. An exception to the County Design Criteria will be required to recognize the existing condition of Aptos Rancho Road, with reduced right of way and width, no on-street parking or landscape strips, and sidewalk on one side. A public utility easement, currently extending 15 feet east from the Aptos Rancho Road right of way, is proposed to be reduced in width to 10 feet to accommodate the proposed development. No public utilities are located within the 5 feet of width to be abandoned.

Grading will be required to prepare the site for development and to ensure that the site is properly drained. Grading volumes will be approximately 3,350 cubic yards (cut) and 300 cubic yards (fill), with the 3,050 cubic yards to be exported off site. The excavation is proposed to allow the two story building to be placed within the grade of the site and result in a one story elevation fronting on Soquel Drive and a two story elevation at the parking area to the north. The existing small orchard trees will be removed due to site disturbance associated with construction. Replacement trees will be installed throughout the site.

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. A geotechnical investigation for the proposed project was performed by Dees & Associates, dated 1/07 (Attachment 3). The report concluded that seismic shaking can be managed through proper structure and foundation design, and that the potential for liquefaction is low. The report has been reviewed and accepted by Environmental Planning staff (Attachment 4).

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_____	_____
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See response A-1, above.

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

_____	_____	_____	X
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All slopes on the subject property are less than 30%.

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

_____	_____	X	_____
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Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because standard erosion controls are a required condition of the project. The project plans include an Erosion Control Plan, which specifies detailed erosion and sedimentation control measures.

5. Be located on expansive soil, as defined in section 1802.3.2 of the California Building Code(2007), creating substantial risks to property?

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

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

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

7. Result in coastal cliff erosion?

_____	_____	_____	X
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B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

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

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Place development within the floodway resulting in impedance or redirection of flood flows?

_____	_____	X	_____
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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
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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	_____
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The project will obtain water from Soquel Creek Water District and will not rely on private well water. Although the project will incrementally increase water demand, Soquel Creek Water District has indicated that adequate supplies are available to serve the project as the project is required to participate in the District's offset program (Attachment 5). The project is not located in a mapped groundwater recharge area.

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

_____	_____	X	_____
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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.

6. Degrade septic system functioning?

_____	_____	_____	X
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Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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7. Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site?

X

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

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

X

Drainage Calculations prepared by Ifland Engineers, revised 1/08 (Attachment 6), have been reviewed for potential drainage impacts and accepted by the Department of Public Works (DPW) Drainage Section staff. The calculations show that the net increase in runoff will be 0.71 cubic feet per second for a ten year storm event before considering the detention systems. The runoff rate from the property will be controlled by a detention system in the east corner of the parking lot and retention through pervious paving in the parking area. DPW staff have determined that existing off-site storm water facilities are adequate to handle the increase in drainage associated with the project (Attachment 7). Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

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

X

See response B-8 above.

10. Otherwise substantially degrade water supply or quality?

X

A silt and grease trap, and a plan for maintenance, will be required to minimize the effects of urban pollutants and reduce this impact 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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C. Biological Resources

Does the project have the potential to:

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

_____ X _____

According to the California Natural Diversity Data Base (CNDDDB), maintained by the California Department of Fish and Game, the only known special status plant or animal species in the site vicinity is Dudley's Lousewort, which was not observed in the project area during site visits performed by Planning Department staff. The lack of suitable habitat and the disturbed nature of the site make it unlikely that any special status plant or animal species occur in the area and further biotic investigations have not been required.

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

_____ X _____

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

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

_____ X _____

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

4. Produce nighttime lighting that will illuminate animal habitats?

_____ X _____

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

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

Four trees in excess of 6 inches in diameter will be removed. Three of the four trees to be removed are old orchard trees and one tree is an oak. None of the trees are significant in size or canopy cover and requiring redesign of the project to preserve these trees is not considered as necessary to achieve the goals of the Design Review ordinance. Adequate replacement trees, including large evergreen species, are proposed in the landscape plan for this project.

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

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?	_____	_____	_____	<u>X</u>
2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?	_____	_____	_____	<u>X</u>

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 ridge line? | _____ | _____ | _____X_____ | _____ |
|---|-------|-------|-------------|-------|

The existing visual setting is a vacant parcel within an existing urbanized area. The proposed project is designed and landscaped as an infill project to fit into this setting.

- | | | | | |
|---|-------|-------|-------------|-------|
| 4. Create a new source of light or glare which would adversely affect day or nighttime views in the area? | _____ | _____ | _____X_____ | _____ |
|---|-------|-------|-------------|-------|

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 create an incremental increase in night lighting. However, this increase will be small, and will be similar in character to the lighting associated with the surrounding existing uses.

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

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

F. Cultural Resources

Does the project have the potential to:

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

There are no designated historic resources on the subject property.

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

According to the Santa Cruz County Archeological Society site assessment, dated 10/17/07 (Attachment 8), there was no evidence of pre-historic cultural resources at the surface of the project site. However, due to the close proximity to known archaeological sites, an archaeological monitor is recommended during the trenching and excavation stages of the project to ensure protection of archaeological resources. Pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction, 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 _____

See response F-2 above. 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.

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

The commercial office use will not be engaged in the production or handling of hazardous materials.

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

The project site is not included on the 3/4/08 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

- | | | | | | |
|----|--|-------|-------|-------|-------------|
| 3. | Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site? | _____ | _____ | _____ | _____X_____ |
| 4. | Expose people to electro-magnetic fields associated with electrical transmission lines? | _____ | _____ | _____ | _____X_____ |

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
5. Create a potential fire hazard?	_____	_____	X	_____

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

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

H. Transportation/Traffic

Does the project have the potential to:

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

The project will create a small incremental increase in traffic on nearby roads and intersections. However, given the number of new trips (166 trips based on 9,205 square feet of office space) created by the project, this increase is less than significant. Department of Public Works Road Engineering staff have not required a traffic study for the proposed development due to the limited number of new trips (Attachment 7).

2. Cause an increase in parking demand which 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. The applicant has requested an increase in the percentage of compact spaces (from 10 percent to 30 percent) but this request will not affect the provision of the required number of parking spaces on the project site.

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

The proposed project will redirect existing access from Soquel Drive (an arterial roadway) to Aptos Rancho Road (a local street). This will improve safety by eliminating turning movements in and out of the existing private driveway on the arterial roadway.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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Although no road improvements are proposed, the proposed project will include an exception to the County Design criteria for Aptos Rancho Road. The County standard for new roadways is a 56 feet wide right of way with parking, sidewalks, and landscape strips on both sides. No improvements are proposed to Aptos Rancho Road and no on-street parking will be provided along the roadway. An exception to the County Design Criteria will be required to recognize the existing condition of Aptos Rancho Road, with a 40 feet wide right of way, 24 feet wide pavement section, no on-street parking or landscape strips, and a 4 feet wide sidewalk on one side. Off street parking will be provided on the project site and adequate pedestrian circulation has been provided within the site and on the sidewalk along Aptos Rancho Road which will prevent potential hazards to motorists, bicyclists, and/or pedestrians. Landscaping is provided throughout the project.

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

_____ X _____

See response H-1 above.

I. Noise

Does the project have the potential to:

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

_____ X _____

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

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

_____ X _____

Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 Leq during the day and 45 Leq during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at night. Acoustic studies for nearby projects have shown that traffic noise along Soquel Drive can exceed these standards. As this is a commercial development with limited outdoor activity areas, no

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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further acoustical studies are required. Standard construction techniques will reduce noise levels within the commercial office building to acceptable levels.

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

X

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

J. Air Quality

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

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

X

The North Central Coast Air Basin does not meet State standards for ozone and particulate matter (PM10). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NOx]), and dust.

Given the modest amount of new traffic that will be generated by the project there is no indication that new emissions of VOCs or NOx will exceed Monterey Bay Unified Air Pollution Control District (MBUAPCD) thresholds for these pollutants and therefore there will not be a significant contribution to an existing air quality violation.

Construction projects using typical construction equipment such as dump trucks, scrapers, bulldozers, compactors and front-end loaders which temporarily emit precursors of ozone [i.e., volatile organic compounds (VOC) or oxides of nitrogen (NOx)], are accommodated in the emission inventories of State- and federally-required air plans and would not have a significant impact on the attainment and maintenance of ozone standards. Project construction may result in a short-term, localized decrease in air quality due to generation of small amounts of dust. Standard dust control BMPs (e.g., periodic watering) are incorporated into the project, so air quality impacts associated with construction will be at a less than significant level.

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

X

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 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_____ |

K. Public Services and Utilities

Does the project have the potential to:

- | | | | | | |
|----|--|-------|-------|-------------|-------|
| 1. | Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| a. | Fire protection? | _____ | _____ | _____X_____ | _____ |
| b. | Police protection? | _____ | _____ | _____X_____ | _____ |
| c. | Schools? | _____ | _____ | _____X_____ | _____ |
| d. | Parks or other recreational activities? | _____ | _____ | _____X_____ | _____ |
| e. | Other public facilities; including the maintenance of roads? | _____ | _____ | _____X_____ | _____ |

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

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

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

See response B-8 above.

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	_____
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The project will obtain water from Soquel Creek Water District and will not rely on private well water. Although the project will incrementally increase water demand, Soquel Creek Water District has indicated that adequate supplies are available to serve the project as the project is required to participate in the District's offset program (Attachment 5).

Sanitary sewer service is available to serve the project, as reflected in the comments from the Santa Cruz County Sanitation District (Attachment 9).

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

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

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

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

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

6. Result in inadequate access for fire protection?

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

The project's road access has been approved by the local fire agency assuring conformity with fire protection standards that include minimum requirements for emergency vehicle access.

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

_____ X _____

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

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

_____ X _____

L. Land Use, Population, and Housing

Does the project have the potential to:

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

_____ X _____

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

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

_____ X _____

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

3. Physically divide an established community?

_____ X _____

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

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

_____ X _____

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

A General Plan Amendment and Rezoning is included with this application to rezone the project site to professional and administrative office General Plan and zoning designations as is more appropriate given the location of the project site and adjacent professional and administrative office uses. The proposed project is designed at the density and intensity of development allowed by the resulting 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 not affect any existing housing units.

M. Non-Local Approvals

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

Yes _____ No X

N. Mandatory Findings of Significance

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

Yes _____ No X

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

Yes _____ No X

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

Yes _____ No X

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

Yes _____ No X

TECHNICAL REVIEW CHECKLIST

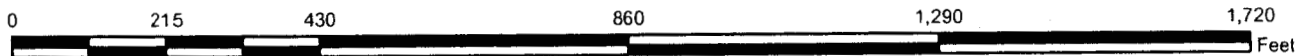
	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review	_____	_____	<u>X</u>
Archaeological Review	_____	<u>X</u>	_____
Biotic Report/Assessment	_____	_____	<u>X</u>
Geologic Hazards Assessment (GHA)	_____	_____	<u>X</u>
Geologic Report	_____	_____	<u>X</u>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

Attachments:

1. Vicinity Map, Map of Zoning Districts, Map of General Plan Designations, Assessors Parcel Map
2. Architectural Plans prepared by Mark Cavagnero Associates, dated 2/20/08; Preliminary Improvement Plans prepared by Ifland Engineers; Landscape Plan prepared by Joni L. Janecki & Associates, dated 1/9/08.
3. Geotechnical Investigation (Conclusions and Recommendations) prepared by Dees & Associates, dated 1/07.
4. Geotechnical Review Letter prepared by Carolyn Banti - Civil Engineer, dated 10/31/07.
5. Letter from Soquel Creek Water District, dated 7/18/07.
6. Drainage calculations (Summary) prepared by Ifland Engineers, revised 1/08.
7. Discretionary Application Comments, dated 4/11/08.
8. Archeological Reconnaissance Survey Letter prepared by Christine Hu, dated 10/17/07.
9. Memo from Santa Cruz County Sanitation District, dated 7/3/07.



Location Map



LEGEND



APN: 039-471-08



Streets



Assessors Parcels

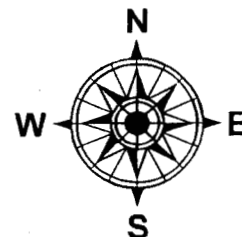


State Highway 1

ATTACHMENT

APPLICATION

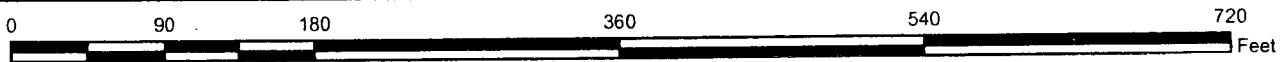
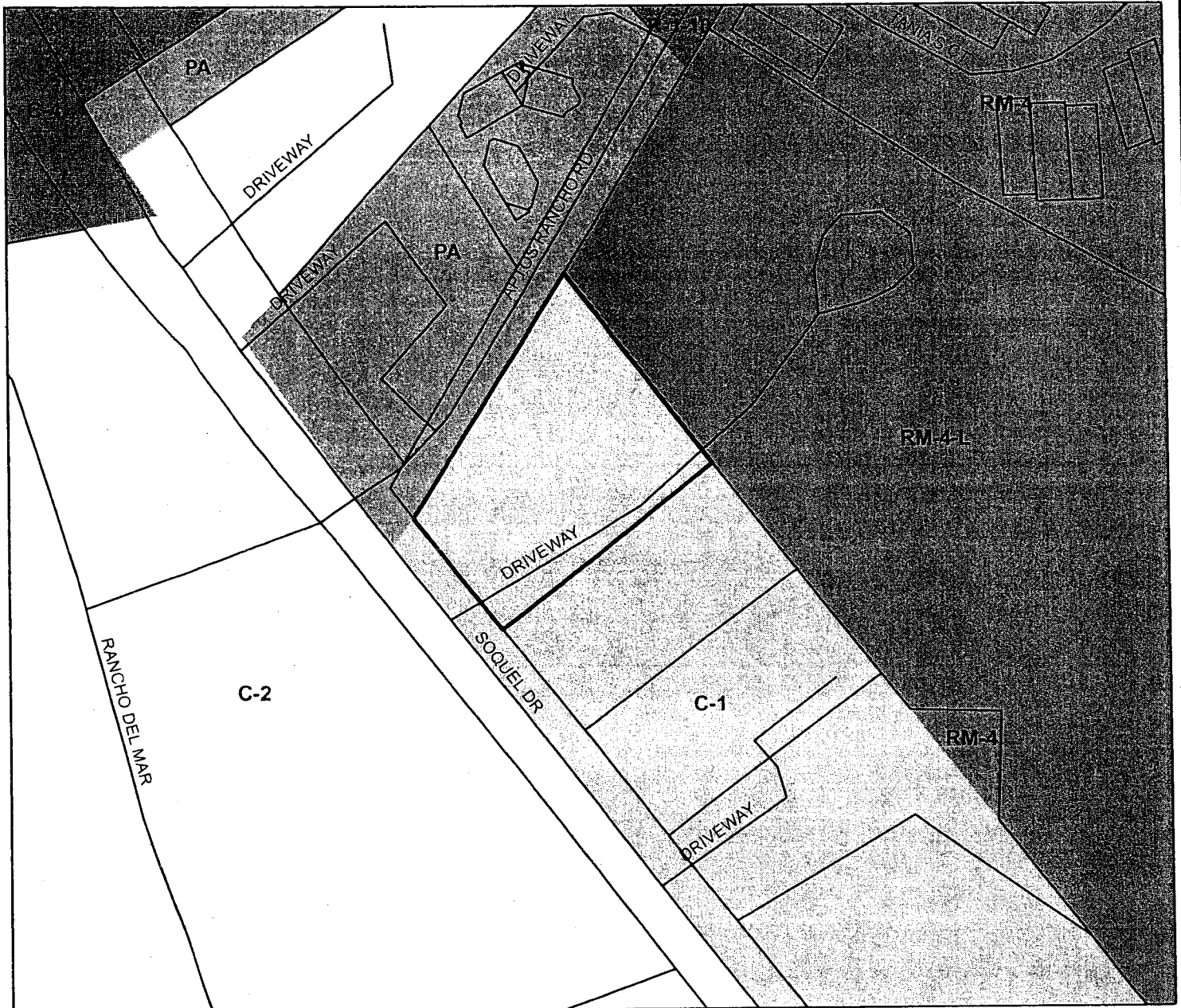
Environmental Review Initial Study
12-1-4
07-0388



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August 2007

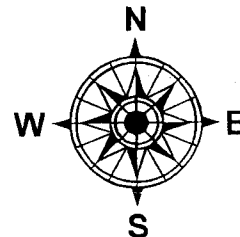


Zoning Map



LEGEND

- APN: 039-471-08
- Streets
- Assessors Parcels
- State Highways
- COMMERCIAL-COMMUNITY
- COMMERCIAL-NEIGHBORHOOD
- COMMERCIAL-PROF OFFICE
- RESIDENTIAL-MULTI FAMILY
- COMMERCIAL SERVICE

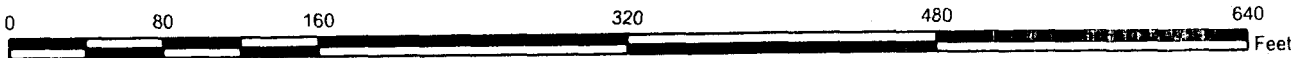
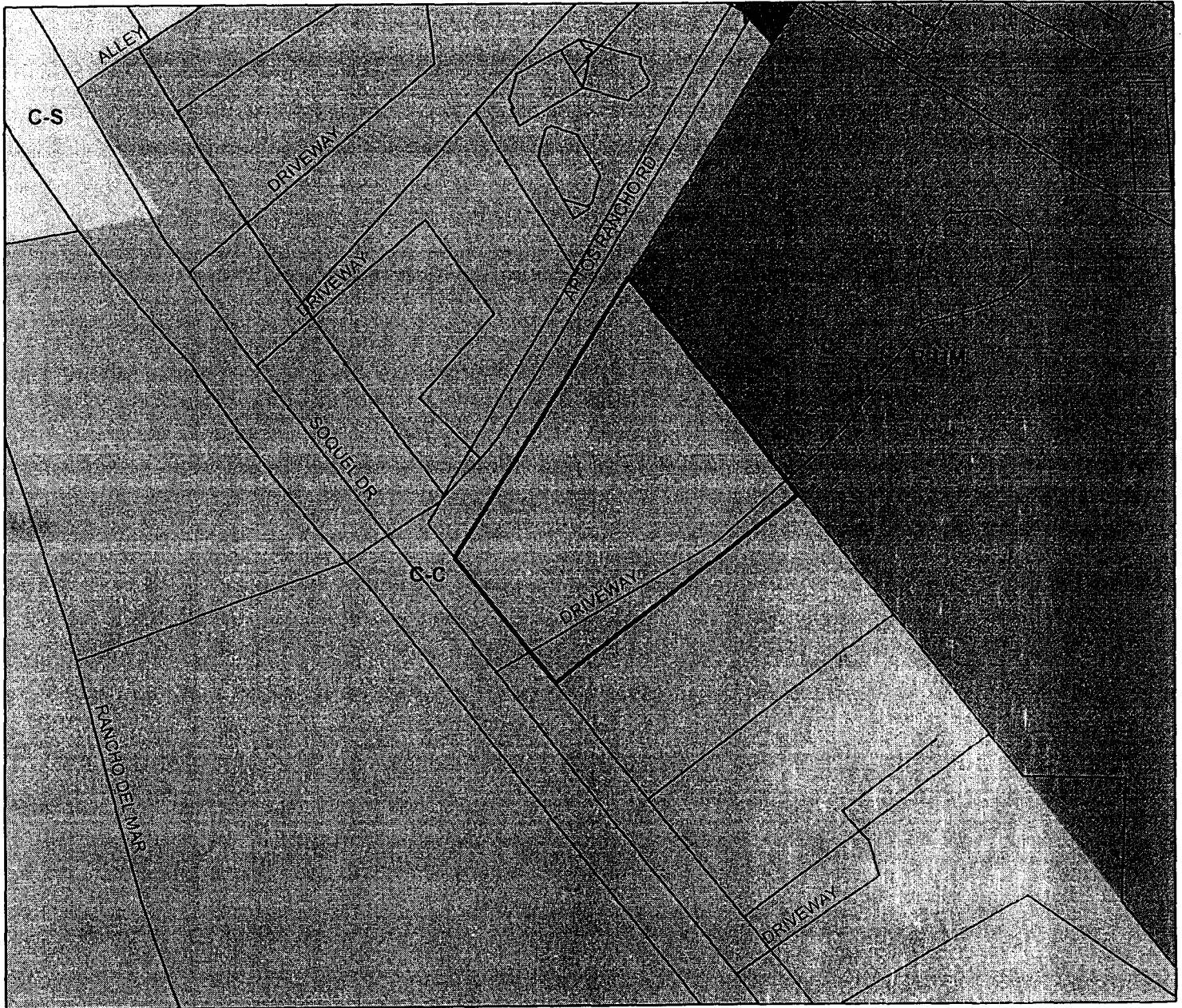


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Environmental Review Initial Study
ATTACHMENT 1, 2, 3, 4
APPLICATION 07-0288
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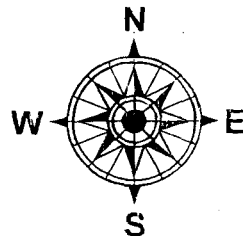
General Plan Designation Map



LEGEND

- APN: 039-471-08
- Streets
- Assessors Parcels
- State Highways
- Commercial-Community
- Commercial-Service
- Residential - Urban Medium Density

Environmental Review Initial Study
ATTACHMENT 1, 3 of 4
APPLICATION 07-0388



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August 2007

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Tax Area Code
69-273

39-47

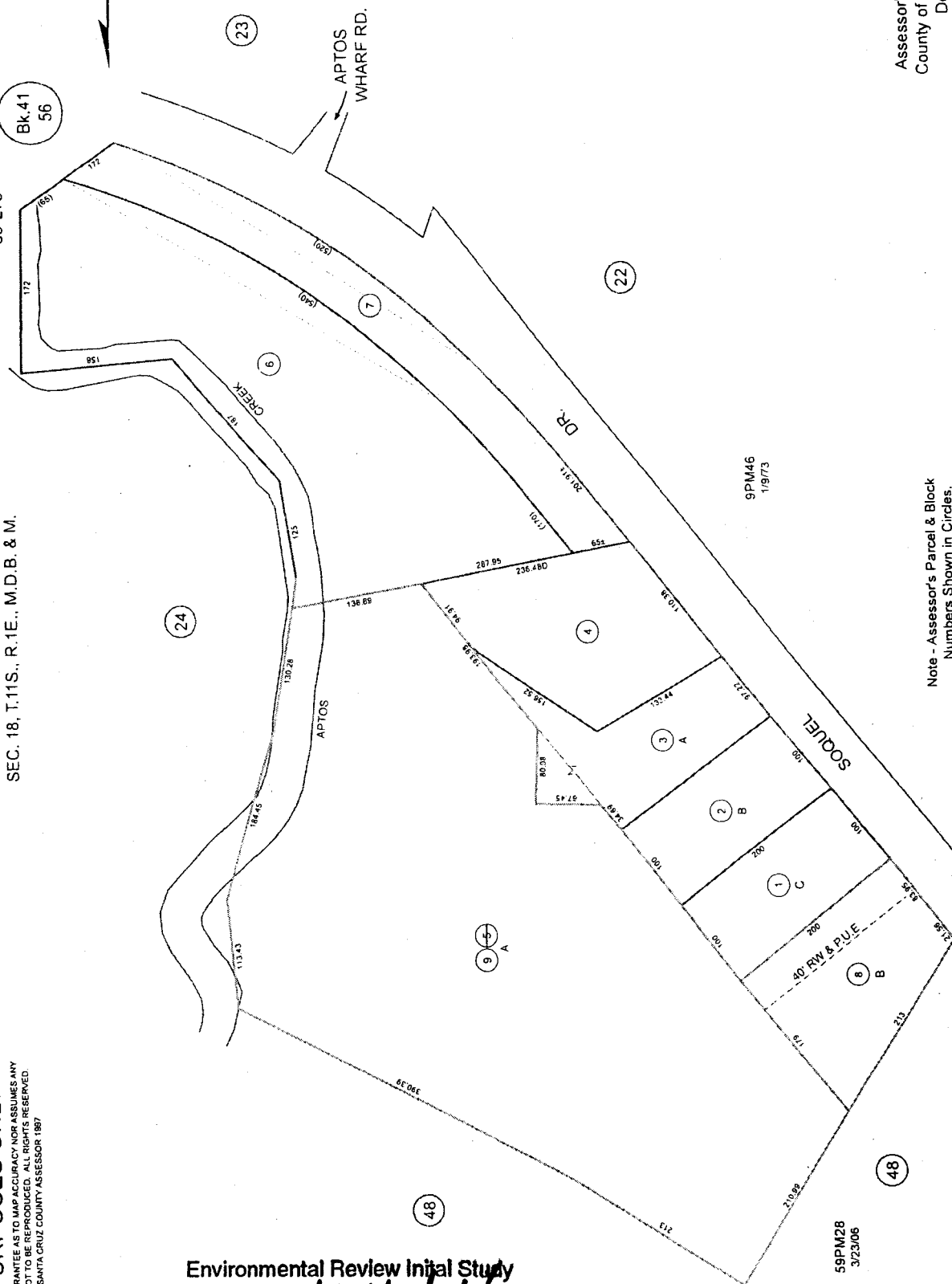
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Environmental Review Initial Study
ATTACHMENT 1, 4 of 4
APPLICATION 03-0388

Electronically Redrawn 1/2/23/97 wrp
Rev. 4/30/98 KSA (CA)
Rev. 5/2/01 mwm (changed page rats.)
Rev. 7/1/03 DD (Cor to linework, 1-03 & 05)
Rev. 7/24/06 mwm (59PM28, split 1-08 & 09)

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

Assessor's Map No. 39-47
County of Santa Cruz, Calif.
Dec., 1997



COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY

Environmental Review Initial Study
 ATTACHMENT 2, 1 of 24
 APPLICATION 07-0388

SYMBOLS

- SECTION NUMBER
SHEET NUMBER
- DETAIL
SHEET NUMBER
- ELEVATIONS
ELEVATION NUMBER
SHEET NUMBER
- ROOM IDENTIFICATION
ROOM NUMBER
- DOOR TYPE
DOOR NUMBER
- HARDWARE GROUP - SEE SPEC
- PARTITION TYPE
PARTITION LETTER
- TOILET ACCESSORY TYPE
ACCESSORY NUMBER
- ELEMENTS TO ALIGN
- FF / CLG. ELEVATION
- (E) TO REMAIN
- WALL
- (E) TO BE REMOVED

PROJECT DATA

PROJECT LOCATION: 7838 SQUEL DRIVE
 APOTOS, CA 95003
 ASSessor's PARCEL NUMBER: 039-471-05

ZONING INFORMATION:
 ZONING DISTRICT: C1 (PROPOSED TO BE REVISED TO PA)
 LOT SIZE: 28,438 SF
 HEIGHT: 3 STORY - 21'-10" TO TOP OF ROOF
 COVERED PORTION OF NATURAL GRADE OF
 DEVELOPMENT: 10,000 SQ. FT.
 AVERAGE NATURAL GRADE AT FOOTPRINT: 1,200 ± 48 SPACES
 30% COMPACT = 14 (PROPOSED VARIANT)
 1:1,000 = 9 REQ. 10 SPACES (2'x6') PROMISED
 TYPE V HOT RATED - FULLY SPRINKLERED
 B OFFICES

BUILDING FLOOR AREA:
 CAR PARKING:
 BICYCLE PARKING:
 CONSTRUCTION:
 OCCUPANCY:

PROJECT DESCRIPTION:
 NEW CONSTRUCTION FOR THE SANTA CRUZ COUNTY
 COMMUNITY FOUNDATION. THE PROJECT INCLUDES OFFICE SPACE AND TENANT SPACE.
 THE BUILDING IS A CONCRETE STRUCTURE WITH PARTS BEING
 CLAD IN WOOD SIDING.

CLIENT CONTACT:
 THE COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY
 CONTACT: LANCE LINDSEY
 2425 BOWEN STREET, SUITE 17
 SANTA CRUZ, CA 95061
 TEL: 831.477.0800
 FAX: 831.477.0991

ARCHITECT:
 (OWNER'S AGENT)
 MARK CAMACHO ASSOCIATES, ARCHITECTS
 1015 S. GILBERT STREET, SUITE 200
 SANTA CRUZ, CA 95061
 TEL: 415.388.8944
 FAX: 415.388.8945

SHEET INDEX

- A0.1 TITLE SHEET
- A0.2 AREA PLAN
- A0.3 SITE PLAN
- A2.0 PARKING LEVEL PLAN
- A2.1 ROOF PLAN
- A2.2 EXTERIOR ELEVATIONS / BUILDING
- A2.3 EXTERIOR ELEVATIONS / BUILDING
- A2.4 EXTERIOR ELEVATIONS / BUILDING
- A2.5 EXTERIOR ELEVATIONS / BUILDING
- A2.6 EXTERIOR ELEVATIONS / BUILDING
- A2.7 EXTERIOR ELEVATIONS / BUILDING
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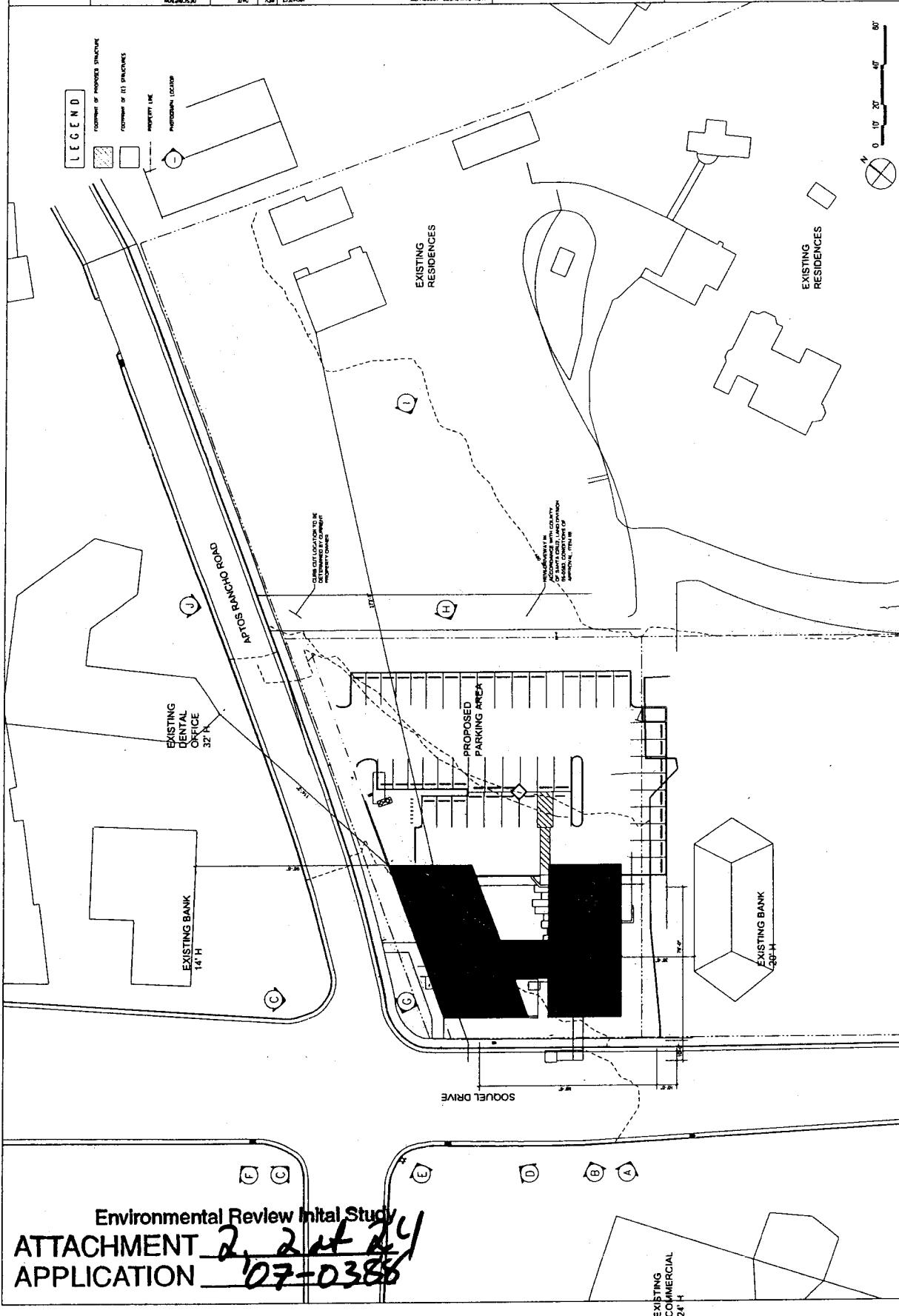
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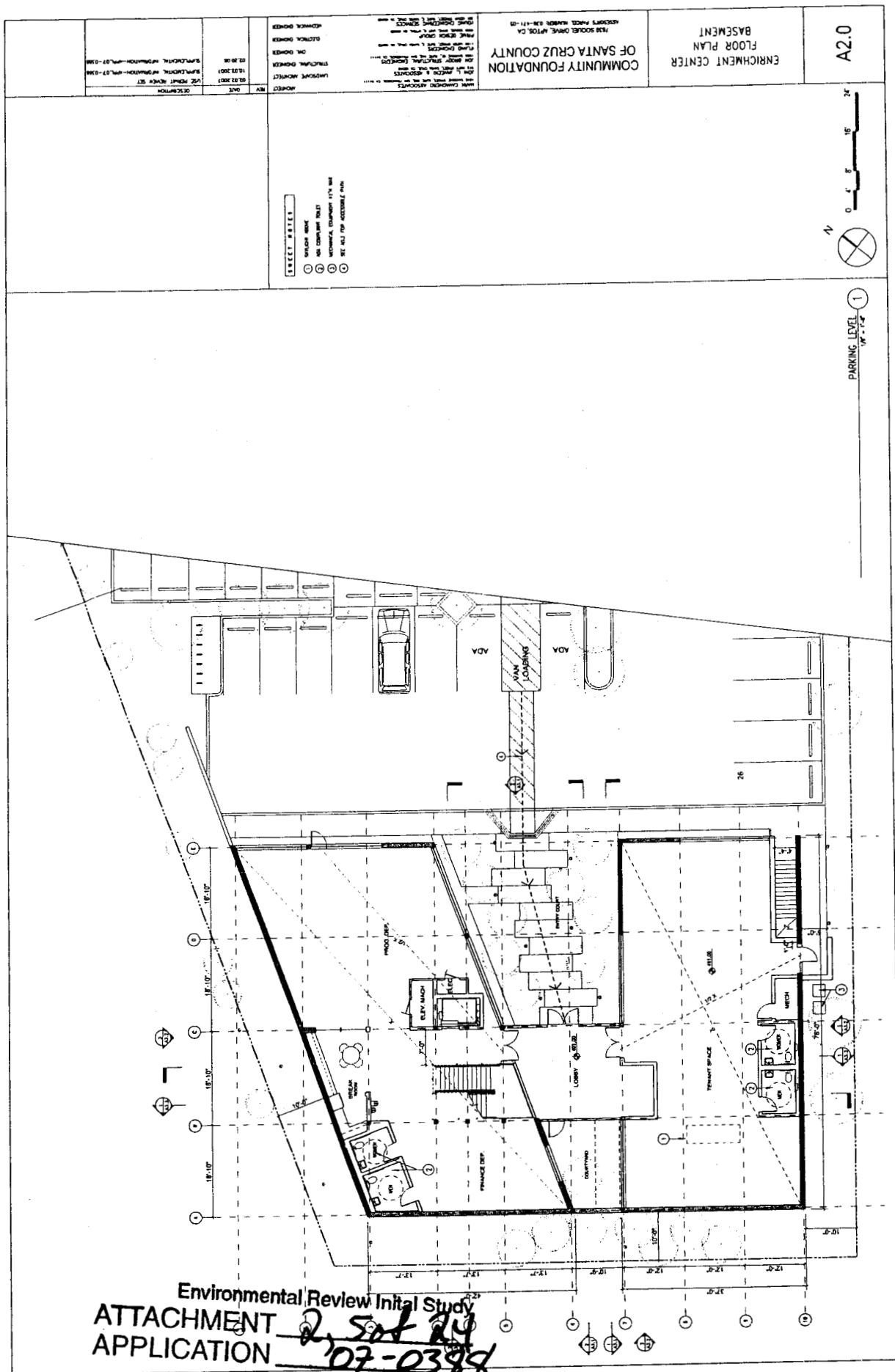
A0.1

COMMUNITY FOUNDATION
 OF SANTA CRUZ COUNTY

DATE: 02.03.2007
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

COMMUNITY FOUNDATION
OF SANTA CRUZ COUNTY

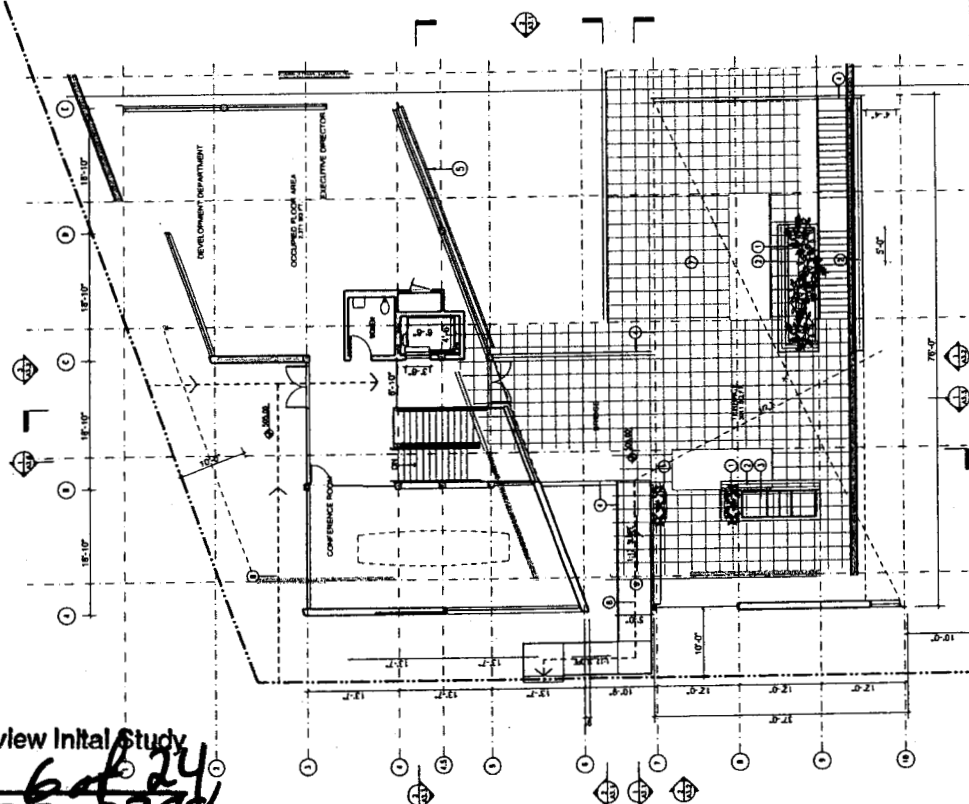
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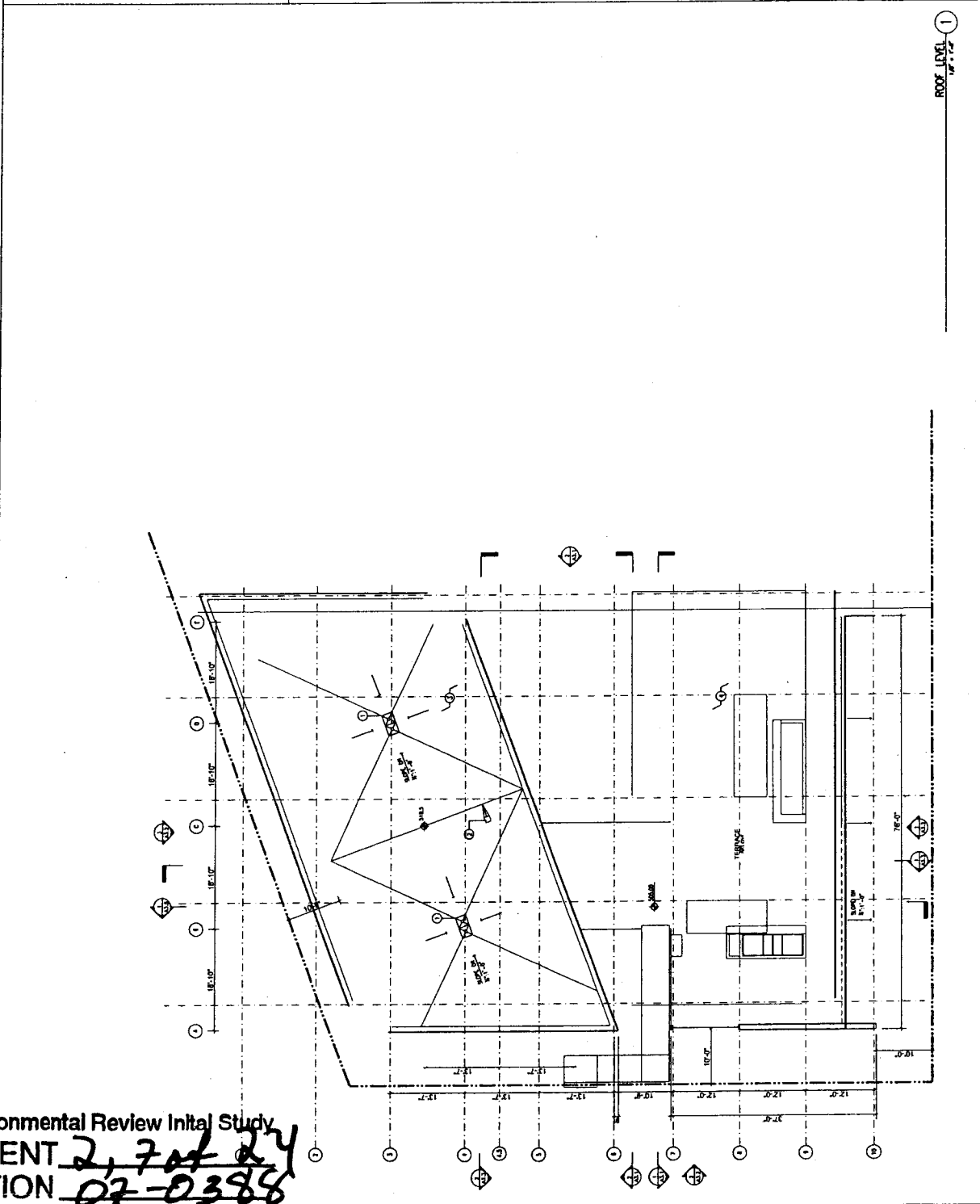
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STREET LEVEL 1

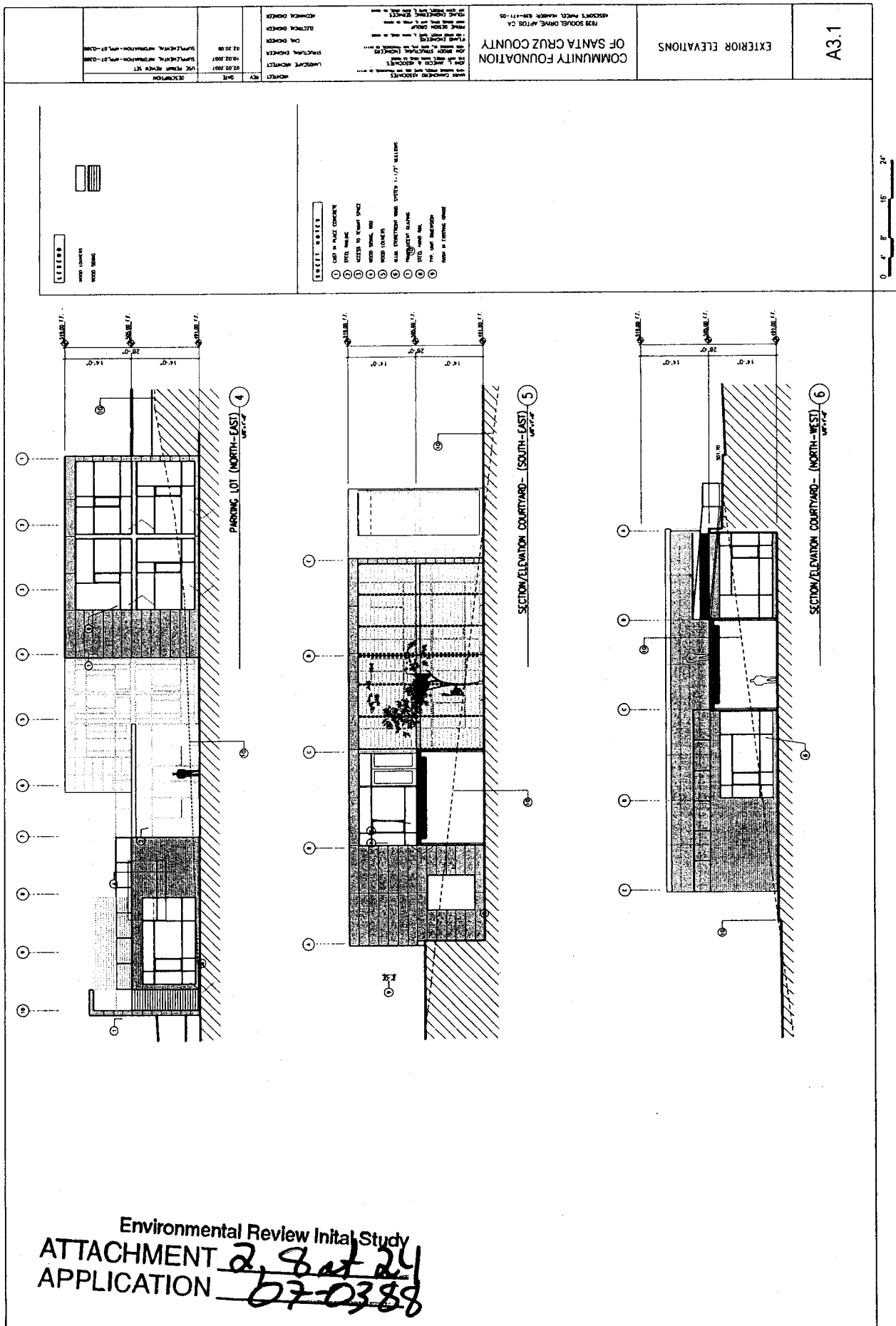


Environmental Review Initial Study
ATTACHMENT 2, 6 of 24
APPLICATION b2-b388

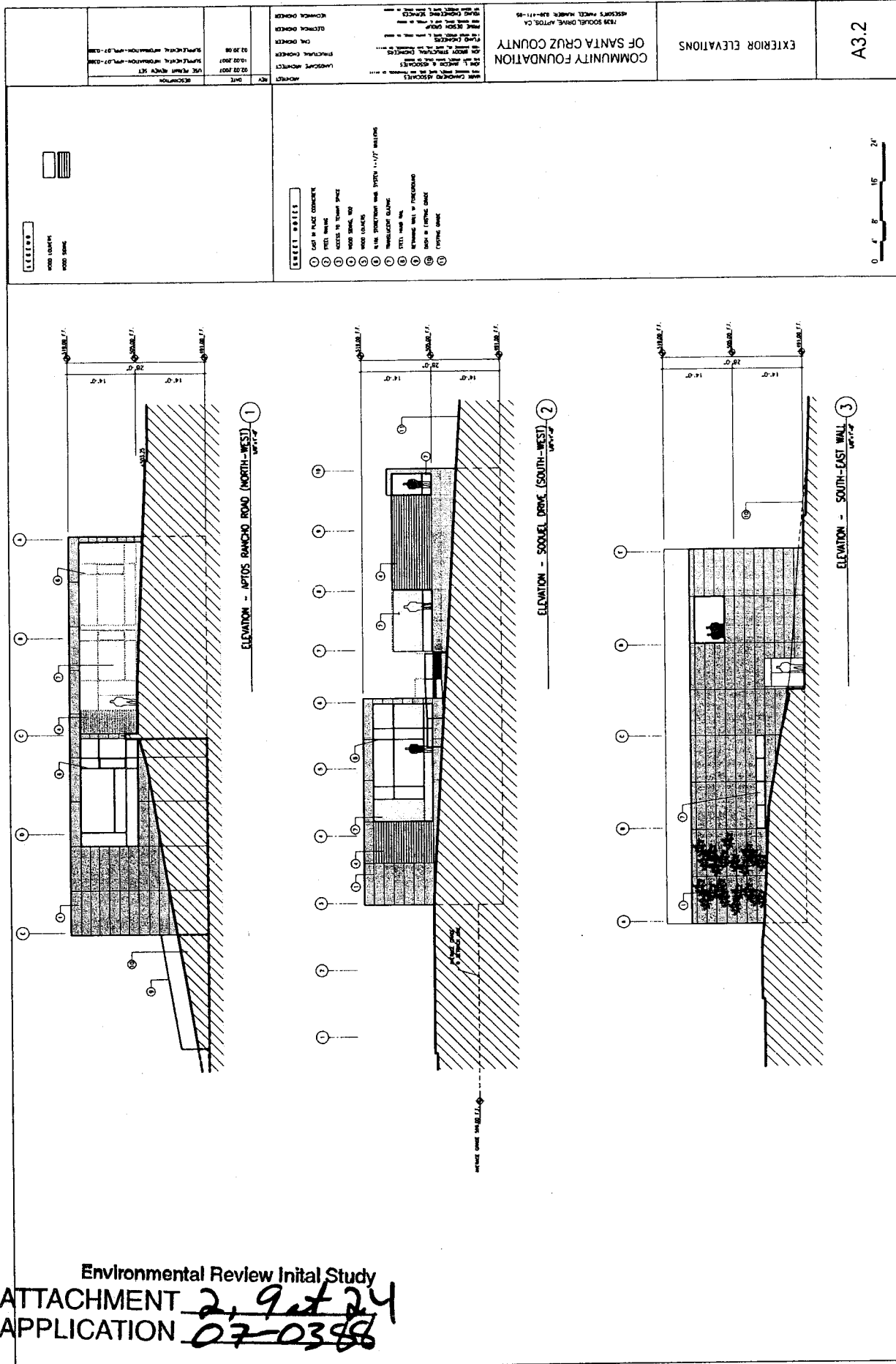
<p>COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY</p> <p>7850 SPOONER DRIVE, APTOS, CA 95026-1111-05</p>		<p>ARCHITECT: JAMES H. HARRIS & ASSOCIATES 1000 AVENUE 10, APTOS, CA 95026-1111-05</p> <p>STRUCTURAL: JAMES H. HARRIS & ASSOCIATES 1000 AVENUE 10, APTOS, CA 95026-1111-05</p> <p>ELECTRICAL: JAMES H. HARRIS & ASSOCIATES 1000 AVENUE 10, APTOS, CA 95026-1111-05</p> <p>Mechanical: JAMES H. HARRIS & ASSOCIATES 1000 AVENUE 10, APTOS, CA 95026-1111-05</p>		<p>REVISIONS</p> <p>1. 10/22/2007 2. 10/22/2007 3. 10/22/2007</p>	<p>DATE: 10/22/2007</p> <p>BY: JAMES H. HARRIS</p>	<p>PROJECT: COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY</p> <p>LOCATION: 7850 SPOONER DRIVE, APTOS, CA 95026-1111-05</p>
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Environmental Review Initial Study
 ATTACHMENT 2, 7 of 24
 APPLICATION 07-0388

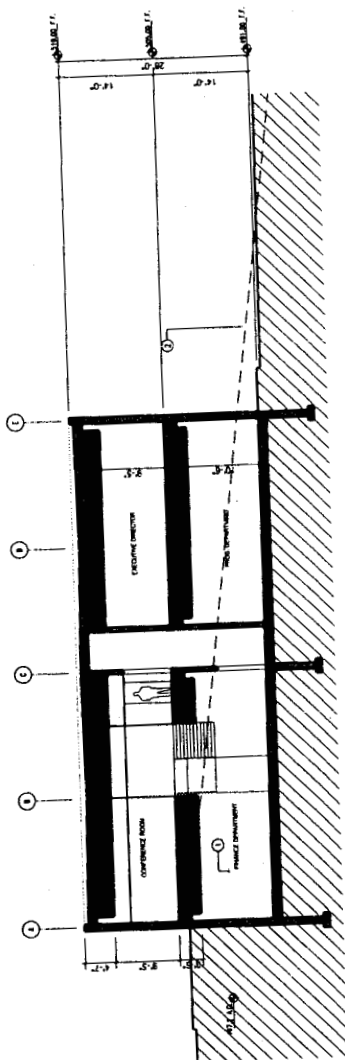


Environmental Review Initial Study
 ATTACHMENT 2, 8 at 24
 APPLICATION 07-0388

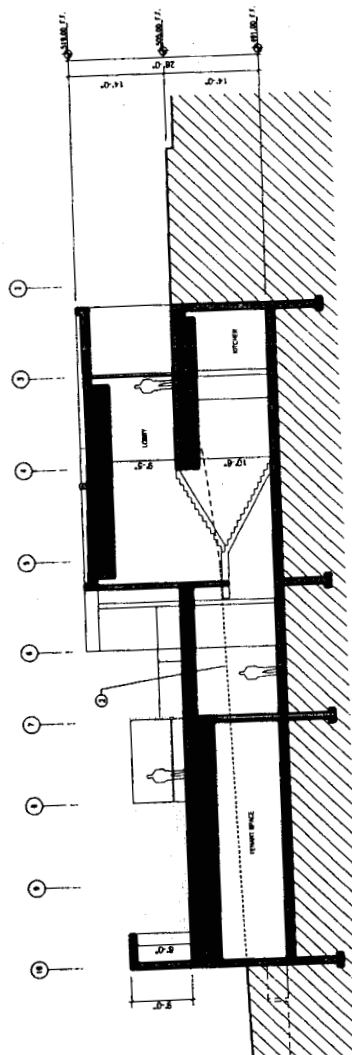


Environmental Review Initial Study
 ATTACHMENT 2, 9 at 24
 APPLICATION 07-0388

DATE	07.03.2001	10.02.2001	02.09.08
	USE OF THE INFORMATION - 07-01-2001	USE OF THE INFORMATION - 07-01-2001	USE OF THE INFORMATION - 07-01-2001



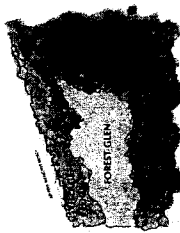
BUILDING SECTION **2**
1894-5



BUILDING SECTION 1

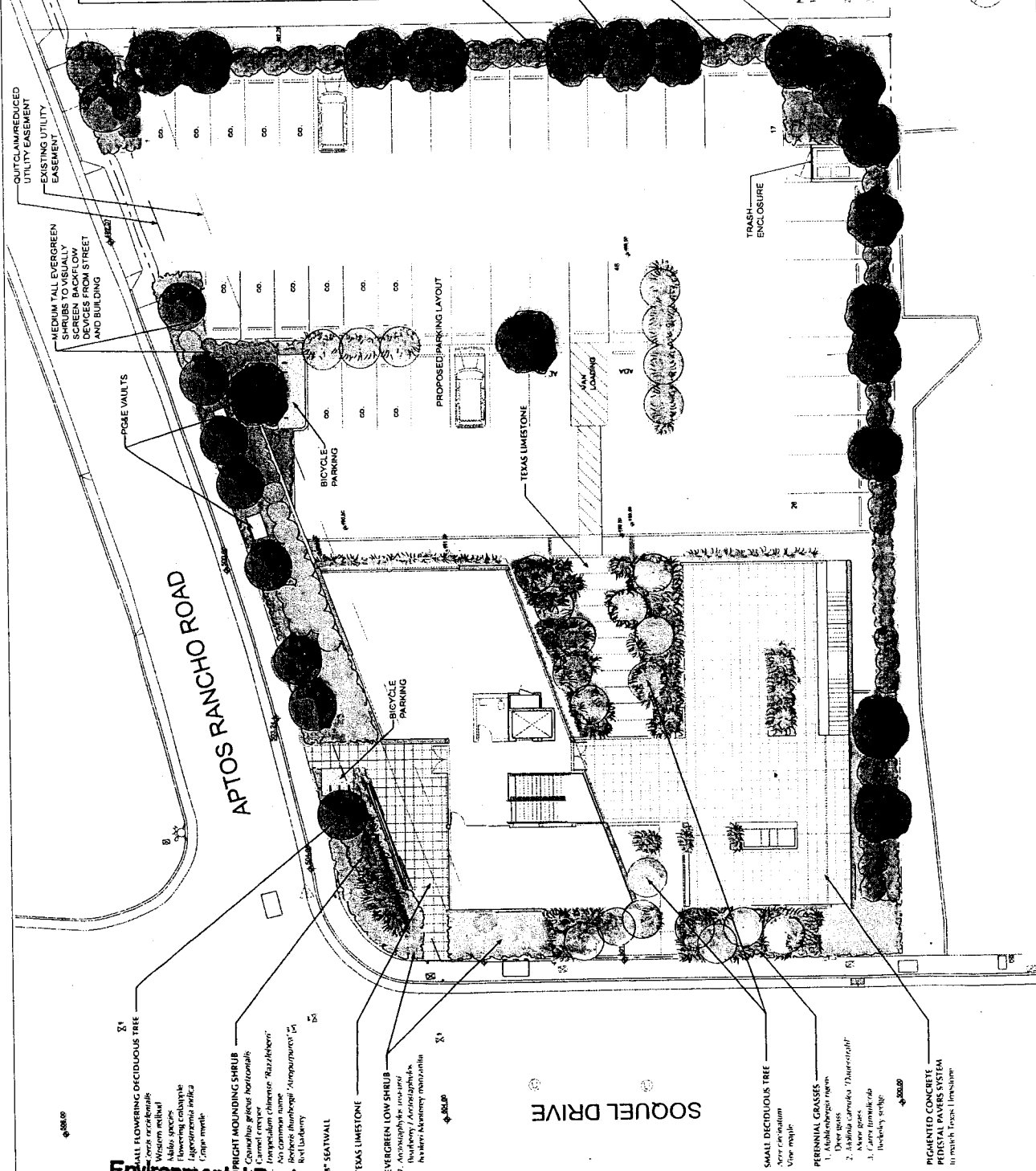
Environmental Review Initial Study
ATTACHMENT 2, 100724
APPLICATION 07-0388

A CLEARING AT A WOODLAND'S EDGE



LANDSCAPE CONCEPT: The idea of the Community Foundation of Santa Cruz County in Aptos, California, was at a clearing between the Village and the Woodland farms. The new land scape will mirror these characteristics. Users will be invited into the building and central courtyard through an opening in the built and landscaped areas that reflect a series of light and landscape trees with lush, healthy growing plants. The street edge planting will be grasses at ground level. The street edge planting will reflect the neighborhood landscape characteristic and reduce the neighborhood's landscape characteristic and the perimeter edges will have clusters of larger scale trees and tall shrubs. Woodland trees are specifically located in seven landscape views and frame them in mountain views.

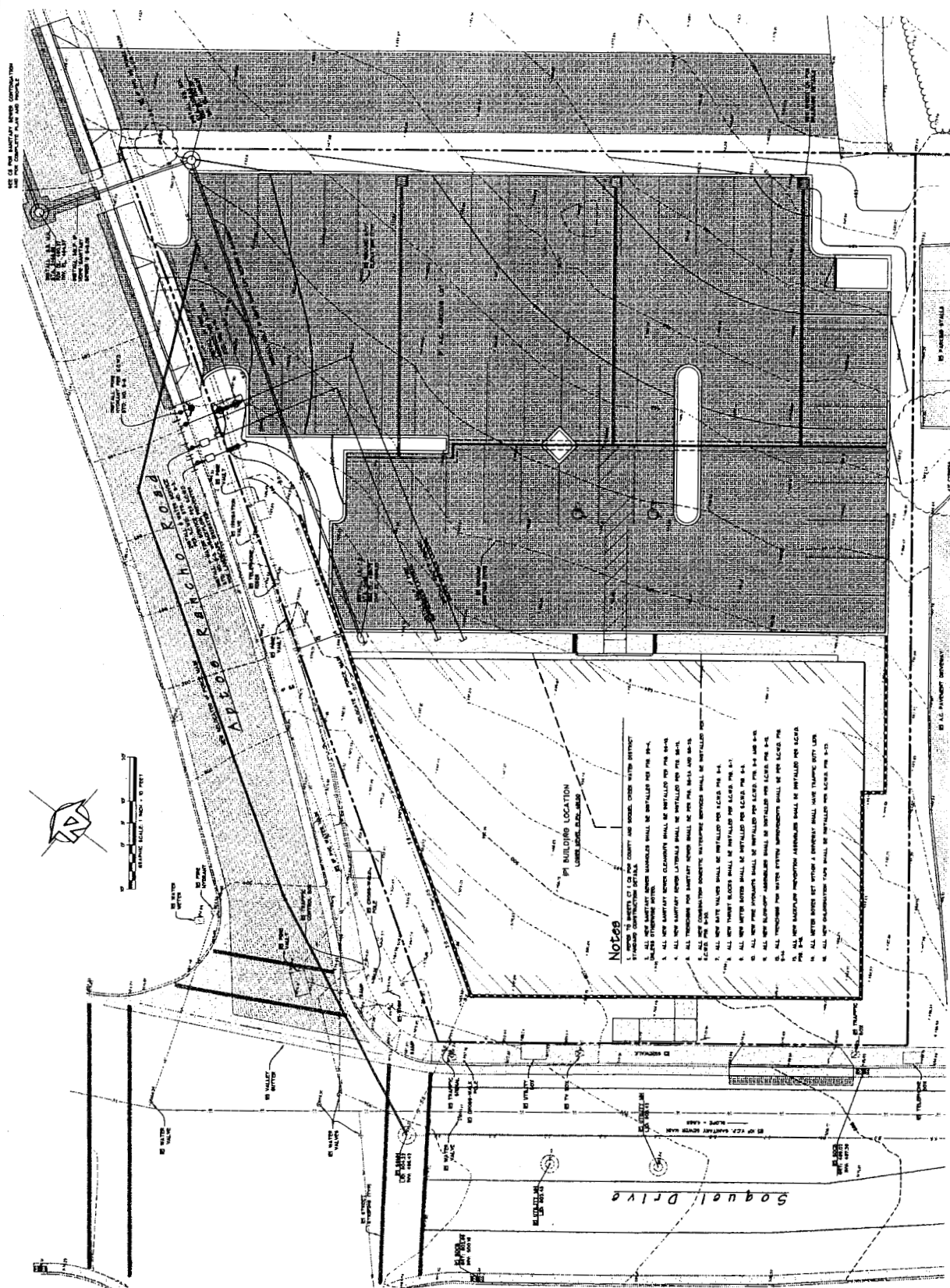
- MEDIUM - LARGE SHRUB**
1. *Crataegus araliifolia*
Red-flowering dogwood
 2. *Hamamelis virginica*
 3. *Prinospermum flaccidum* "Hobby Horse"
Australian tree
- LARGE CANOPY WOODLAND TREE**
1. *Quercus agrifolia* "Oak leaf oak"
 2. *Quercus rubra* "Red oak"
 3. *Fraxinus americana*
European hornbeam
 3. *Fraxinus pennsylvanica*
Redlane haw
- EVERGREEN LOW SHRUB**
1. *Acetaphyllum asiaticum*
Chinese white-flowered
holcker
 2. *Abies balsamea*
Balsam fir
- EVERGREEN UPRIGHT TREE**
1. *Thuja occidentalis*
Green cedar
- THREE (3) TREES AT CORNER**
1. *Yucca sempervirens*
Yucca robusta

[illegible]

SCALE: 1" = 10' - 0"

Environmental Review Initial Study

ATTACHMENT 2, 11 of 24
APPLICATION 07-0388



Site Utilities Plan

Notes

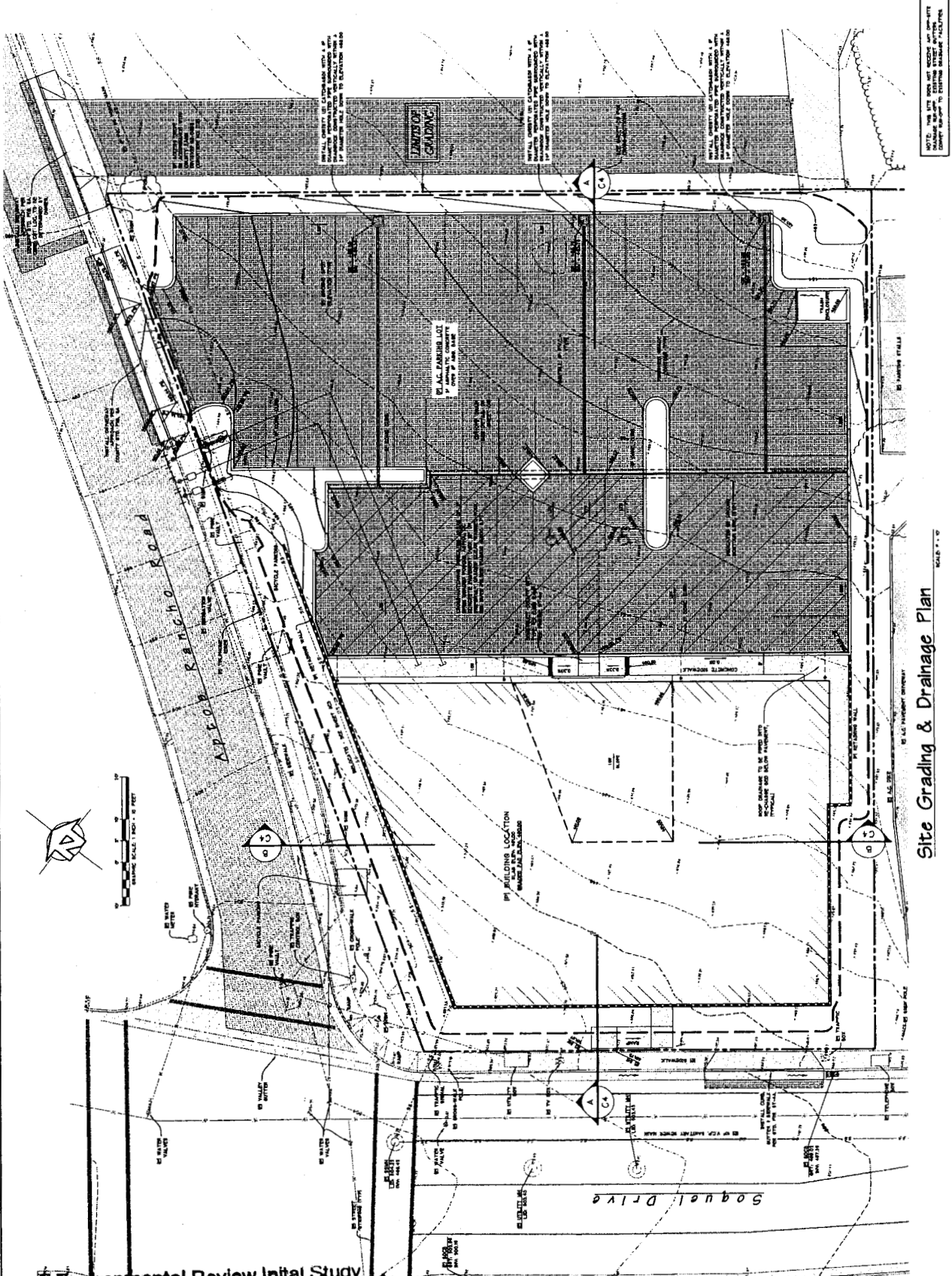
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~~Environmental Review Initial Study~~

ATTACHMENT APPLICATION 2, 14 of 29
07-0398



APPLICANT: COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY	PROJECT: 780 SOQUEL DRIVE, APPOS, CA	DATE: 10/1/00
DESIGNED BY: JAMES J. ANDERSON, CIVIL ENGINEER	CHECKED BY: JAMES J. ANDERSON, CIVIL ENGINEER	DATE: 10/1/00
APPROVED BY: JAMES J. ANDERSON, CIVIL ENGINEER	DATE: 10/1/00	

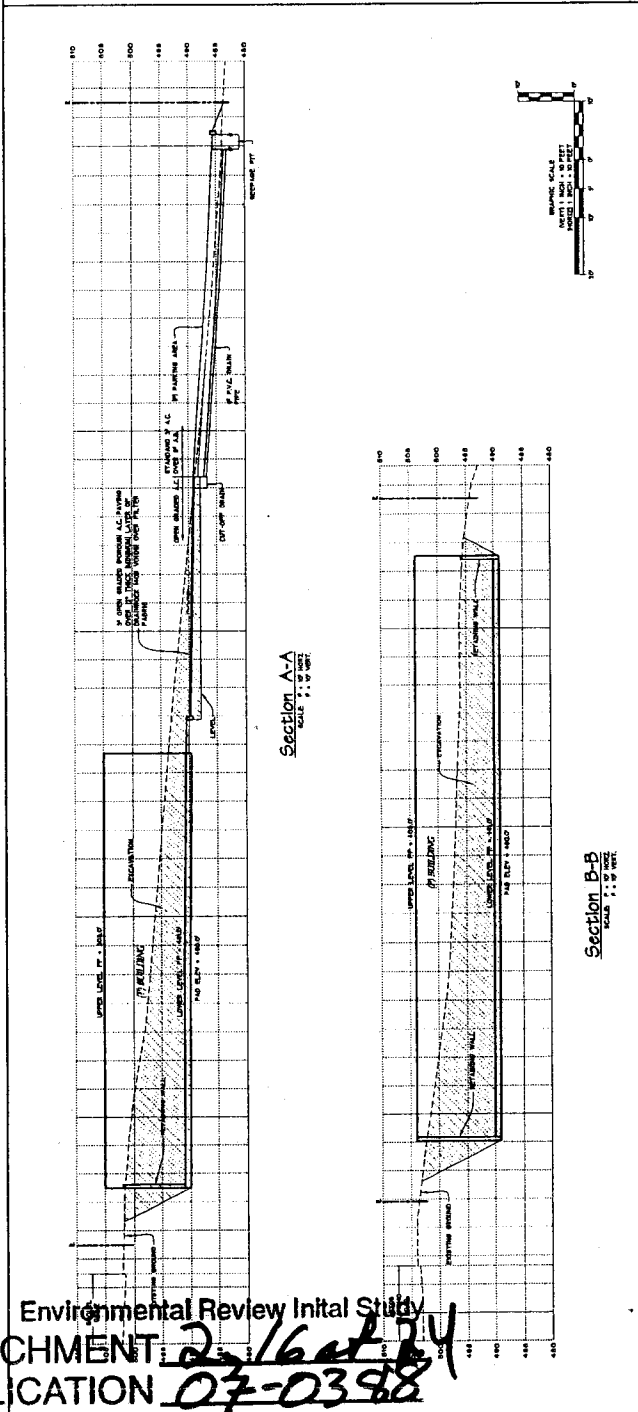


NOTES: 1. THIS PLAN AND ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENGINEERING PROFESSIONAL REGULATORY BOARD'S REGULATIONS FOR ENGINEERING PRACTICE.

Site Grading & Drainage Plan

C4

Environmental Review Initial Study
ATTACHMENT 2, 15 of 24
APPLICATION 07-0388

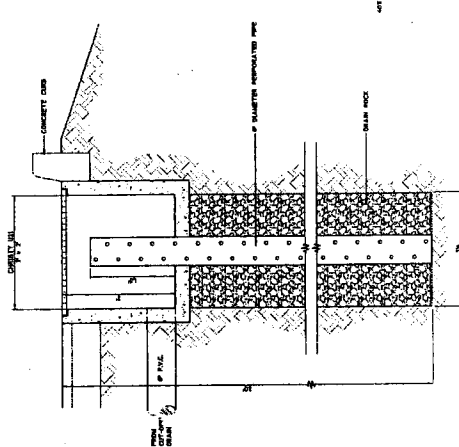


Estimated Earthwork Quantities

3360 CUBIC YARDS EXCAVATION
 1040 CUBIC YARDS IMPORT FROM SITE

NOTES:

1. ESTIMATE DOES NOT INCLUDE EXISTING UTILITY TRENCH VOLUMES OR ANY CORRECTIONS TO BE MADE BY SITE CONDITIONS.
2. ALL EXCAVATION SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.
3. VOLUMES TO COMPLEMENT OF WORK CONTRACTOR SHALL COMPARE THAT EXTRACTED ARE CORRECT.



Cut-Off Drain Detail
 SCALE: 1" = 1' HORIZ.
 1" = 1' VERT.

Site Grading Notes & Cross-Sections

Grading Notes

1. EXISTING ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE 1985 DATUM. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.

2. ALL EXCAVATION SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.

3. VOLUMES TO COMPLEMENT OF WORK CONTRACTOR SHALL COMPARE THAT EXTRACTED ARE CORRECT.

4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRAINAGE PATTERN AND SHALL NOT ALLOW ANY CHANGES TO THE DRAINAGE PATTERN.

5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ELEVATIONS AND SHALL NOT ALLOW ANY CHANGES TO THE ELEVATIONS.

6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SLOPES AND SHALL NOT ALLOW ANY CHANGES TO THE SLOPES.

7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SHALL NOT ALLOW ANY CHANGES TO THE CURBS.

8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIDEWALKS AND SHALL NOT ALLOW ANY CHANGES TO THE SIDEWALKS.

9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PARKING AREAS AND SHALL NOT ALLOW ANY CHANGES TO THE PARKING AREAS.

10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND SHALL NOT ALLOW ANY CHANGES TO THE DRIVEWAYS.

NOTES:

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Geotechnical Recommendations

1. THE SOILS SHOWN ON THIS PLAN ARE BASED ON THE 1985 DATUM. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.

2. ALL EXCAVATION SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.

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10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND SHALL NOT ALLOW ANY CHANGES TO THE DRIVEWAYS.

Storm Drainage Calculations

Runoff Coefficient = 0.40
 Rainfall Intensity = 10 Year Storm = 1.00 IN/H
 100 Year Storm = 1.50 IN/H
 Site Area = 0.45 ACRES (19416 SQ. FT.)

Pre-Development Run-off

0.40 = RUNOFF COEFFICIENT
 0.45 = SITE AREA
 0.40 = 10 YEAR STORM
 0.45 = 100 YEAR STORM

Post-Development Run-off

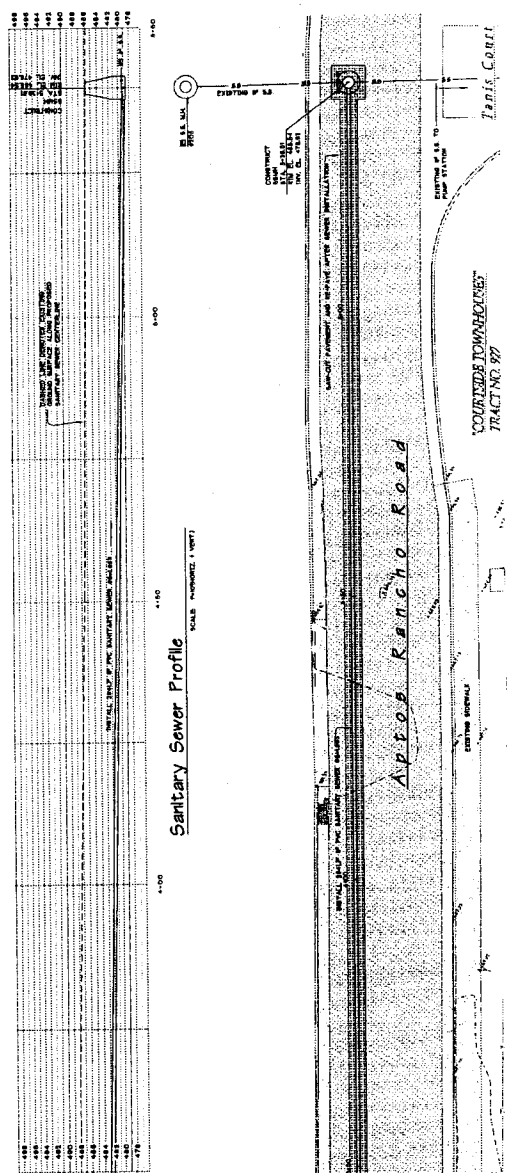
0.40 = RUNOFF COEFFICIENT
 0.45 = SITE AREA
 0.40 = 10 YEAR STORM
 0.45 = 100 YEAR STORM

Impervious Surfaces

Roof = 8,000 SQ. FT. / 0.01 AC
 Concrete = 1,000 SQ. FT. / 0.02 AC
 Non-pervious Pavement = 4,000 SQ. FT. / 0.09 AC
 Terrace = 3,000 SQ. FT. / 0.07 AC
 TOTAL = 13,000 SQ. FT. / 0.19 AC

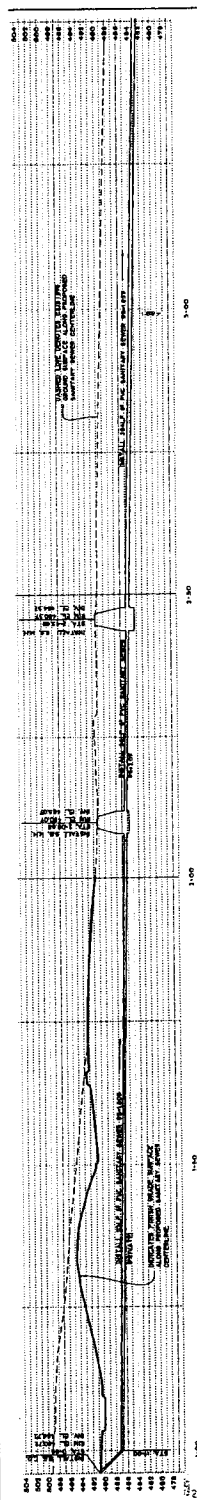
Environmental Review Initial Study
 ATTACHMENT 2, 17 of 24
 APPLICATION 07-0388

MATCH LINE - CONTINUED BELOW - STA. 3+50



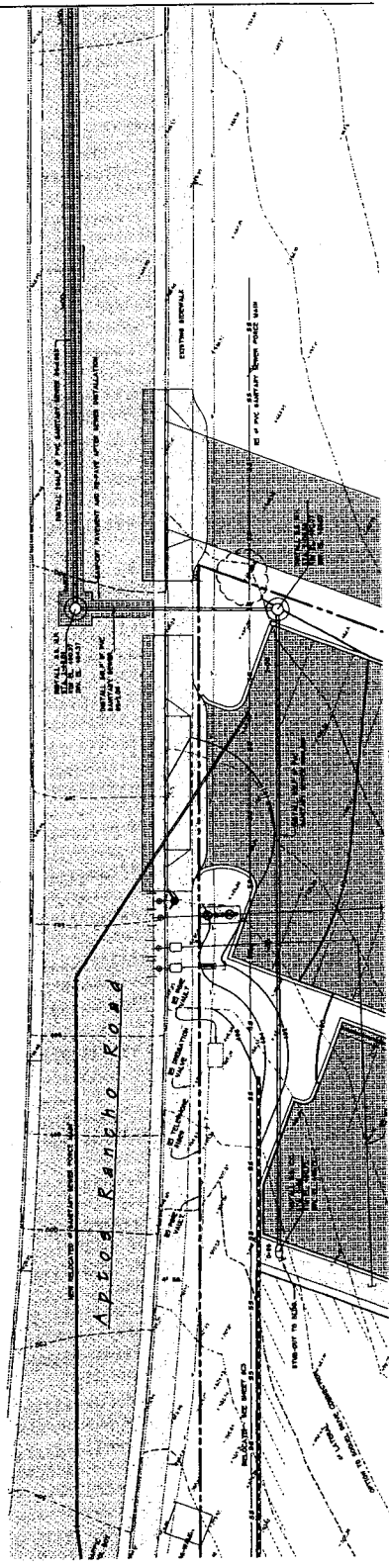
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Sanitary Sewer Plan



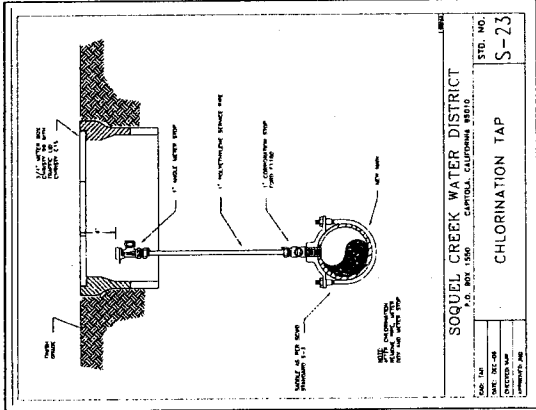
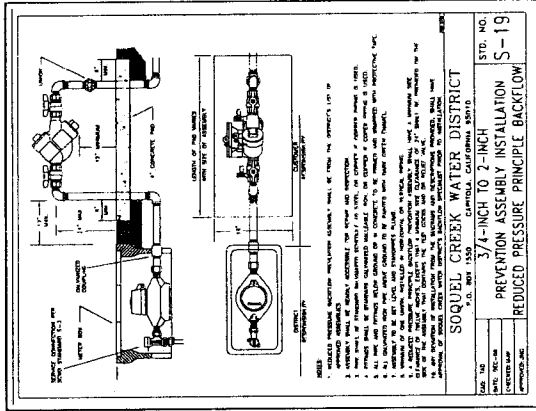
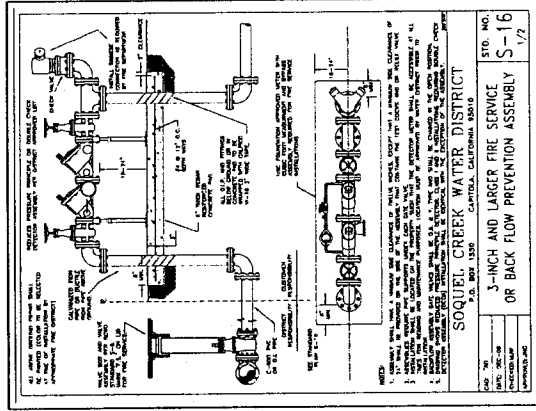
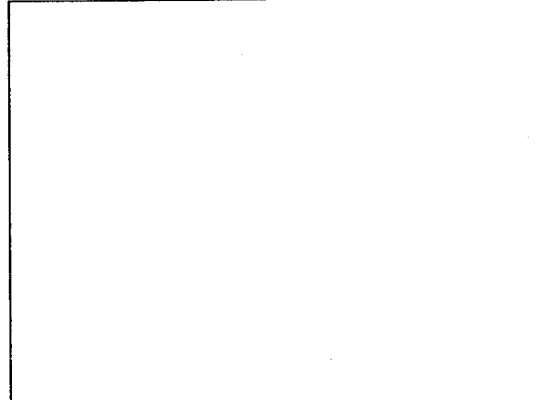
Sanitary Sewer Profile

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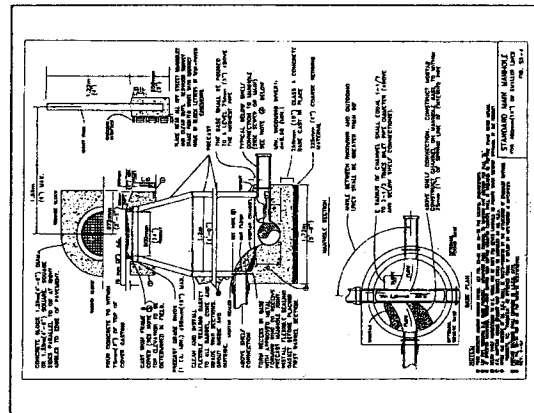
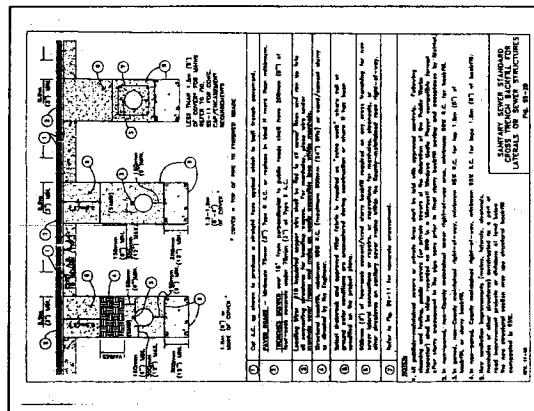
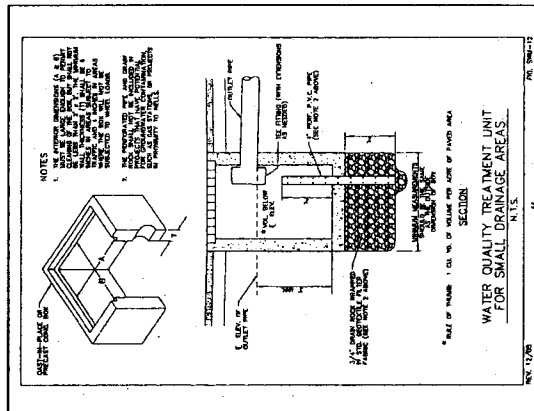
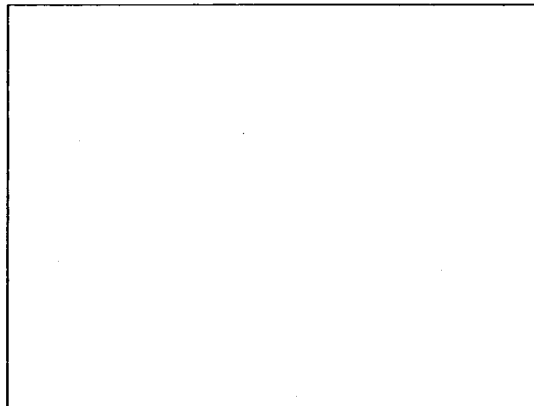
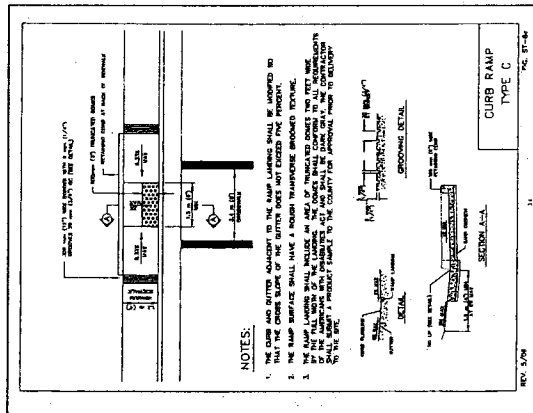
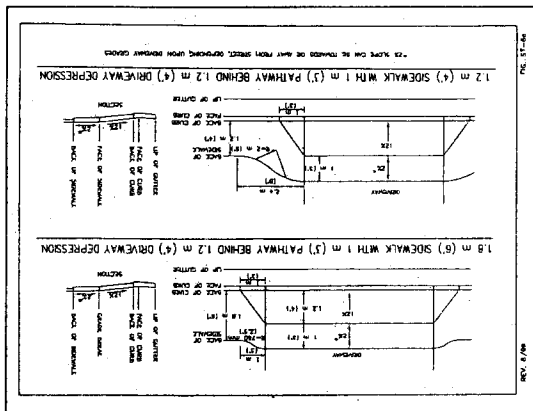
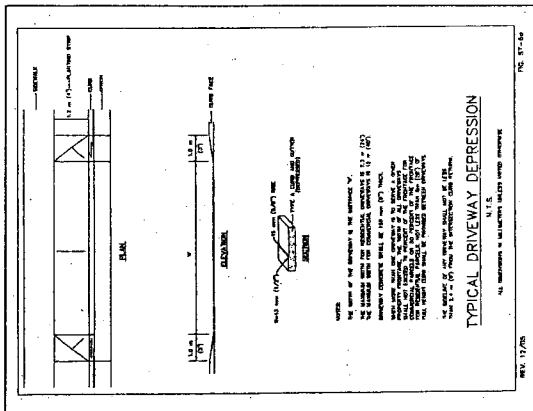
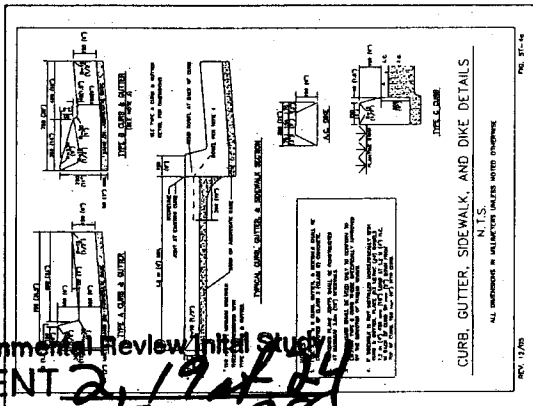


Sanitary Sewer Plan

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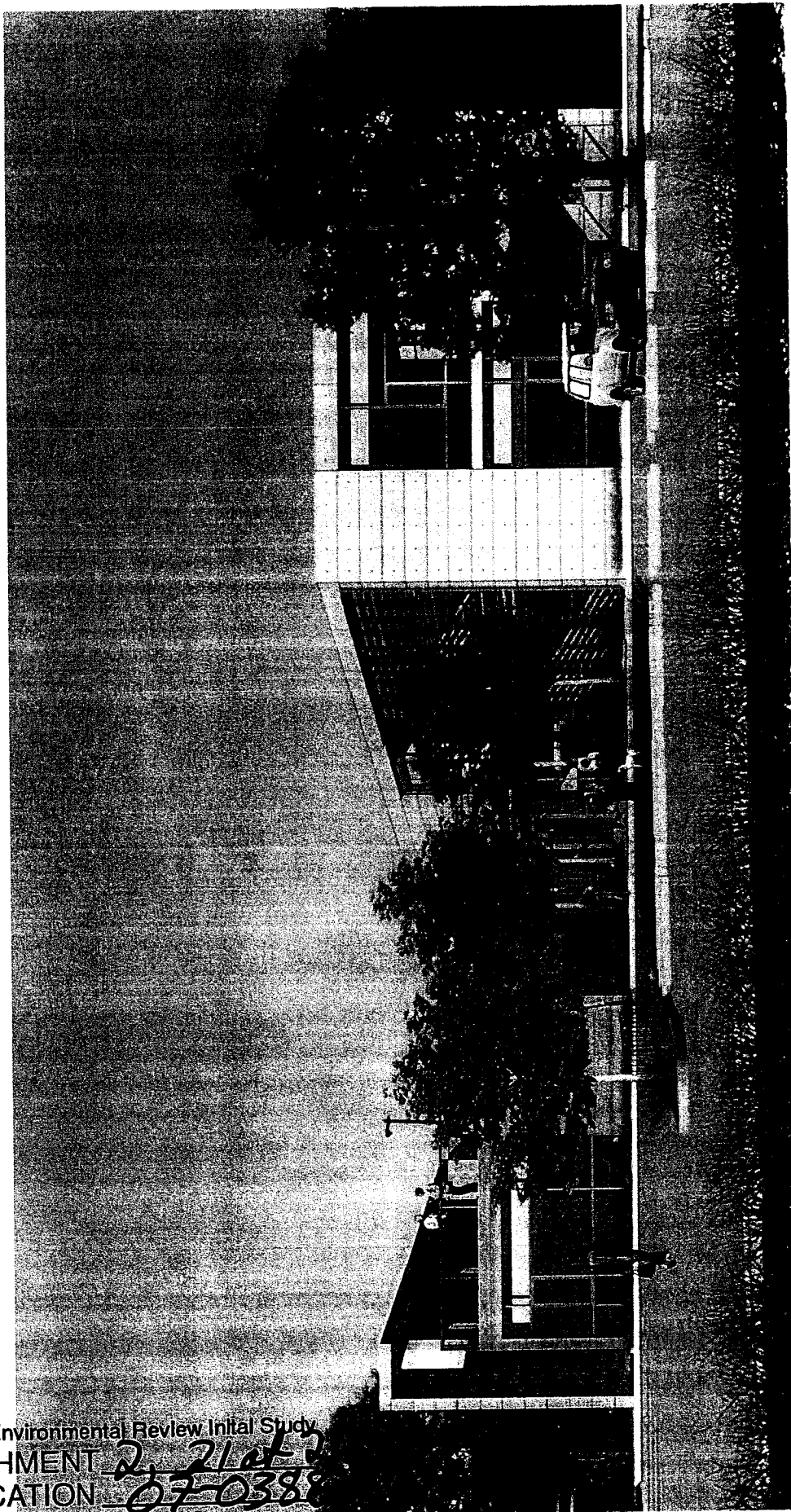
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COMMUNITY FOUNDATION
 OF SANTA CRUZ COUNTY

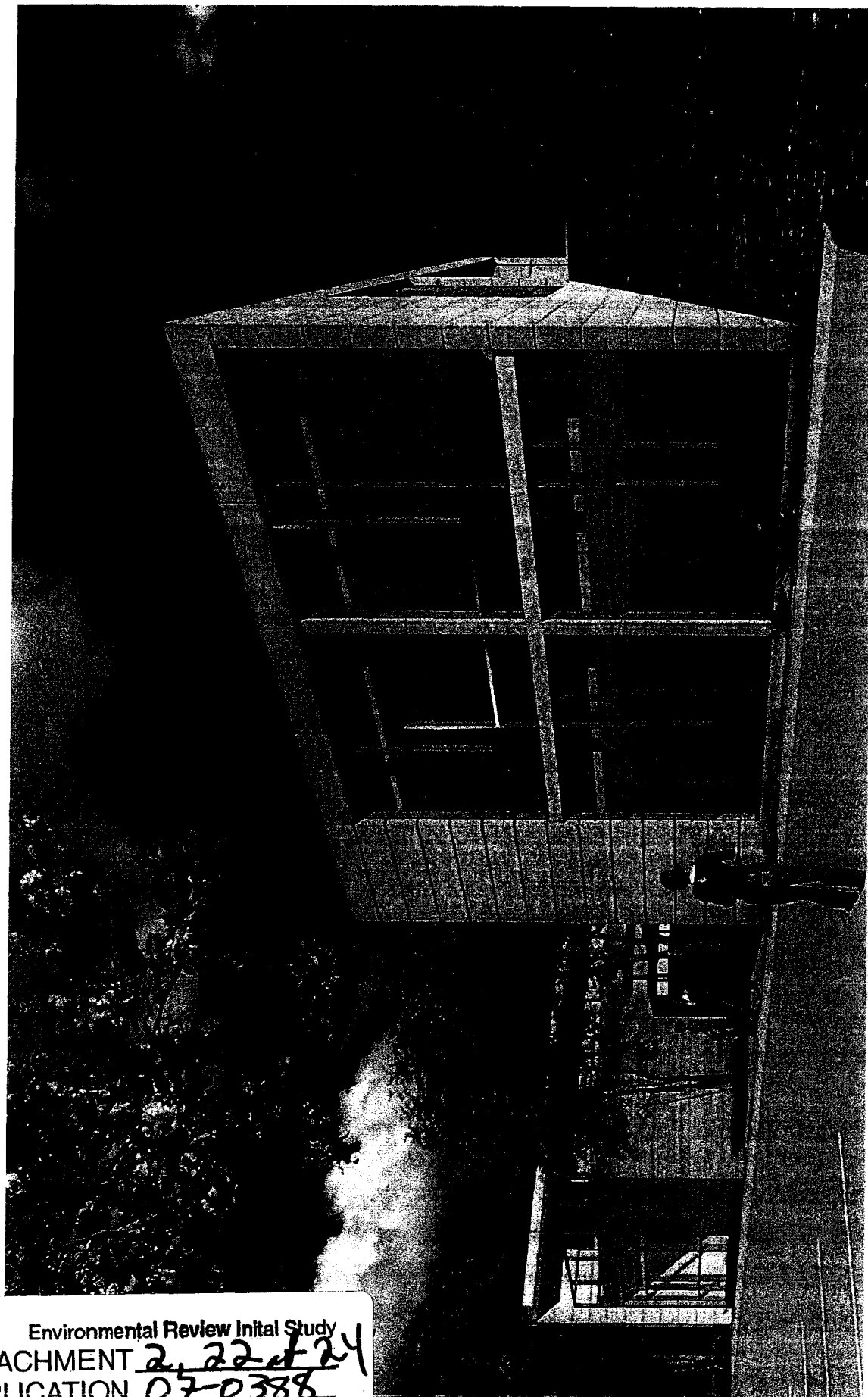
1335 SOUTH DRIVE, AVILA, CA 95009

DATE: 07/03/88
 DRAWN BY: J. L. LAMBERT & ASSOCIATES
 CHECKED BY: J. L. LAMBERT & ASSOCIATES
 APPROVED BY: J. L. LAMBERT & ASSOCIATES

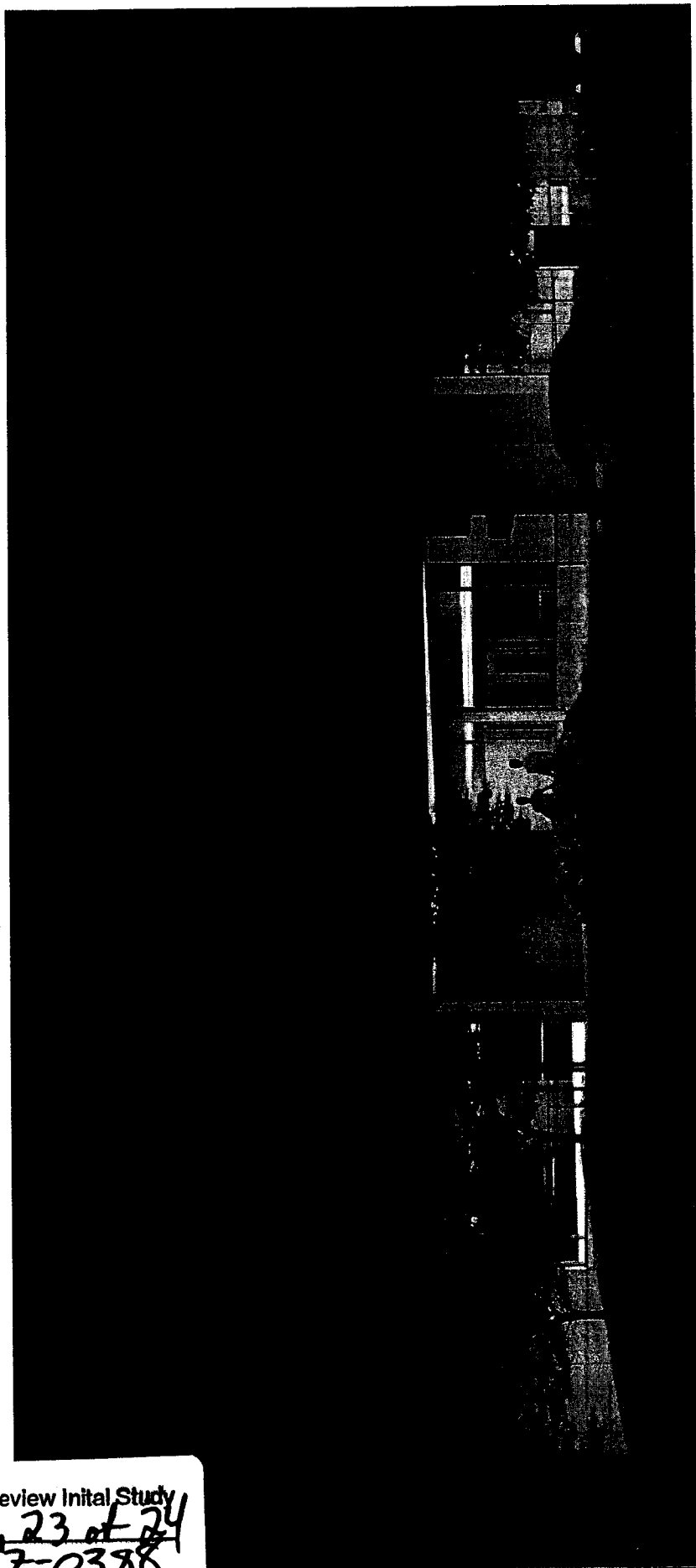
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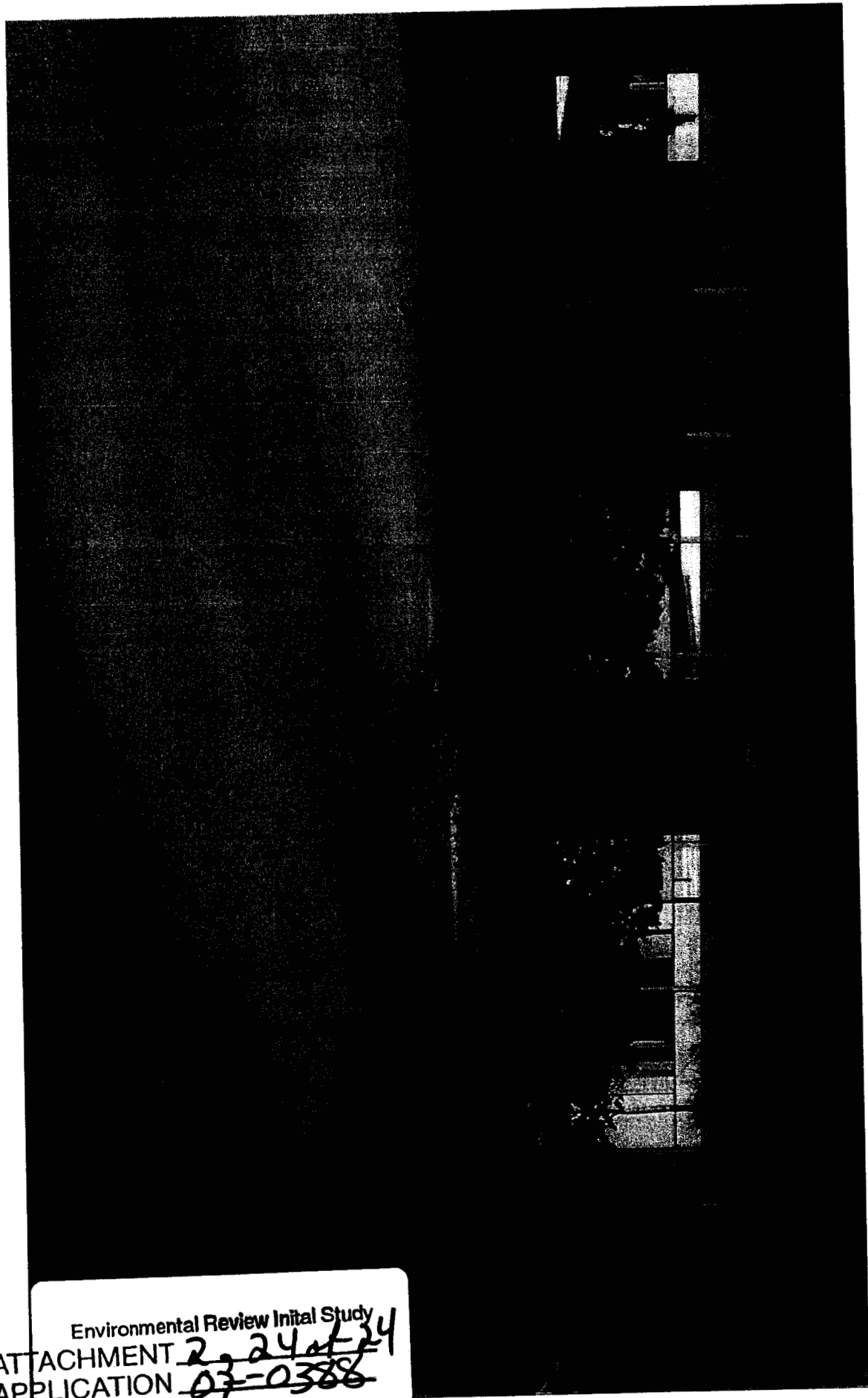
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 ATTACHMENT 2, 22 & 24
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Environmental Review Initial Study
ATTACHMENT 2, 23 of 24
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ATTACHMENT 2, 24 of 34
APPLICATION 07-0388



Dees & Associates

Geotechnical Engineers

501 Mission Street, Suite 8A Santa Cruz, CA 95060

Phone (831) 427-1770 Fax (831) 427-1794

January 10, 2007

Project No. SCR-0210

COMMUNITY FOUNDATION
2425 Porter Street, Suite 17
Soquel, California 95073

Attention: Susan Farrar

Subject: Geotechnical Investigation

Reference: Proposed Office Building
7839 Soquel Avenue, Aptos
APN 039-471-08
Santa Cruz County, California

Dear Ms. Farrar:

As requested, we have completed a Geotechnical Investigation for the new office building proposed at the referenced site.

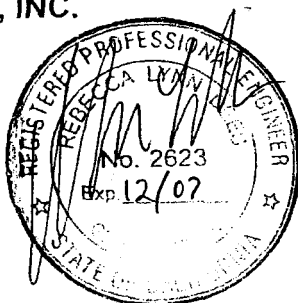
The purpose of our investigation was to evaluate the site soil conditions and provide geotechnical recommendations for the proposed development.

This report presents the results, conclusions and recommendations of our investigation. If you have any questions regarding this report, please call our office.

Very truly yours,

DEES & ASSOCIATES, INC.

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623



Copies: 4 to Addressee
1 to Mark Cavagnero Associates, Attn: Daniel Baroni
1 to John Swift
1 to Ifland Engineers, Attn: Don Ifland

Environmental Review Initial Study
ATTACHMENT 3, 1 of 11
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APPLICATION 07-0386

GEOTECHNICAL INVESTIGATION

Introduction

This report presents the results of our Geotechnical Investigation for the new office building proposed at the referenced site in Santa Cruz County, California. The preliminary site plan provided to us indicates the site will be developed with a two story office building and paved parking.

Purpose and Scope

The purpose of our investigation was to evaluate surface and subsurface soil conditions at the site in order to provide geotechnical recommendations for design and construction of the proposed improvements.

The specific scope of our services included:

- 1) A site reconnaissance and review of available data in our files regarding the site and region.
- 2) Exploration of subsurface soil conditions with four (4) exploratory borings drilled with 6-inch diameter auger equipment mounted on a truck. The soil samples obtained from the test borings were sealed and returned to the laboratory for testing.
- 4) Laboratory classification of selected samples obtained. Moisture content and dry density tests were performed to evaluate the consistence of the in situ soils. Grain size analyses and Atterberg Limits were performed to aid in soil classification and to determine the soils relative shrink swell potential and aid in soil classification. Shear strength properties of the subsoils were determined from saturated direct shear and unconfined compression tests performed in the laboratory and with Standard Penetration Testing during sampling.
- 5) Engineering analysis and evaluation of the resulting data. Based on our findings we have developed geotechnical design criteria and recommendations for site grading, foundations, retaining walls, concrete slabs-on-grade, pavements and site drainage.
- 6) Submittal of this report presenting the results of our investigation.

Project Location and Description

The project site is located at the northeast corner of Soquel Drive and Aptos Rancho Road in the Aptos area of Santa Cruz County, California, Figure 1. The property is bordered by Aptos Rancho Road to the west, vacant land to the north, residential property to the east and Soquel Drive to the south. The 0.65-acre site is gently sloping to the northeast (away from Soquel Drive) with slope gradients on the order of 10 to 20 percent. Slope gradients

are steeper at the northwest corner of the site and become gentler to the southeast. The undeveloped site is vegetated with grasses and a few trees.

The project consists of a new two story office building located in the southern portion of the site next to Soquel Drive and a parking lot in the northern portion of the site. The building will be excavated into the slope on the uphill side and will meet existing grades at the northeast corner. The structure will be supported on slab-on-grade floors with basement walls along the upslope sides. Paved parking will be provided on the downslope side of the structure away from Soquel Drive. The entrance to the site will be off Aptos Rancho Road.

A site plan showing the location of proposed improvements is included on Figure 2 in the Appendix.

Field Investigation

Subsurface conditions at the site were explored on November 28, 2006 with four (4) exploratory borings drilled to depths of 16.5 to 26.5 feet below existing grades. The borings were drilled with 6-inch continuous flight auger equipment mounted on a truck. The approximate location of our test borings are indicated on our Boring Site Plan, Figure 2. Our boring site plan is based on the preliminary site plan provided to us.

Representative soil samples were obtained from the exploratory borings at selected depths, or at major strata changes. These samples were recovered using the 3.0 inch O.D. Modified California Sampler (L) or the Standard Terzaghi Sampler (T). The penetration resistance blow counts for the (L) and (T) noted on the boring logs were obtained as the sampler was dynamically driven into the in-situ soil. The test was performed by dropping a 140-pound hammer a 30-inch free fall distance enough times to drive the sampler 6 to 18 inches. The number of blows required to drive the sampler through each 6-inch penetration interval was recorded. The "blow count" recorded on the boring logs present the accumulated number of blows that were required to drive the sampler through the last 12 inches of that sample interval.

The soils encountered in the exploratory borings were continuously logged in the field and described in accordance with the Unified Soil Classification System (ASTM D2487), Figure 3. The test boring logs are included on Figures 4 through 7 of this report. The logs denote subsurface conditions at the locations and time observed, and it is not warranted that they are representative of subsurface conditions at other locations or times.

Laboratory Testing

The field and laboratory testing program was directed toward a determination of the physical and engineering properties of the soils underlying the site. Percent moisture content (by weight) tests were performed on select samples to determine the moisture variation of the subsoils. Grain size analyses and Atterberg Limits were determined on the foundation zone soils to aid in soil classification and to characterize their relative shrink/swell potential. Soil strength parameters were determined using saturated direct

shear and unconfined compression tests performed in the laboratory. The results of field and laboratory testing appear on our Test Boring Logs.

Subsurface Conditions

The USGS Santa Cruz County Geologic Map,, indicates the site is underlain by Lowest Emergent Coastal Terrace Deposits (Qcl), Figure 8. Lowest emergent coastal terrace deposits are described as, "Semiconsolidated, generally well sorted sand with a few thin, relatively continuous layers of gravel. Deposited in nearshore high-energy marine environment. Grades upward into eolian deposits of Manresa Beach in southern part of county. Thickness variable; maximum approximately 40 feet thick. Unit thins to the north where it ranges from 5 to 10 feet thick. Weathered zone ranges from 5 to 20 feet thick. As mapped, locally includes many small areas of fluvial and colluvial silt, sand and gravel, especially at or near wave-cut cliffs."

Our borings indicate the general subsurface conditions at the site consist of 9 to 11 feet of predominately silt and silt with sand over weathered Purisima sandstone consisting of silty sand and sand with silt. Gravelly lenses were encountered in Borings 3 and 4 drilled at the downslope end of the proposed structure and within the sandstone bedrock. The silty soils in the top 9 to 11 feet are generally stiff to very stiff with a low expansion potential and the sandstone is dense to very dense. Clayey soils with a low to medium plasticity index were encountered in Boring 2 about 2 to 3.5 feet below grade and the top 5.5 feet of Boring 4 was softer than the other three borings. A detailed description of the subsoils are included on our test boring logs, Figures 4 to 7.

Groundwater

Groundwater was not encountered in our borings and the soils were damp to moist throughout the explored soil profile. However, it should be noted that groundwater levels may vary due to seasonal variations and other factors not evident during our investigation.

Seismicity

The project site is located about 10.6 km (6.5 miles) southwest of the San Andreas Fault zone, 26.0 km (16.0 miles) northeast of the San Gregorio Fault, 19.0 km (11.7 miles) northeast of the Monterey Bay-Tularcitos Fault, 15.9 km (9.8 miles) southwest of the Sargent Fault and 5.6 km (3.5 mile) southwest of the Zayante Fault. The San Andreas and the San Gregorio Faults are both considered to be a Seismic Fault Source Type A, according to the 1997 UBC and the Zayante, Sargent and Monterey Bay-Tularcitos Faults are considered to be Seismic Fault Source Type B, according to the 1997 UBC. Type A faults have Moment magnitudes greater than 7 and a creep rate greater than 5mm per year. Type B faults have Moment magnitudes between 6.5 and 7 and a creep rate between 2 and 5mm per year.

The San Andreas Fault is the largest and most active of the faults, however, each fault is considered capable of generating moderate to severe ground shaking. It is reasonable to assume that the proposed development will be subject to at least one moderate to severe earthquake from one of the faults during the next fifty years.

DISCUSSIONS AND CONCLUSIONS

Based on the results of our investigation, the new office building proposed at the site is feasible from a geotechnical standpoint provided the recommendations presented in this report are incorporated into the design and construction of the proposed improvements. Primary geotechnical concerns for the project include providing firm, uniform support for foundations, controlling site drainage and designing for strong seismic shaking.

With the exception of Boring 4 where 5.5 feet of soft soil was encountered, the soils at the site are stiff to very stiff and are suitable for foundation support in their present condition. The new building will be excavated up to 12 feet below existing grades. Most of the foundation will be embedded into stiff silt with sand. The portion of the structure closest to Soquel Drive will penetrate the silty soils and will be embedded into sandstone. To mitigate differential settlements between foundations supported on different soil types the bearing capacities provided in this report were developed using the soil strength data of the weaker silty soils. Footings should penetrate any loose soil encountered during foundation excavation.

The surface soils at the site are silty and have low permeability. Therefore, it will be important to provide adequate surface and subsurface drainage around the structure to prevent ponding water and seepage into the sub-excavated portion of the structure. The ground surface around the structure should be sufficiently sloped away from the foundation to provide rapid removal of surface runoff. Due to the semi-impermeable nature of the surface soils, collected surface runoff will likely need to be discharged off-site, stored on-site or percolated back into the ground with seepage pits. (Refer to our letter, dated January 4, 2007 for percolation test results and recommendations for discharging runoff into the ground with seepage pits).

The proposed structures will most likely experience strong seismic shaking during the design lifetime. The foundations and structures should be designed utilizing current Uniform Building Code (UBC) seismic design standards. Structures designed in accordance with the most current seismic design codes should react well to seismic shaking. The underlying soils are classified as a "Soil Type S_D " for analysis using the 1997 UBC seismic design provisions.

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RECOMMENDATIONS

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

Site Grading

1. The soil engineer should be notified at least four (4) working days prior to any site clearing or grading to make arrangements for construction observation and testing services. The recommendations of this report are based on the assumption that the soil engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.
2. Areas to be graded should be cleared of obstructions and other unsuitable material. Voids created during site clearing should be backfilled with engineered fill.
3. Portions of the site to receive engineered fill should be scarified 6 inches, moisture conditioned to 2 to 4 percent over optimum moisture content and compacted to 90 percent relative compaction. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-00.
4. The native soils are suitable for use as engineered fill as long as they are properly moisture conditioned. Native soils used as engineered fill should be moisture conditioned 2 to 4 percent over optimum moisture content prior to compaction. Soils used for engineered fill should be free of organic material, and contain no rocks or clods greater than 6 inches in diameter, with no more than 15 percent larger than 4 inches. We estimate shrinkage factors of about 15 to 20 percent for the on-site materials when used in engineered fills.
5. Engineered fill should be placed in thin lifts not exceeding 6 inches in loose thickness, moisture conditioned 2 to 4 percent over optimum moisture content and compacted to 90 percent relative compaction.
6. The upper 6 inches of the driveway pavement should be moisture conditioned 2 to 4 percent over optimum moisture content and compacted to 95 percent relative compaction. The aggregate base below driveways and pavements should be compacted to 95 percent relative compaction.
7. Engineered fill slopes should be inclined less than 2:1 (horizontal to vertical) and keyed and benched into firm native soil. The back of keys and benches exposing potential seepage zones should be drained. The face of fill slopes should be groomed and protected from erosion. Temporary cutslopes should be inclined less than 0.5:1 (horizontal to vertical) for cutslopes less than 5 feet high. Cutslopes between 5 and 15 feet should be inclined less than 1:1 (horizontal to vertical) or properly shored. Permanent cutslopes should be inclined less than 3:1 (horizontal to vertical).

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8. After the earthwork operations have been completed and the soil engineer has finished their observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the soil engineer.

Spread Footings

9. Spread footings, embedded into firm native soil may be used to support structures.

10. Foundations should be embedded at least 12 inches below the lowest adjacent grade for one-story structures and at least 18 inches below the lowest adjacent grade for two-story structures. Footings should penetrate any loose soils and be embedded into firm native soil. Firm native soil was encountered 1 to 2 feet below grade in Borings 1, 2 and 3 and 5.5 feet below grade at Boring 4 drilled at the north corner of the proposed structure.

11. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 3,500 psf. The allowable bearing capacity may be increased by 400 psf for every extra foot of embedment beyond the minimum 12 and 18 inch embedment provided above up to a maximum of 5,000 psf. The allowable bearing capacity may also be increased by 1/3 for short term seismic and wind loads.

12. Total and differential settlements under the proposed building loads are anticipated to be less than 1 inch and 1/2 inch respectively for footings designed and constructed in accordance with the above.

13. Lateral load resistance for structures supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.40 is considered applicable. Where footings are poured neat against firm native soil a passive lateral pressure of 275 pcf, equivalent fluid weight, may be assumed.

14. Footings and utility trenches located adjacent to other footings should not extend within an imaginary 1.5:1 plane projected downward from the bottom edge of the adjacent footing.

15. The foundation trenches should be kept moist and be thoroughly cleaned of slough or loose materials prior to pouring concrete.

16. Prior to placing concrete, foundation excavations should be thoroughly cleaned and observed by the soils engineer.

Retaining Wall Lateral Pressures

17. Retaining walls should be designed to resist both lateral earth pressures and any additional surcharge loads. Walls up to 15 feet high should be designed to resist an active equivalent fluid pressure of 55 pcf for level backfills, and 75 pcf for sloping backfills inclined up to 3:1 (horizontal to vertical). Restrained walls should be designed to resist uniformly applied wall pressure of 38 H psf, where H is the height of the wall for level backfills and 52 H psf for sloping backfills up to 3:1 (horizontal to vertical). The walls should also be

designed to resist any surcharge loads imposed on the backfill behind the walls.

18. The above lateral pressures assume that the walls are fully drained to prevent hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of Class 1, Type A permeable material (Caltrans Specification 68-1.025) or an approved equivalent. The drainage material should be at least 12 inches thick. The drains should extend from the base of the wall (below the interior floor slab elevation) to within 12 inches of the top of the backfill. A perforated pipe should be placed (holes down) about 4 inches above the bottom of the wall and be tied to a suitable drain outlet. Wall backdrains should be plugged at the surface with clayey material to prevent infiltration of surface runoff into the backdrains.

19. Lateral loads on spread footings may be designed for passive resistance acting along the face of the footings. Where footings are poured neat against firm native soils, an equivalent fluid pressure of 275 pcf acting along the face of the footings is considered applicable. Topsoil or other loose materials should be neglected when computing passive resistance.

20. Basement walls should be thoroughly waterproofed and protected from vapor transmission. Dees & Associates, Inc. are not experts in the field of moisture proofing and vapor barriers. An expert, experienced with moisture transmission and vapor barriers should be consulted for waterproofing recommendations.

Slabs-on-Grade

20. Non load bearing concrete slabs-on-grade should be founded on firm, well-compacted ground. Load bearing concrete slabs-on-grade should be founded on a compacted subgrade surface. The top 6 inches of subgrade below load bearing slabs should be compacted to 95 percent relative compaction.

21. Dees & Associates, Inc. are not experts in the field of moisture proofing and vapor barriers. In areas where wetness would be undesirable, an expert, experienced with moisture transmission and vapor barriers should be consulted. At a minimum, a blanket of 4 inches of free-draining gravel should be placed beneath floor slabs to act as a capillary break. In order to minimize vapor transmission, an impermeable membrane should be placed over the gravel. The membrane should be covered with 2 inches of sand or rounded gravel to protect it during construction. The sand or gravel should be lightly moistened just prior to placing the concrete to aid in curing the concrete.

22. Reinforcing should be provided in accordance with the anticipated use and loading of the slab. The reinforcement of exterior slabs should not be tied to the building foundations.

Site Drainage

23. Controlling surface and subsurface runoff is important to the performance of the proposed project. The building site is gently sloping and surface water may pond without adequate drainage control.

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24. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations or other improvements. Minimum slope gradients of 2 to 5 percent should divert runoff away from improvements. The ground surface within 5 feet of buildings should be sloped away from foundations with a 2 percent minimum slope gradient.

25. Surface runoff from the slope above the proposed structure should be collected and/or diverted around the structure and not allowed to percolate into retaining wall backdrains. The ground surface on the upslope side of the structure does not have to be sloped away a full 5 feet. A 2- 3 foot wide bench with a paved drainage swale may be used to divert runoff around structures.

26. Roof gutters should be placed around the eaves of the structure. Collected roof runoff should be discharged away from improvements in a controlled manner. Roof runoff should be discharged at least 5 feet from foundations or discharged onto an impermeable surface that carries the water at least 5 feet away from the structure. The discharge area should be adequately sloped to prevent ponding water. Energy dissipaters should be used on earthen slopes steeper than 10 percent. The exact discharge locations should be observed and approved in the field prior to installation.

27. The surface soils at the site are silty and have low permeability. Due to the semi-impermeable nature of the surface soils, collected surface runoff may need to be discharged off-site, stored on-site or percolated back into the ground with seepage pits. Our letter, dated January 4, 2007, provides percolation rates and recommendations for discharging runoff into seepage pits.

28. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Drought tolerant landscaping is recommend within 5 feet of foundations. Landscaping should be planned accordingly.

Plan Review, Construction Observation, and Testing

29. Dees & Associates, Inc. should be provided the opportunity for a general review of the final project plans prior to construction to evaluate if our geotechnical recommendations have been properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. Dees & Associates also request the opportunity to observe and test grading operations and foundation excavations at the site. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

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Dees & Associates, Inc.
Geotechnical Engineers
501 Mission Street, Suite 8A, Santa Cruz, CA 95060

Phone: 831 427-1770
Fax: 831 427-1794
Email: dna@dslexreme.com

October 10, 2007
Revised November 9, 2007

Project No. SCR-0210

COMMUNITY FOUNDATION
2425 Porter Street, Suite 17
Soquel, California 95073

RECEIVED NOV 12 2007

Attention: Susan Farrar
Subject: Geotechnical Plan Review
Reference: Proposed Office Building
7839 Soquel Avenue, Aptos
APN 039-471-08
Santa Cruz County, California

Dear Ms. Farrar:

As requested, we have reviewed the Civil Plans, Sheets C1 to C9 for the new commercial building proposed at the referenced site. The plans were prepared by Ifland Engineers and are undated. Geotechnical recommendations were presented in our report dated January 10, 2007.

The plans indicate a new building is proposed at the upper end of the site nearest Soquel Drive. The parking area located downslope of the structure will utilize porous asphalt concrete (A.C.) in the upper portion of the parking area and conventional A.C. pavement in the lower portion of the parking area.

Roof runoff from the building will be directed onto the pervious parking area. Surface runoff from the parking area will be collected and percolated back into the ground under the pervious pavement or into seepage pits located at the downslope edge of the paved parking area. A cut-off drain located along the downslope edge of the pervious pavement section will collect surface runoff that does not percolate into the ground. Water collected in the cut-off drain will be directed to seepage pits.

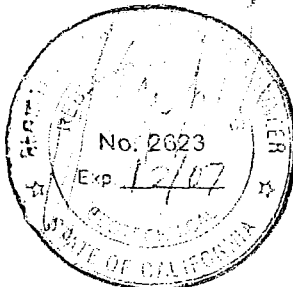
The aforementioned plans are in general conformance with our recommendations.

If you have any questions, please call our office.

Very truly yours,

DEES & ASSOCIATES, INC.

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623



Copies: 1 to Addressee

Environmental Review Initial Study
ATTACHMENT 3, 11/11
APPLICATION 07-0398



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

October 31, 2007

Mark Cavagnero Architect Attn: Daniel Baroni
1045 Sansome Street, Ste. 200
San Francisco, CA, 94111

Subject: Review of Geotechnical Investigation by Dees & Associates, Inc.
Dated January 10, 2007; Project #: SCR-0210
Geotechnical Plan Review; Dated October 10, 2007
APN 039-471-08, Application #: 07-0388

Dear Applicant:

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

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project
3. The plan review letter has not been accepted. Although the plan review letter describes the drainage patterns on the plans, it does not specifically indicate that the plans are in conformance with the recommendations of their report. Also, the plan review letter must be an original, wet-signed copy. The submitted information is a photocopy.

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

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

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

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

Sincerely,


Carolyn Banti
Associate Civil Engineer

Environmental Review Initial Study
ATTACHMENT 4
APPLICATION 07-0388

Cc: Randall Adams, Project Planner
Community Foundation of SCCO, Owners
Dees & Associates, Inc.



Board of Directors
 Bruce Daniels, President
 Dr. Thomas R. LaHue, Vice President
 Dr. Don Hoernschmeyer
 Dr. Bruce Jaffe
 Daniel F. Krieger

Laura D. Brown, General Manager

July 18, 2007

Mr. Robert Ridino
 Community Foundation of Santa Cruz County
 2425 Porter Street, Suite 17
 Soquel, CA 95073

**SUBJECT: Conditional Water Service Application – 7839 Soquel Drive,
 Aptos, CA APN 039-471-05**

Dear Sirs:

In response to the subject application, the Board of Directors of the Soquel Creek Water District at their regular meeting of July 17, 2007 voted to grant you a conditional Will Serve Letter for your project so that you may proceed through the appropriate planning entity. An Unconditional Will Serve Letter cannot be granted until such time as you are granted a Final Discretionary Permit on your project. At that time, an Unconditional Will Serve Letter will be granted subject to your meeting the requirements of the District's Water Demand Offset Program and any additional conservation requirements of the District prior to obtaining the actual connection to the District facilities subject to the provisions set forth below.

Possible Infrastructure Check List

	yes	no
1. LAFCO Annexation required		X
2. Water Main Extension required off-site		X
3. On-site water system required	X	
4. New water storage tank required		X
5. Booster Pump Station required		X
6. Adequate pressure	X	
7. Adequate flow	X	
8. Frontage on a water main	X	
9. Other requirements that may be added as a result of policy changes.	X	

This present indication to serve is valid for a two-year period from the date of this letter; however, it should not be taken as a guarantee that service will be available to the project in the future or that additional conditions, not otherwise listed in this letter, will not be imposed by the District prior to granting water service. Instead, this present indication to serve is intended to acknowledge that, under existing conditions, water service would be available on condition that the developer agrees to provide the following items without cost to the District:

Environmental Review Initial Study

ATTACHMENT 5, 1 of 3
 APPLICATION 02-0388

MAIL TO: P. O. Box 1550 • Capitola, CA 95010

5180 Soquel Drive • TEL: 831-475-8500 • FAX: 831-475-4291 • WEBSITE: www.soquelcreekwater.org

Conditional Water Service Application – APN 039-471-05

Page 2 of 3

- 1) Destroys any wells on the property in accordance with State Bulletin No. 74;
- 2) Satisfies all conditions imposed by the District to assure necessary water pressure, flow and quality;
- 3) Satisfies all conditions of Resolution No. 03-31 Establishing a Water Demand Offset Policy for New Development, which states that all applicants for new water service shall be required to offset expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area so that any new development has a "zero impact" on the District's groundwater supply. Applicants for new service shall bear those costs associated with the retrofit as deemed appropriate by the District up to a maximum set by the District and pay any associated fees set by the District to reimburse administrative and inspection costs in accordance with District procedures for implementing this program;
- 4) Satisfies all conditions for water conservation required by the District at the time of application for service, including the following:
 - a) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval. Current Water Use Efficiency Requirements are enclosed with this letter, and are subject to change;
 - b) All interior plumbing fixtures shall be low-flow and all Applicant-installed water-using appliances (e.g. dishwashers, clothes washers, etc.) shall have the EPA Energy Star label plus new clothes washers also shall have a water use factor of 7.5 or less;
 - c) District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing domestic water service;
- 5) Completes LAFCO annexation requirements, if applicable;
- 6) All units shall be individually metered with a minimum size of 5/8-inch by 3/4-inch standard domestic water meters;
- 7) A memorandum of the terms of this letter shall be recorded with the County Recorder of the County of Santa Cruz to insure that any future property owners are notified of the conditions set forth herein.

Future conditions which negatively affect the District's ability to serve the proposed development include, but are not limited to, a determination by the District that existing and anticipated water supplies are insufficient to continue adequate and reliable service to existing customers while extending new service to your development. In that case, service may be denied.

You are hereby put on notice that the Board of Directors of the Soquel Creek Water District is considering adopting additional policies to mitigate the impact of new

Environmental Review Initial Study
ATTACHMENT 5, 2 of 3
APPLICATION 07-0388

Conditional Water Service Application - APN 039-471-05

Page 3 of 3

development on the local groundwater basins, which are currently the District's only source of supply. Such actions are being considered because of concerns about existing conditions that threaten the groundwater basins and the lack of a supplemental supply source that would restore and maintain healthy aquifers. The Board may adopt additional mandatory mitigation measures to further address the impact of development on existing water supplies, such as the impact of impervious construction on groundwater recharge. Possible new conditions of service that may be considered include designing and installing facilities or fixtures on-site or at a specified location as prescribed and approved by the District which would restore groundwater recharge potential as determined by the District. The proposed project would be subject to this and any other conditions of service that the District may adopt prior to granting water service. As policies are developed, the information will be made available at the District Office.

Sincerely,

SOQUEL CREEK WATER DISTRICT



Jeffery N. Gailey

Engineering Manager/Chief Engineer

*Enclosures: Water Use Efficiency Requirements & Sample
Unconditional Water Service Application*

Environmental Review Initial Study

ATTACHMENT 5, 3 of 3
APPLICATION 07-0388

PRELIMINARY STORM DRAINAGE STUDY

FOR

COMMUNITY FOUNDATION OF SANTA CRUZ COUNTY

*7839 Soquel Drive
Santa Cruz County, CA*

Prepared by:



IFLAND ENGINEERS, INC.

1100 Water Street

Santa Cruz, CA 95062

(831) 426-5313 FAX (831) 426-1763

www.iflandengineers.com

Environmental Review Initial Study

ATTACHMENT 6.1 & 4
APPLICATION 67-0388

September 24, 2007

(Revised January 2008)

Introduction

The subject site is 28, 445 square feet (0.6543 Ac.) in area. It is undeveloped except for a paved driveway along the southeasterly property line. The site slopes at approximately 11% from the southwest corner (Soquel Drive at Aptos Rancho Road) down to the northeast corner. The natural surface drainage continues onto the adjoining land and flows easterly over a shallow earth swale a distance of 300 feet to the bank of Aptos Creek. It continues down a very steep, densely overgrown slope an additional 100 feet to the creek flowline. (See attached map) Aptos Creek flows under the railroad trestle over Soquel Drive and under the Soquel Drive bridge, Highway 1 bridge and the Spreckles Drive bridge until it reaches the concrete channel alongside Moosehead Drive and then discharges into Monterey Bay at Seacliff beach.

There is no offsite drainage entering this site. The upslope land is Soquel Drive and Aptos Rancho Road which are improved with curbs and gutters that convey the drainage away from this site.

Pre Development Conditions

- Total area = 0.65 AC
- C_{10} = 0.30
- $I_{10} @ T_c = 15 \text{ min}$ = 1.7"/hr.
- $Q_{10} = (0.30)(1.7)(0.65)$ = 0.33 c.f.s.
- $Q_5 = (0.85)(Q_{10})$ = 0.28 c.f.s.
- $Q_{100} = (1.5)(1.25)(Q_{10})$ = 0.62 c.f.s.

Environmental Review Initial Study
ATTACHMENT 6, 2nd 4
APPLICATION 07-0388

Post Development Conditions

Due to restricted flows in Aptos Creek at the Spreckles Drive Bridge, flooding has occurred at that location during past major storms. Therefore, onsite detention/retention is proposed to mitigate the increased runoff from the subject site. Detention will be achieved by means of an underground detention/retention system installed in the east corner of the parking lot. Retention will be achieved by installing pervious pavement in the parking area.

- Total area = 0.65 AC
- Impervious area = 0.53 AC
- Pervious area = 0.12 AC

$$C_{10} = \frac{(0.9)(0.53) + (0.3)(0.12)}{0.65} = 0.79$$

$$I_{10} @ T_c = 10 \text{ min} = 2.0''/\text{hr.}$$

$$Q_{10} = (0.79)(2.0)(0.65) = 1.04 \text{ c.f.s.}$$

$$Q_{100} = (1.5)(1.25)(Q_{10}) = 1.95 \text{ c.f.s.}$$

The detention/retention system is sized for a 10-year storm event with a 5-year pre-development allowable release rate. Exhibit A shows the calculations used to determine the storage volume required to mitigate the increased runoff from the development.

Allowable Release Rate

The following calculations provide analysis of the allowable release rate. The allowable release rate will be based on a 5-yr pre-development storm.

Restricting discharge to pre development levels will be achieved by means of a catch basin with a built in flow restrictor orifice. This controlled discharge will then exit through a flow spreader in the east corner of the site that will disperse the runoff on the surface where it can continue to flow in the shallow earth swale to the Aptos Creek

Environmental Review Initial Study
ATTACHMENT 61-3084
APPLICATION 07-0386

Treatment

The design shall include pervious pavement in the flatter portion of the parking lot adjacent to the building. The pervious pavement will be an added benefit to the site development through flow delay, water quality filtration and groundwater recharge.

Because the lower section of the parking lot has slopes greater than 5%, which exceeds the slope recommendation for pervious pavement, the Geotechnical Engineer's recommendation is to use drain rock filled dry wells to take care of the runoff from that area.

Percolation tests were taken at the lower side of the site (see attached letter) which indicates the soil below 15 feet can support percolation.

Additional treatment for water quality will be addressed by the use of the Santa Cruz County Standard Water Quality Treatment Unit (Fig. SWM-12) which will also be used to protect the detention/retention system and orifice from debris and sediments.

Environmental Review Initial Study
ATTACHMENT 6, 4 of 4
APPLICATION 07-0388

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

Project Planner: Randall Adams
Application No.: 07-0388
APN: 039-471-08

Date: April 11, 2008
Time: 15:59:46
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 22, 2007 BY CAROLYN I BANTI =====

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

1. The soils report has not been accepted. Please see letter dated 8/22/07.
2. The soils report states that the bearing capacities are based on weaker, silty soils, but shear and compressive strength tests identify the tested soil as clay with yellow clayey sand. Please clarify what test data was used in the determination of the bearing capacity of the silty soils and revise the report accordingly, including any pertinent testing data.
3. Prior to the discretionary application being deemed complete a plan review letter from the soils engineer shall be submitted to Environmental Planning. The author of the soils report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.
4. Low permeability onsite soils may reduce the effectiveness of pervious pavements. Please show what measures will be taken to avoid ponding of water on the pavement surface.
5. Drainage is directed to a vegetated corner of the parking lot. Due to low permeability onsite soils, this water may be transmitted directly to adjacent parcels. Please detail how the water will be handled such that it will not negatively impact downstream properties. ===== UPDATED ON AUGUST 29, 2007 BY ANTONELLA GENTILE =====
6. This parcel is being surveyed for archeological resources. Based on the survey results, an archeological report may be required in order to deem this application complete.
7. Explain the reasons for removal of all trees over 6 inches in diameter at 5 feet above ground level. See compliance comments for additional information. =====
UPDATED ON OCTOBER 31, 2007 BY CAROLYN I BANTI =====
--- Second Routing ---

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

The soils report has been accepted. Please see letter dated 10/31/07.

The geotechnical plan review letter has not been accepted. Although the plan review letter describes the drainage patterns on the plans, it does not specifically indicate that the plans are in conformance with the recommendations of their report. Also, the plan review letter must be an original, wet-signed copy. ===== UPDATED ON NOVEMBER 6, 2007 BY ANTONELLA GENTILE =====
Completeness items 6 and 7 have been addressed. ===== UPDATED ON NOVEMBER 14, 2007 BY CAROLYN I BANTI =====

The geotechnical plan review letter has been accepted.

Environmental Review Initial Study

ATTACHMENT 7, 1st 11
APPLICATION 07-0388

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0388
APN: 039-471-08

Date: April 11, 2008
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Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 22, 2007 BY CAROLYN I BANTI =====

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

No Comments

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

Please provide retaining wall and retaining wall backdrain details on the building permit application plans.

Plan review letters from the soils engineer shall be submitted along with improvement plans as well as building permit plans, stating that the respective plans conform to the soils report recommendations.

Please note on the building permit plans how and where retaining wall backdrains will outlet. ===== UPDATED ON AUGUST 29, 2007 BY ANTONELLA GENTILE =====
Additional compliance/misc. comments regarding environmental resources:

County Code section 13.11.075(a)(2)(i) states that "Mature trees over 6 inches in diameter at 5 feet above ground level shall be incorporated into the site and landscape design unless other provisions of this subsection allow removal."

A complete erosion control plan will be required prior to building permit issuance. ===== UPDATED ON NOVEMBER 6, 2007 BY ANTONELLA GENTILE =====
Due to the proximity of this site to confirmed cultural resource sites, an archaeological monitor is required to be onsite during excavation.

If, during excavation, the archaeological monitor discovers any artifact or other evidence of an historic archaeological resource or a Native American cultural site, the responsible persons shall immediately cease and desist 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.

Long Range Planning Completeness Comments

===== REVIEW ON AUGUST 21, 2007 BY GLENDA L HILL =====
NO COMMENT

Long Range Planning Miscellaneous Comments

===== REVIEW ON AUGUST 21, 2007 BY GLENDA L HILL =====
Policy Section requests that there be sufficient landscaping at the northeast edge of the parking lot to help soften the visual impacts and provide a transition to future 3-story residential buildings on the Miller property to the east of this parcel.

Environmental Review Initial Study

ATTACHMENT 7, 2 of 11
APPLICATION 07-0388

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0388
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Dpw Drainage Completeness Comments

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

===== REVIEW ON AUGUST 14, 2007 BY ALYSON B TOM ===== Application with civil plans dated 2/2/07 and preliminary storm drainage study dated July 30, 2007 by Island Engineers has been received. Please address the following:

- 1) Please provide a copy of the letter from Dees and Associates dated 1/4/07 referred to in the Geotechnical Investigation.
- 2) This site drains through private property prior to discharge to Aptos Creek. Please provide a complete description and engineered analysis for capacity and condition for the private downstream path from the site to Aptos Creek. This project will be required to make upgrades and/or mitigations and obtain easements as necessary.
- 3) Due to known capacity restrictions in Aptos Creek this project will at least (depending on the results of the downstream private path analysis in comment No. 2) be required to limit post development runoff to pre development 5 year flow rates considering all proposed impervious areas (both on and off site). Mitigations are required for a range of storms up and including the 10 year storm. Detention should be used only if other methods of mitigation are not feasible. It is anticipated that the letter requested in comment No.1 will speak to the feasibility of other mitigations. Approval of a plan with detention requires a submittal and review of technical support for infeasibility of alternative mitigations. Please update the mitigation design accordingly.
- 4) Plans should show how runoff from all proposed (both on and off site) impervious areas will be handled and mitigated for. Will roof runoff be directed to landscaped areas or pervious paving areas? Is a subdrain needed below the pervious pavement to direct runoff to the detention system? If not, how will runoff enter the detention facility?
- 5) Plans should show how discharge from the detention system will be accommodated.
- 6) Does this site receive any upstream offsite runoff? If so how will it be accommodated? How will surface runoff be routed around the proposed building?
- 7) There are several discrepancies between the storm drain calculations shown on sheet C4 and those in the preliminary study. Please rectify these.
- 8) The MLD and permit condition numbers referenced on sheet C2 are incorrect. Please rectify.

===== UPDATED ON NOVEMBER 6, 2007 BY LOUISE B DION =====
Revise civil plans dated 10/02/07 and Preliminary Storm Drainage Study dated 10/24/07 have been received. Please address the following:

- 1) The letter from Dees and Associates dated 1/4/07 states that the Under lying sandstone percolates moderately well (3rd paragraph), while the results from P-1 and P-2 indicate percolation rates of 57 and 33 inches/hour, respectively. These rates

Environmental Review Initial Study
ATTACHMENT
APPLICATION

7.3a-11
07-0388

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0388
APN: 039-471-08

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seem high. Please confirm that these rates are correct.

2) The proposed drainage plan indicates that all surface runoff will remain on the parcel. Please describe the pathways of runoff in the event of overflow. If the overflow path is concentrated along one limited water course, an easement dedicating that area/watercourse for the flow will be required. If the overflow path duplicates existing conditions and spreads the flow (overflow) evenly along the property line then an easement will not be required from the adjoining neighbor. However it must be sufficiently demonstrated that the development is not changing the existing pattern. Any steep slope discharge (i.e. along Aptos Creek) will require plan approval from a geotechnical engineer.

3) Calculations in the Preliminary Storm Drainage Report were not based on 5 year pre-development rate, please revise. Also C coefficients for post development rate calculations are not consistent (page 2).

4) Preliminary Storm Drainage Report provided calculations for detention, however if site runoff is controlled assuming run off will infiltrate back into the subsurface then retention rather than detention is proposed. Retention volume sizing calculations differ from those for detention. Please note that soil permeability rates derived from percolation tests must be normalized to appropriately reflect the characteristics of a retention basin. While the tests (P-1 and P-2) using perforated pipe was a three dimensional flow test similar to the expected behavior within the percolation pit, there are very significant proportionality differences of volume and surface area between the dimensions of the test bore and the retention pit dimensions that have not been correlated. If such adjustments were made, permeability would be lower. County criteria does allow use of site specific soils data in place of the more generalized data published in the soil survey, however it requires that the use be appropriate (See CDC Part 3, Section H, Item 5b). It is not clear that this test and/or its results are appropriate as used with the design. Please review and clarify.

5) It is being proposed to use the base rock and the soil below the pervious pavement for runoff mitigation. Please provide percolation rates and storage volumes for this mitigation to demonstrate that the base material is sized accordingly.

6) Please note that the Environmental Protection Agency (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. Although the County does not exclude the design and use of detention facilities that may fall under these EPA regulations, we would prefer to applicant to use other methods to control the surface runoff.

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

===== UPDATED ON JANUARY 25, 2008 BY LOUISE B DION =====

Environmental Review Initial Study

ATTACHMENT 7 4/11/08
APPLICATION 07-0388

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0388
APN: 039-471-08

Date: April 11, 2008
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Plans dated January 9, 2008 and revised drainage calculations dated January 2, 2008 have been received. Our concerns regarding offset overflow routing have been addressed and the application is deemed complete with respect to the discretionary permit application stage. Detailed review of drainage system design will be deferred to building permit application stage. Please see miscellaneous comments for additional guidance.

===== UPDATED ON JANUARY 25, 2008 BY LOUISE B DION =====

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON AUGUST 14, 2007 BY ALYSON B TOM ===== The following are compliance and/or permit conditions/additional information required for this application.

- 1) Recorded maintenance agreement(s) are required for proposed silt and grease traps, detention system, and pervious paving. The maintenance requirements consistent with manufacturers' recommendations (as applicable) should be both in the maintenance agreement(s) and on the final civil drainage plan.
- 2) Provide specifications (or reference specifications) for the proposed pervious pavement.
- 3) Show where and how the retaining wall subdrains will discharge.
- 4) Applicant is required to obtain any and all necessary easements for drainage onto downstream private property.
- 5) Provide a final storm drain study that is signed and stamped and includes all relevant analysis including offsite, detention, mitigation, and on site storm drain analysis demonstrating compliance with the County Design Criteria.
- 6) How have the detention systems been designed to minimize clogging and future maintenance as required in the County Design Criteria?
- 7) Provide a geotechnical letter reviewing and approving of the final drainage plan.
- 8) 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

Environmental Review Initial Study

ATTACHMENT 7.5 of 11
APPLICATION 07-0388

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0388
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DPW for signature (expect 1- 2 weeks for routing time).

9) Zone 6 fees will be assessed on the net increase in impervious areas (both on and off site) due to this project.

10) A hold will be placed on the building permit for final inspection approval and receipt of surveyed as built plans.

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 NOVEMBER 6, 2007 BY LOUISE B DION =====

All previous miscellaneous comments still apply.

===== UPDATED ON JANUARY 25, 2008 BY LOUISE B DION =====

In addition to all the previous miscellaneous comments please address the following additional comments:

1.Regarding the soil percolations rates there are very significant proportionality differences of volume and surface area between the dimensions of the test bore and the well dimensions that have not been correlated. If such adjustments were made, permeability would be lower. County criteria does allow use of site specific soils data in place of the more generalized data published in the soil survey, however it requires that the use be appropriate (See CDC Part 3, Section H, Item 5b. It is not clear that this test and/or its results are appropriate as used with the design. Please submit the geotechnical engineer-s (Becky Dees) calculations which normalized the percolation test to the proposed well design.

2. Ifland revised drainage study (1/2/2008) includes a plan sheet which indicates a rectangular area for detention/retention as opposed to three retention well proposed on sheet C-4 of the plans. The drainage study and the plans should agree in proposed design.

3. Please note the proposed surface spreader on sheet C-4.

4. It is being proposed to use the base rock and the soil Below the pervious pavement for runoff mitigation. Please provide percolation rates and storage volumes for this mitigation to demonstrate that the base material is sized accordingly.

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

6.Given that the retention storage area is directly beneath the proposed pervious concrete areas the C value used for the pervious concrete areas should take into account that the majority of the rainfall on these areas will drain to the retention system. Please provide updated calculations and design as necessary.

7. Provide a parking lot maintenance plan that describe sweeping intervals on

Environmental Review Initial Study

ATTACHMENT 7, 6 and 11
APPLICATION 07-0388

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0388
APN: 039-471-08

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project plans.

8. Provide maintenance requirements for the permeable paving areas on the project plans.

9. Provide a visual delineation between the proposed porous pavement and the impervious pavement areas such that in the event of future repaving the the porous pavement area is not repaved with impervious a/c.

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 JANUARY 25, 2008 BY LOUISE B DION =====

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON AUGUST 17, 2007 BY DEBBIE F LOCATELLI =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON AUGUST 17, 2007 BY DEBBIE F LOCATELLI =====

Driveway to conform to County Design Criteria Standards.

Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

1) Provide a minimum width of 26' for the aisles serving the parking lot. =====

REVIEW ON AUGUST 17, 2007 BY RODOLFO N RIVAS =====

1) Soquel Drive is a fully improved road in the area fronting the project. Therefore, no additional improvements are required on Soquel Drive.

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

----- 3) Provide a minimum width of 26' for the aisles serving the parking lot.

----- 4) We recommend that the trash enclosure be relocated away from the driveway's entrance in order to provide adequate sight distance for motorists when parking on the stall adjacent to the trash enclosure as well as to discourage the interaction of pedestrians and waste management trucks with vehicles entering the parking lot.

----- 5) The project plans need to show utility easements.

----- 6) The development is subject to Aptos Transportation Improvement Area (TIA) fees at a rate of \$472 per daily trip-end generated by the proposed use. The project plans show 9,205 square

ATTACHMENT

APPLICATION

7, 7 of 11
07-0388

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0388
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feet of office space. The estimated trip generation for fee purposes is 18 trip-ends per 1,000 gross square feet (ksf) for office space (per Public Works Department Trip Generation Rate Table). Therefore, the total trip-ends is calculated as 9.205 ksf of office space multiplied by 18 trip-ends/ksf equals 166 trip-ends being generated by the project. The fee is calculated as 166 trip-ends multiplied by \$472 per trip-end equals \$78,206. The total TIA fee of \$78,206 is to be split evenly between transportation improvement fees and roadside improvement fees. Applicant has the option of submitting to the approving body a lower trip-end rate, provided that the proposed trip-end rate is based on a traffic engineering study. ===== UPDATED ON NOVEMBER 6, 2007 BY RODOLFO N RIVAS =====

1) Provide a minimum width of 26' for the aisles serving the parking lot.

===== UPDATED ON NOVEMBER 16, 2007 BY RODOLFO N RIVAS =====

1) Provide a minimum width of 26' for the aisles serving the parking lot.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 17, 2007 BY RODOLFO N RIVAS =====

NO COMMENT

===== UPDATED ON NOVEMBER 6, 2007 BY RODOLFO N RIVAS =====

NO COMMENT

===== UPDATED ON NOVEMBER 16, 2007 BY RODOLFO N RIVAS =====

NO COMMENT

Dpw Sanitation Completeness Comments

No. 1 Review Summary Statement; Appl. No. 07-0388; APN: 39-471-08:

The Proposal is out of compliance with District or County sanitation policies and the County Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition, and also lacks sufficient information for complete evaluation. The District/County Sanitation Engineering and Environmental Compliance sections cannot recommend approval of the project as proposed.

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

Policy Compliance Items:

Item 1) This review notice is effective for one year from the issuance date allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Information Items:

Item 1) A complete engineered sewer plan, addressing all issues required by District

Environmental Review Initial Study

ATTACHMENT
APPLICATION

7. 8. 11
07-0388

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0388
APN: 039-471-08

Date: April 11, 2008
Time: 15:59:46
Page: 9

staff and meeting County -Design Criteria- standards (unless a variance is allowed), is required. District approval of the proposed discretionary permit is withheld until the plan meets all requirements. The following items need to be shown on the plans:

Show proposed 8-inch sewer main (to be publicly maintained) and profile, and proposed on-site sewer laterals, clean-out(s), and connection to proposed public sewer main (including length of pipe, pipe material, cleanouts located maximum of 100-feet apart along with ground and invert elevations) and slope noted (minimum 2%) and connection to the existing public sewer. Elevations shall be based on County datum. The sewer lateral not to be located under proposed trees. Plans shall include Sanitation General Notes.

Identify existing sewer main (4-inch f.m.) in Aptos Ranch Road where shown on plans.

Applicant shall show proof of easement dedicated to the District (or P.U.E.) for construction, maintenance and repair of proposed sewer improvements.

A sewer extension is required to bring a gravity sewer to the property as proposed by the applicant. The applicant/developer is responsible for all costs related to extending the sewer including, but not limited to, design, bonds, construction and plan check and inspection fees.

A condition of approval for this application is to attach an approved copy of the sewer system plan to the building permit submittal. A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement prior to submission for building permits. Annexation No. 690 fees are due at time of sewer connection permit issuance (collected along with building permit fees).

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

There are no Miscellaneous comments. No. 2 Revised Review Summary Statement; Appl. No. 07-0388; APN: 39-471-08:

The Proposal is out of compliance with District or County sanitation policies and the County Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition, and also lacks sufficient information for complete evaluation. The District/County Sanitation Engineering and Environmental Compliance sections cannot recommend approval of the project as proposed.

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

Policy Compliance Items:

Item 1) This review notice is effective for one year from the issuance date allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval

Environmental Review Initial Study

ATTACHMENT 7, 9 & 11
APPLICATION 07-0388

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0388
APN: 039-471-08

Date: April 11, 2008
Time: 15:59:46
Page: 10

from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Information Items:

Item 1) A complete engineered sewer plan, addressing all issues required by District staff and meeting County -Design Criteria- standards (unless a variance is allowed), is required. District approval of the proposed discretionary permit is withheld until the plan meets all requirements. The following items need to be shown on the plans in order to bring the proposal into compliance:

The proposed 4-inch lateral from the public sewer main in Soquel Drive shall be deleted.

Show cleanouts on relocated force main sewer at maximum 400 feet separation.

Note that onsite lateral shall be constructed at 2% minimum slope. Connection of proposed 6-inch lateral in proposed manhole shall reflect above shelf connection elevations per Fig. SS-14.

The applicant-s engineer shall analyze the remaining vacant parcels within the sewer basin to facilitate their eventual gravity connection to the proposed sewer main Aptos Rancho Road and shall lower the new proposed sewer main as necessary to accommodate those parcels.

Plans shall include current Sanitation General Notes. Contact District staff for revised copy.

Use County datum.

A condition of approval for this application is to attach an approved copy of the sewer system plan to the building permit submittal. Failure to do so will delay building permit issuance.

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

There are no Miscellaneous comments. ===== UPDATED ON FEBRUARY 5, 2008 BY DIANE ROMEO =====

Conditional approval of project is granted dependent upon revision of plans based on prior comments. It shall be the responsibility of the applicant to ensure that the plans are modified and approved by the Sanitation District and Department of Public Works in a timely fashion and that failure to do so may cause a delay in the issuance of the project's building permit. There are no miscellaneous comments.

Dpw Sanitation Miscellaneous Comments

There are no miscellaneous comments. ===== UPDATED ON NOVEMBER 6, 2007 BY CARMEN M LOCATELLI =====

Environmental Review Initial Study

ATTACHMENT
APPLICATION

7-1024-11
07-0388

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 07-0388
APN: 039-471-08

Date: April 11, 2008
Time: 15:59:46
Page: 11

===== UPDATED ON FEBRUARY 5, 2008 BY DIANE ROMEO =====
There are no miscellaneous comments.

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON SEPTEMBER 5, 2007 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON SEPTEMBER 5, 2007 BY ERIN K STOW =====
NO COMMENT

Environmental Review Initial Study
ATTACHMENT 7.11a P 11
APPLICATION 07-0388



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

October 17, 2007

Mark Cavagnero Arch.
Daniel Baroni
1045 Sansome St., Ste. 200
San Francisco, CA 94111

SUBJECT: Archaeological Reconnaissance Survey for APN 039-471-08

Dear Daniel,

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

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

Sincerely,

Christine Hu
Planning Technician

Enclosure
CC Owner, Project Planner, File

Environmental Review Initial Study
ATTACHMENT 8, 1st 5
APPLICATION 07-0388

Santa Cruz County Survey Project

SCAS/CCATP Preliminary Reconnaissance
Prepared for Santa Cruz County Planning Department

SCAS PROJECT # SE - 07-1088

Project data are not for public distribution. No part of these forms may be abstracted for an environmental impact report.

Daniel Baroni

Applicant's Name Mark Cavagnaro, Arch. Phone (415) 398-6944

APN 039-471-08

Development Permit Application # 07-0388 Date Request Rec'd 8/16/07

USGS Quad Soquel Date Mailed to County 10/9/2007

Parcel size not indicated in paperwork submitted. UTMG ^{5 40} 7735 9291

Description of the Proposed Project:

Proposal to construct an office building (approx. 9,205 sq. ft.)
to grade approx 3,350 cubic yds. (cut) and 300 cubic
yds. (fill) and to construct associated improvements continued pg 3

Previously recorded archaeological sites nearby:

1/5 mile SE; 1/2 mile N; 1/5 mile NNE; 1/5 mile E, etc.

Prehistoric cultural resources evidence:

Yes ☐

No ☒

Explain: _____

☐ continued pg 3

Historic cultural resources evidence:

Yes ☐

No ☒

Explain: _____

☐ continued pg 3

Other comments: Results negative. However, because of the closeness
of other sites care should be taken when any trenching, earth move
etc are attempted during construction. Suggested Archaeological
monitors on site during this phase.

SCAS/CCATP Field Forms
Environmental Review Initial Study

Page 1 of 4

ATTACHMENT 8, 2 of 5
APPLICATION 07-0388

Surface Archaeological Reconnaissance
for the
Proposed Stores of Mr. John Miller
for
County of Santa Cruz
by
Mary M. Tyler

Abstract:

The archaeological clearing house at Cabrillo College was researched. Within $\frac{1}{4}$ mile to the parcel are sites Ca SCR-1 and 2. A surface reconnaissance was made. No prehistoric cultural material was found.

RECEIVED

by _____

Environmental Review Initial Study

NOV 9 1978

Archaeological Regional
Research Center
Cabrillo College

ATTACHMENT
APPLICATION

8,3045
07-0388

Location: 974/929

P-44-000457

Sites: Negative

Ref: E-322

Soquel

2 of 4

77-1

Project Location and Description

The proposed stores of Mr. John Miller are on a parcel, approximately .9 acres, NE of the Rancho Del Mar Shopping Center, E of the Security Savings on Soquel Drive in Aptos. The township location is 11S, Range 1E on the 7.5 USGS Soquel Quadrangle. The Universal Transverse Mercator Grid location is 973 928. An existing coin laundry and parking lot are on the SE edge of the property. The parcel drops abruptly on the E.

Research strategies:

The archaeological records at Cabrillo College were checked regarding the area. Ca SCR-1 and 2 are within $\frac{1}{4}$ mile of the parcel

On Monday, May 9, 1977 the author made a surface reconnaissance, crossing the parcel at $\frac{1}{2}$ meter intervals. Time spent: 1 hour and 50 Minutes. Soil exposed by rodent activity was given special attention, as was the area around the large cypress on the SW edge of the parcel, next to Soquel Drive. The area along Soquel Dr. has been scraped. The rest of the property has been filled as evidenced by the multiple strata of diverse soils. Soil types were sand, dark brown loam, and reddish brown clay. Rock and gravel were found throughout. Visibility was good in spite of heavy vegetation. In the mid-section of the parcel with surface sand was a scattering of pismo clam shell from $\frac{1}{2}$ cm. to 5 cm. in length. A few smaller pieces of clam shell were found in the surrounding dark loam. No prehistoric cultural material was found.

I found no reason for archaeological mitigation, but feel the close proximity of sites 1 and 2 should be considered if construction begins.

Environmental Review Initial Study
ATTACHMENT 8, 4 of 5
APPLICATION 07-0388

Santa Cruz County Survey Project

Exhibit B

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

Preliminary Cultural Resources
Reconnaissance Report

Parcel APN: 029-471-08SCAS Project number: SE- 07-1088Development Permit Application No. 07-0388Parcel Size Not noted in County Paperwork
but under 20 acresApplicant: Mark Cunaquero, Arch., Daniel BaroniNearest Recorded Cultural Resource: 1/4 mile SE; 1/10 mile N; 1/5 mile NNE; 1/5 mile E;
etc.

* On 5/19/1977 (date) one (#) members of the Santa Cruz Archaeological Society spent a total of 1 1/4 hours on the above described parcel for the purpose of ascertaining the presence or absence of cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of cultural resources where soil was obscured by grass, underbrush, or other obstacles. No core samples, test pits or any subsurface analysis was made. A standard field form indicating survey methods, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of cultural resources on the parcel. The proposed project would therefore, have no direct impact on cultural resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified. Because of closeness of confirmed sites care should be taken during trenching, earth movement, etc.

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

* On Feb. 6, 2007, Mr. Edwards & I did a quick walk over this parcel in conjunction with another survey. We spent approx. 1/2 hour walking the property reaching the same conclusions.
Environmental Review Initial Study
SCAS/ECA Field Form

Page 4 of 4

ATTACHMENT
APPLICATION

07-0388

Ryan Oniel
SCAS Survey Coordinator



RECEIVED JUL 10 2007

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

THOMAS L. BOLICH, DISTRICT ENGINEER

July 3, 2007

LANCE LINARES
2425 Porter Street, Suite 17
Soquel, CA 95073

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

APN: 039-471-08 APPLICATION NO.: N/A
PARCEL ADDRESS: 7839 SOQUEL DRIVE, APTOS
PROJECT DESCRIPTION: CONSTRUCT OFFICE BUILDING

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

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.

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.

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 9, 1st 2
APPLICATION 07-0388

LANCE LINARES
PAGE -2-

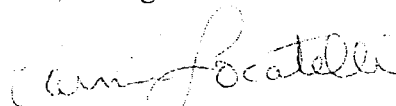
Other: Annexation No. 690, Fee due \$488.00.

If you have any questions, please contact the undersigned at (831) 454-2160.

Yours truly,

THOMAS L. BOLICH
District Engineer

By:


Carmen Locatelli
Sanitation Engineering Staff

CML:bbs/286.wpd

c: Property Owner: The Community Foundation of Santa Cruz County
2425 Porter Street, Suite 17
Soquel, CA 95073

(REV. 3-01)

Environmental Review Initial Study
ATTACHMENT 9, 2nd 2
APPLICATION 07-0388

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS
ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No. 07-0388 involving property located at the northeast corner of Soquel Drive and Aptos Rancho Road, Aptos, and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing property from the "C-1" Neighborhood Commercial zone district to the "PA" Professional and Administrative Offices zone district per the attached rezoning map.


BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning and commercial development as contained in the Report to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 10th day of September, 2008, by the following vote:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Gustavo Gonzalez, Chairperson

ATTEST: _____
Mark Deming, Secretary

APPROVED AS TO FORM:

COUNTY COUNSEL

ORDINANCE NO. _____

**ORDINANCE AMENDING CHAPTER 13
OF THE SANTA CRUZ COUNTY CODE
CHANGING FROM ONE ZONE DISTRICT TO ANOTHER**

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

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the property located on the northeast corner of Soquel Drive and Aptos Rancho Road, Aptos; finds that the zoning established herein is consistent with all elements of the Santa Cruz County General Plan; and finds and certifies that all environmental regulations specified in the California Environmental Quality Act, the State and County Environmental Guidelines, and Chapter 16 of the County Code have been complied with by the preparation and approval of a Mitigated Negative Declaration for the project.

SECTION II

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Zoning Plan Amendment as described in Section III, and adopts their findings in support thereof without modification as set forth below:

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
2. The proposed zone district is appropriate for the level of utilities and community services available to the land; and
3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district.

SECTION III

Chapter 13.10, Zoning Regulations of the Santa Cruz County Code is hereby amended by amending the County Zoning Plan to change the following properties from the existing zone district to the new zone district as follows:

<u>Assessor's Parcel Number</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
039-471-08	C-1	PA

SECTION IV

This ordinance shall take effect on the 31st day after the date of final passage.

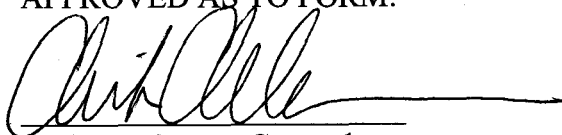
PASSED AND ADOPTED THIS _____ day of _____ 2008, by the Board of Supervisors of the County of Santa Cruz by the following vote:

AYES: SUPERVISORS
NOES: SUPERVISORS
ABSENT: SUPERVISORS
ABSTAIN: SUPERVISORS

Ellen Pirie
Chairperson of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:



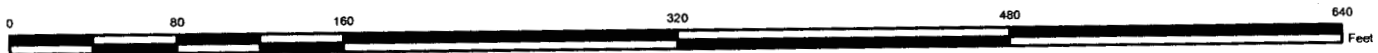
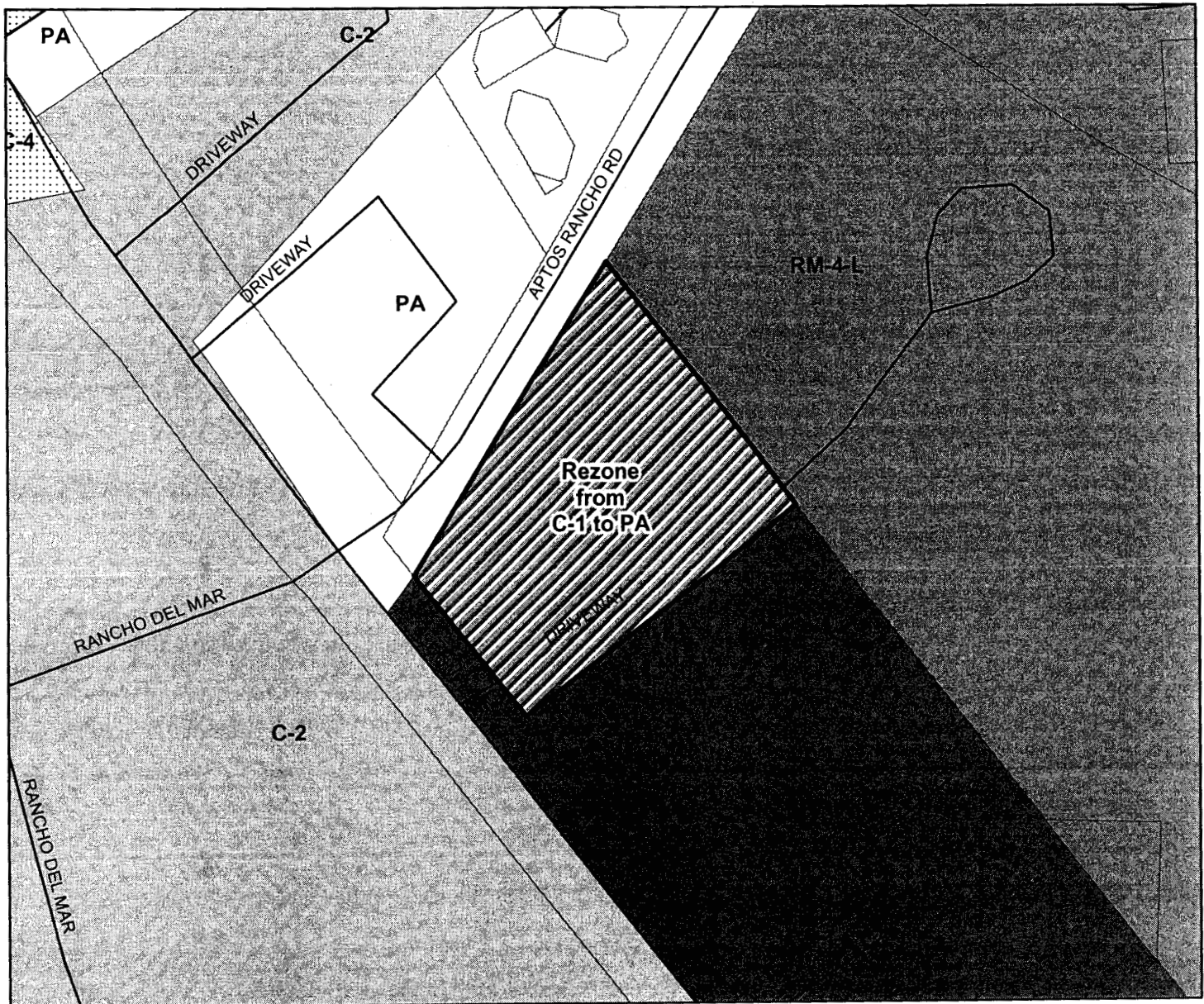
Assistant County Counsel

Exhibit: Rezoning Map









DISTRIBUTION: County Counsel
Planning-Mark Deming
Assessor
County GIS

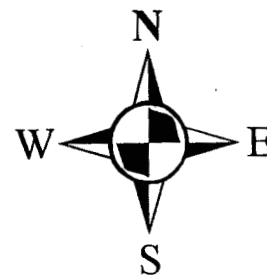


Rezoning Map



Legend

-  APN 039-471-08
-  Assessors Parcels
-  Streets
-  COMMERCIAL-PROF OFFICE (PA)
-  COMMERCIAL-NEIGHBORHOOD (C-1)
-  COMMERCIAL-COMMUNITY (C-2)
-  COMMERCIAL SERVICE (C-4)
-  RESIDENTIAL-MULTI FAMILY (RM)



Map Created by
County of Santa Cruz
Planning Department
July 2008

EXHIBIT E

the Community Foundation of Santa Cruz County

2425 Porter Street, Suite 17, Soquel, CA 95073
(831) 477-0800 (831) 477-0991/fax www.cfsc.org

July 30, 2007

Board of Directors
Jess Brown

President
Deidre Hamilton
Vice President
Mary Hammer
Secretary
Ralph Miljanich
Treasurer

Tom Brezsky
Martin M. Chemers
Ceil Cirillo
Thomas N. Griffin
William M. Kelsay
Leola Lapidis
Mario Maldonado
Rachel Mayo
Eric F. Mendelson
Robert Ridino
James C. Thompson
Rachel Wedeen
Donna Ziel

Directors Emeriti
Jack Baskin
Ian McPhail

Executive Director
Lance Linares

Honorary Trustees
Georgia Brauer
Nell Senon Cliff
Diane Porter Cooley
George Couch III
Nancy N. Driscoll
Harold Hyde
Samuel Leask IV
William Locke-Paddon
Fred McPherson III
Harvey Nickelson
Martina O'Sullivan
Richard G. Polse
Rowland Rebele
J. Miles Reiter
Norman Schwartz
Richard C. Solari
Robert Stephens
Robert E. Swenson
James F. Watson
Gloria Hihn Welsh
Betsy Woolpert

the Community Foundation of Santa Cruz County's submission to comply with the
Incomplete Application Slip:

- Checks attached totaling \$17,311
- 4 copies of Ifland Engineering Drainage calculations
- 3 copies of Statement of Design Parameters
- 3 Copies Request for Variation to County Parking Requirements: Parking Plan
- Program Statement
 - o The Community Foundation currently employs 11 people; 3 on a part-time basis for a total of 10.5 FTE.
 - o The Community Foundation anticipates expansion of its staff, at some point in the future, to a maximum of 21 individuals.
 - o Office Hours are from 8:30 AM – 5:00 PM Monday through Friday. A few individuals have worked after hours – some until 7:00 PM, others later. However, with the advent of a new virtual network, staff is now able to work from home. We anticipate the need for work office access after normal business hours to decline; and, as encouraged, staff working after 7:00 PM to be minimal.
 - o On an infrequent basis, a couple of the staff members may work on a Saturday or Sunday.



Confirmed in Compliance
with National Standards for
U.S. Community Foundations

For g - 134 or ever.™

EXHIBIT F

Statement of Design Parameters

The new office building for *the Community Foundation of Santa Cruz County* is located on a 28,438 square foot site in Aptos, California. The design for the new 9,200 square foot building responds to the natural slope of the site to provide two separate entries; the public entry off of Aptos Rancho Road, and an additional entry off of the parking lot at the lower level.

The building is organized into two separate volumes. The two-story mass housing a public lobby, administration space, and board room, appears to be a single story building from the Soquel drive due to its placement on the sloping site. This single story massing is consistent with neighboring single story retail buildings and the general massing along the Soquel Drive corridor. The adjacent one story volume will house administrative space and its partially subterranean design reduces the overall mass of the building as viewed from this public corridor. The separate volumes of the building are parallel to the edges of the uniquely shaped site which allow for lower level courtyards and increased light levels within the office environment. These courtyards help to architecturally direct circulation to—and between—the two volumes.

the Community Foundation of Santa Cruz County headquarters building has been designed with many green building concepts in mind, from the building siting and shape to the core building materials.

Sustainable components of the building design include:

- The building has been strategically located on the site to work with the natural topography of the land, using the slope to provide spaces at a lower level.
- The massing of the building allows for a great deal of natural light to enter the space. Due to the width of the building, occupants are no more than 16 feet from a window for light and ventilation. Skylights bring daylight to the lower level spaces to provide an even quality of light at each level of the building.
- The use of concrete as the building structure as well as the primary building finish reduces the amount of material needed while providing a low maintenance building with a long term life cycle.
- The cedar siding on the building will be locally harvested, reducing the travel distance and associated energy use in the preparation of the material.
- Outside of the building envelope, pervious paving eliminates storm water run off from the site. Drought tolerant landscaping minimizes the use of water.

Currently *the Community Foundation of Santa Cruz County* has nine full time employees occupying their current office space with three to four additional part time or volunteer members of their staff. As they move to occupy their new home the foundation will grow into the space, eventually increasing their full time staff, part time and volunteer staff to twenty four persons. This facility will accommodate all staff and their operations during a typical 8:00 AM to 6:00 PM, Monday through Friday operations schedule.

Request for Variation to County Parking Requirements: Parking Plan

the Community Foundation of Santa Cruz County's new office building will be a 9,205 gross square foot two story building with a Net Interior square footage of 8,222 square feet. We request consideration, consistent with those outlined within County Code Section 13.10.553, for increasing the utilization of compact spaces to meet the County Code Requirements for quantity of parking spaces.

County Code Requirements for Parking

9,205 Gross SF/200 SF(per space) = 46 spaces, 41 standard spaces + 5 compact spaces (10%)

Proposed Variation to meet County Parking Requirements

9,205 Gross SF/200 SF(per space) = 46 spaces, 32 standard spaces + 14 compact spaces (30%)

The county parking standards published in section 13.10.552 require 1 auto parking space per 200 square feet of gross square feet (with gross square feet excluding storage area within the building). County code section 13.10.553(e) allows 10% of the required parking spaces to be designated compact parking if the total required is below 50 spaces.

Rather than request a variation to the quantity of parking spaces required *the Community Foundation of Santa Cruz County* requests the county approve the utilization of a larger percentage of compact parking spaces (30%) than currently designated within the county code. This will accommodate the maximum required by the code while providing adequate parking for the foundations employee's and guests provided a majority of the current employee's drive vehicles which qualify as compact cars.

the Community Foundation of Santa Cruz County currently employ's 11 persons three of which are part time employee's. The proposed new office building has been designed to accommodate a maximum of 21 employees', of which some will certainly be part time employees. While we cannot anticipate vehicle sizes of future employee's the number of employee's intended to occupy this facility (21) remains less than half of all spaces required (46), should each employee drive their individual vehicles to work.

To further exhibit the foundations reduced need for employee parking, the current three part time employees do not overlap occupancy of the facility, thus reducing the required parking by 1/3 for the three part time employees. Future part time employees would also be staggered in their occupancy of the facility.

We feel that the combination of less than 50% of parking spaces being utilized by future employee's and the current ownership of compact size cars by current employees is significant evidence the foundation will not need the full amount of parking spaces required by the planning code for development of the property. However, for purposes of meeting the county requirements we propose an increased utilization of 30% compact spaces is allowed for the development of this property. (13.10.553 Variations to requirements.)

Catherine A. Philipovitch
Attorney at Law
152 Walnut Avenue
Santa Cruz CA 95060

Telephone (831) 423-9300
Facsimile (831) 471-9872

cap@caplawgroup.com

October 3, 2007

VIA EMAIL

Daniel Baroni
Mark Cavagnero & Associates

Re: Community Foundation Property - Easement Issue

Dear Daniel:

As you know, I represent the Community Foundation with respect to the issues associated with the 15-foot wide easement that runs along the westerly boundary of the property along Aptos Rancho Road. You have requested an update on the status of obtaining quitclaims from various utility companies for the easterly 5-feet of the easement. We are making progress on this issue.

I have been in contact with the utility companies in question and they have indicated a willingness to quitclaim the 5-foot strip provided that we pothole the easement to show that there are no utilities within the 5-foot strip. We recently had the easement potholed, and the potholes reveal only 1 pipe within the 5-foot strip. We now know that the pipe is a sewer pump pipe maintained by the County Sanitation District. The project engineer, Ifland Engineering, prepared a design for purposes of relocating this pipe underneath Aptos Rancho Road so that it does not interfere with the 5-foot strip. Yesterday, Glen Ifland and I met with Diane Romeo of the County Sanitation District to review the plan for relocating the pipe. Ms. Romeo said that she would pass the plan along to operations staff for review; however, she indicated that she did not see any problem with relocating the pipe.

October 3, 2007
Page 2 of 2

We expect that we will obtain approval to relocate the pipe, and the Sanitation District will then quitclaim the 5-foot strip in question.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Catherine A. Philipovitch".

Catherine A. Philipovitch

NEIGHBORHOOD MEETING INFORMATION

for

the Community Foundation of Santa Cruz County
proposed building at 7839 Soquel Drive, Aptos

Pursuant to Santa Cruz County Code Section 18.10.211, a Neighborhood Meeting was held on July 12, 2007 at the Community Foundation's current office located at 2425 Porter Street, Suite 17, Soquel, California. Attachments include:

Attachment A: Invitation/Notice – YOU ARE INVITED TO A NEIGHBORHOOD MEETING

Attachment B: Address Lists provided by County GIS Analyst, Connie Gardner

Attachment C: Agenda for Meeting. The presentation included a power point presentation by the architect, Daniel Baroni of Mark Cavagnero and Associates.

Attachment D: Attendee List

The Community Foundation received the following comments, included with responses when appropriate:

Pre-meeting Comments:

Ellen Pirie: Lance Linares, ED for Community Foundation, has had two meetings with this Aptos Supervisor. She called Lance and indicated she was unable to attend the meeting because she was out of town, and reiterated she is very supportive and wishes the CF luck with the venture.

Jack Baskin: Just got back into country, is very supportive of the proposed building

Nigel Belton: Unable to attend, is supportive of the proposed building

Tom Brezsny: Unable to attend, is supportive of the proposed building

Ceil Cirillo: serves on CF Facilities Committee: Unable to attend, is supportive of the proposed building

Nell Cliff: Unable to attend, is supportive of the proposed building

Harvey Nickelson: Unable to attend, wished good luck with the building.

Donna Zeil: Unable to attend, is supportive of the proposed building

Comments from the meeting:

Lloyd Graff: Stated that he represented the homeowner's association of the condominium complex located below our property (at the end of Aptos Rancho Road). On many counts, he went out of his way to compliment the design presentation made by Daniel Baroni.

A part-time area resident expressed her personal opinion that she did not like the architectural style – which she found too “modern” as she compared to the “folksy Aptos” feel. She wondered if the design was a done deal or whether there would be other opportunities for comment. It was explained that there would be several public hearings along the way as the project moves toward entitlement, including a Planning Commission Hearing. The public would have an opportunity to voice their opinions. When she asked if the design was “still open for discussion”, it was explained that the Community Foundation has spent time and money in getting to this point and is hoping the plan will be approved *substantially* as presented. It was noted that there are many architectural styles in the general proximity of the site – some commercial and very few institutional. Mr. Baroni discussed the distinction between retail appealing to trends for consumers and institutional that has a more permanent life. Further noting that the proposed design is more like the institutional in the area – Cabrillo College – than the retail.

Local business person: A woman from the existing office/medical building along Aptos Rancho Road (not sure if she was a tenant or property owner) brought up the concept of “widening” Aptos Rancho Road. She further explained her concern related to the lack of parking available for her business. It was explained that the additional traffic the Community Foundation would bring to the area was not great and the parking needs much less than the County is requiring be constructed for this office building. She inquired whether the Community Foundation would be open to an arrangement with her business to utilize a part of the parking lot. This was not discouraged.

Several attendees noted there is a history of misuse of private parking in the area by the general public (especially on weekends and holidays). This is primarily due to hikers and other users of the Nisene Marks trails, which have a secondary public access at the bottom of Aptos Rancho Road. It was suggested that the future parking lot would inevitably become a target for this type of use. One participant asked if the lot might include a security gate. This is something that will be more fully explored. Discussions after the meeting included consideration of an apparently common simple movable horizontal bar at the lot access, which could be manually locked on weekends and holidays.

All attendees brought up concern about exterior “hiding places” that might attract transients. Due to the building orientation, they were worried that the rear entrance courtyard and rear side door would become prime “camping sites” after dark (regardless of whether or not a parking lot security bar was installed). This was a point the Community Foundation had been unaware of. Discussions were held (after the meeting) with the architect including (1) lockable security gates could be placed at the rear stairway access to the roof deck and small side door and (2) a retractable fencing system of some type might be incorporated into the rear entrance courtyard. At a minimum, this will be incorporated into the design in order to install it in the event these issues are encountered as a problem in the future.

Comments after the meeting:

An e-mail from Lance to attendees, including an unsolicited comment he received from the remaining community member:

Dick, Wayne, and Earleen, thanks so much for coming to the Neighborhood Meeting last week. I think that overall it was positive and we did (in fact) get some good feedback that we hadn't yet considered. Below is a wonderful email I received from Lloyd Graff, president of the Courtside Homeowners Association. We couldn't have asked for a better note. Thanks again and we'll keep you updated in the progress. Lance

Dear Lance:

Thank you so much for the invitation to attend the CFSCC informational meeting last night. I really enjoyed the presentation about your new building and learning about the intricacies of the foundation's activities. In fact, you created enough excitement to prevent me from sleeping for an hour after I went to bed. I had to read your literature and visit your website before I could sleep.

I totally endorse your mission "to promote philanthropy to make Santa Cruz County a better place to live, now and in the future" and find it a solid concept which has been well executed by the board, you and your staff. What a pleasure to witness such a success.

As I mentioned to Judge Kelsay last night, my entire career has been devoted to marketing. Seldom have I seen such a clear marketing opportunity with a "great story waiting to be told."

Thanks again for the invitation and the welcome.

--

Lloyd Graff
Courtside Homeowners Association
685-2720

YOU ARE INVITED TO A NEIGHBORHOOD MEETING



The Community Foundation of Santa Cruz County presents their plans for a permanent home for local giving and community grant making.

Working with architect Mark Cavagnero & Associates, the Community Foundation of Santa Cruz County has designed a new office building to be located on a 28,438 square foot site located at 7839 Soquel Drive, Aptos at the corner of Soquel Drive and Aptos Ranch Road.

Since 1982, the Foundation has worked to help local donors invest wisely in causes they care about, to provide grants and resources to the community, and to offer leadership around key local issues. In 2006, the Foundation disbursed more than \$4.3 million in grants through a variety of programs. In order to anchor our work as a permanent community resource, the Foundation needs to secure a building that will allow us to control our administrative costs, thus freeing up more funding to address community needs. Local philanthropists Jack and Peggy Baskin donated the money to buy the Aptos property. Fundraising is well on the way to complete the project.

Design: The 9,200 sq. ft. building is organized into two separate but connected components, nestled into the natural slope of the property. Its appearance is consistent with neighboring retail buildings along the Soquel Drive corridor. There will be two separate entries: the public entry off of Aptos Rancho Road, and an additional entry from the parking lot at the lower level. A two-story component, housing a public lobby, administration space, and board room, appears to be a single story building from Soquel Drive due to its placement on the sloping site. The adjacent one-story will house administrative space and is not visible from Soquel Drive. It is topped by a landscaped rooftop courtyard, at eye level with Soquel Drive.

A Green Building: The design features many sustainable building concepts, starting with placement of the building to the core building materials.

- The separate volumes of the building are parallel to the edges of the uniquely shaped site, allowing for lower level courtyards that increase light levels within the office environment. These courtyards also help to direct circulation to—and between—the two structures, reducing energy needs for lighting and air conditioning. Skylights bring daylight to the lower level spaces to provide an even quality of light at each level of the building.
- The use of concrete as the building structure as well as the primary exterior surface reduces the amount of material needed while providing a low maintenance building.
- The cedar siding on the building will be locally harvested, reducing the travel distance and associated energy use in the preparation of the material.
- Outside of the building, permeable paving materials will eliminate storm water run off from the site. Drought tolerant landscaping minimizes the use of water.

Use: Currently the Community Foundation of Santa Cruz County has 10 full time employees. With time, the Foundation will increase its staff to perhaps 20-24 employees. This facility will be open from 8:30 am to 5:00 pm, Monday through Friday.

Please join us to review our plans and share your thoughts. Refreshments will be provided.

When:

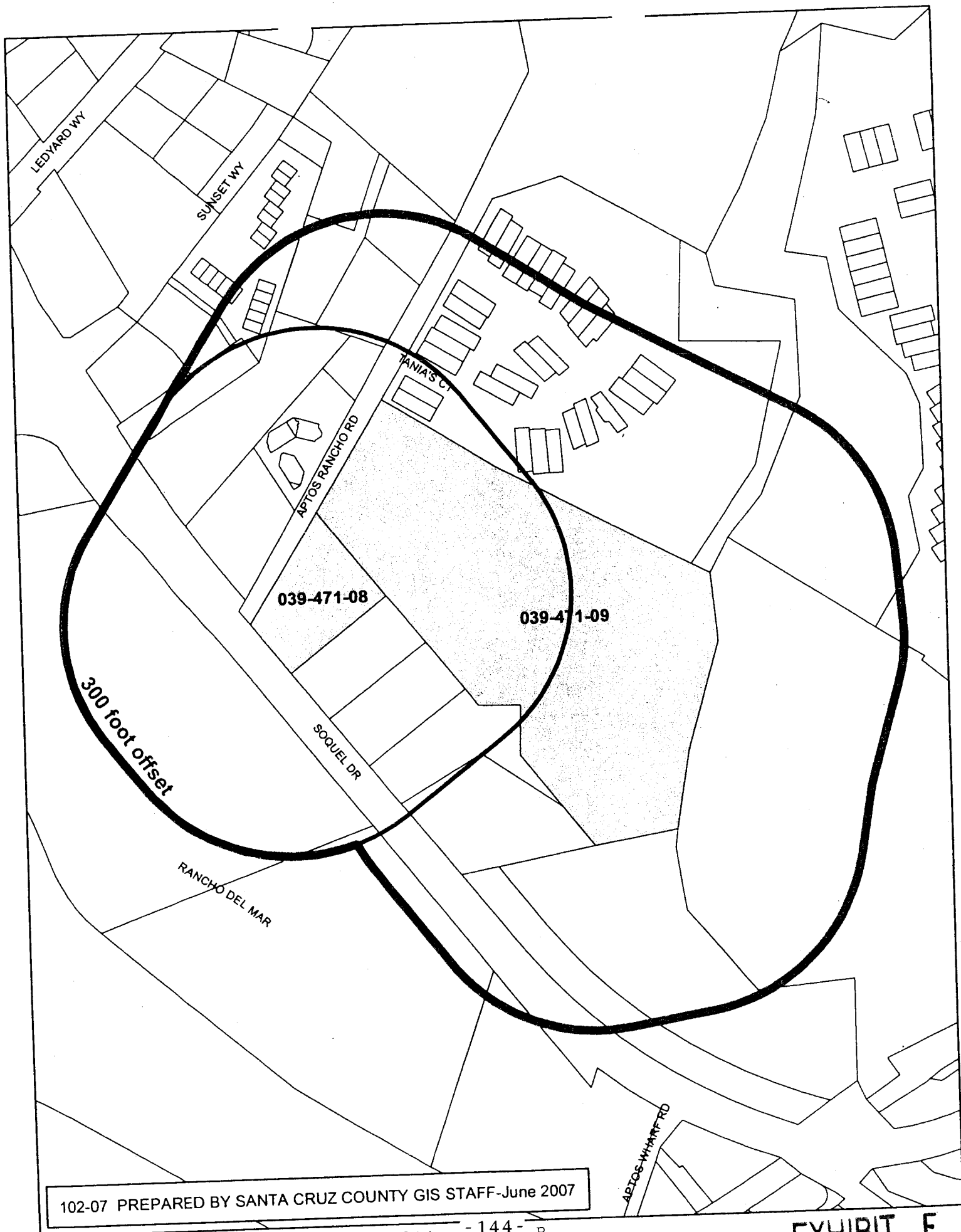
Thursday, July 12, 2007, 6:00 pm

Where:

Our current office: 2425 Porter Street, Suite 17, Soquel

Your Hosts:

Lance Linares, Executive Director, Community Foundation of Santa Cruz County
Jess Brown, Board President, Community Foundation of Santa Cruz County



102-07 PREPARED BY SANTA CRUZ COUNTY GIS STAFF-June 2007

Attac - 144 - B

EXHIBIT F

OWNER
JOURNAL

APN	NO DASH OWNER NAME	COBY	OWNER ADD	OWNER ADD 2
03911175	AREIAS MARK A & ROXANNE A CO-TRUSTEES		7735 SOQUEL DR	APTOS CA 95003
03912120	URETA JOHN S/M		3357 APTOS RANCHO RD	APTOS CA 95003
03922111	BARRETT LTD	C/O JAMES B FENTON	140 RANCHO DEL MAR	APTOS CA 95003
03922112	BARRETT LTD	C/O JAMES B FENTON	140 RANCHO DEL MAR	APTOS CA 95003
03938102	CHANG PEILIN U/W		3275 APTOS RANCHO RD #A	APTOS CA 95003
03939101	SCOTT KEVIN R M/M SS		3275 APTOS RANCHO RD #C	APTOS CA 95003
03939102	FORSBERG TERRY W & DIXIE TRUSTEES		3275 APTOS RANCHO RD #D	APTOS CA 95003
03939103	KLIKOFF ALEXANDRA M/W SS ETAL		3275 APTOS RANCHO RD #E	APTOS CA 95003
03948119	BETTENCOURT EUGENE C & MARGARET L CO-TRUSTEES		3360 APTOS RANCHO RD	APTOS CA 95003
03948120	FERRARI CLARENCE J JR & JOAN R TRUSTEES		3362 APTOS RANCHO RD	APTOS CA 95003

ABSENTEE
OWNER

APN	OWNER NAME	COBY	OWNER ADD	OWNER ADD2
03911175	AREIAS MARK A & ROXANNE A CO-TRUSTEES		7735 SOQUEL DR	APTOS CA 95003
03911176	BEACH HILL PROPERTIES LLC		C/O 4375 CAPITOLA RD	CAPITOLA CA 95010
03912122	SHERMAN & BOONE REALTORS		1260 41ST AVE	CAPITOLA CA 95010
03912130	GRIM MICHAEL & ELAYNA CALDWELL H/W CP		3361 APTOS RANCH DR	APTOS CA 95003
03922111	BARRETT LTD		C/O JAMES B FI 140 RANCHO DEL MAR	APTOS CA 95003
03928119	OWNERS OF COMMON AREA		1065 SUMNER DR	APTOS CA 95003
03938103	DALY SCOTT PATRICK & KATHERINE TRUSTEES		865 HIGHLAND AVE	SANTA CRUZ CA 95060
03938104	COAST MEDICAL PLAZA ASSOC		3275 APTOS RANCHO RD	APTOS CA 95003
03947101	MILLER JOHN ANTHONY		7839 SOQUEL DR	APTOS CA 95003
03947102	MILLER JOHN A		C/O DOLAN FO:5635 W LAS POSITAS BLVD #	PLEASANTON CA 94588
03947104	HOLST MICHAEL H & LESLIE J H/W JT		203 ELVA DR	APTOS CA 95003
03947108	COMMUNITY FOUNDATION OF SANTA CRUZ COUN		2425 PORTER ST #17	SOQUEL CA 95073
03947109	MILLER JOHN ANTHONY U/M		7887 SOQUEL DR	APTOS CA 95003
03948118	FLORES DAVID R & ROSALINDA H/W JT		7830 TANIAS CT #2	APTOS CA 95003
03948130	APTOS COURTSIDE TOWNHOUSE		C/O NUSAN CO 7 HANGAR WAY	WATSONVILLE CA 95076
03948132	CALIFORNIA STATE OF		DEPT OF PARK 303 BIG TREES PARK RD	FELTON CA 95018

PRESIDENT

APNNODASH SITEADD	SITEADD2
03911175 7733 SOQUEL DR #A	APTOS CA 95003
03911175 7733 SOQUEL DR #B	APTOS CA 95003
03911175 7745 SOQUEL DR	APTOS CA 95003
03911176 7765 SOQUEL DR #A	APTOS CA 95003
03911176 7765 SOQUEL DR #B	APTOS CA 95003
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03911176 7765 SOQUEL DR #I	APTOS CA 95003
03912122 7775 SOQUEL DR	APTOS CA 95003
03912130 3361 APTOS RANCHO RD	APTOS CA 95003
03922111 76 RANCHO DEL MAR	APTOS CA 95003
03922111 80 RANCHO DEL MAR	APTOS CA 95003
03922111 90 RANCHO DEL MAR	APTOS CA 95003
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03922112	70 RANCHO DEL MAR	APTOS CA 95003
03922112	72 RANCHO DEL MAR	APTOS CA 95003
03922112	74 RANCHO DEL MAR	APTOS CA 95003
03928119	7555 SUNSET WAY #19	APTOS CA 95003
03938103	3275 APTOS RANCHO RD #B	APTOS CA 95003
03947101	7851 SOQUEL DR	APTOS CA 95003
03947102	7887 SOQUEL DR	APTOS CA 95003
03947103	7887 SOQUEL DR #B	APTOS CA 95003
03947103	7887 SOQUEL DR #D	APTOS CA 95003
03947103	7887 SOQUEL DR #E	APTOS CA 95003
03947103	7887 SOQUEL DR #F	APTOS CA 95003
03947103	7887 SOQUEL DR #G	APTOS CA 95003
03947104	7941 SOQUEL DR	APTOS CA 95003
03947109	7839 SOQUEL DR #A	APTOS CA
03947109	7839 SOQUEL DR #B	APTOS CA
03947109	7839 SOQUEL DR #C	APTOS CA
03947109	7839 SOQUEL DR #D	APTOS CA
03947109	7839 SOQUEL DR #E	APTOS CA
03947109	7839 SOQUEL DR #F	APTOS CA
03948118	7830 TANIAS CT	APTOS CA 95003
03948132	NISENE MARKS SP	APTOS CA

2425 Porter Street, Suite 17, Soquel, CA 95073
(831) 477-0800 (831) 477-0991/fax www.cfsc.org

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6:00 PM – 7:00 PM

- I. Welcome and Introductions:** *(Jess Brown, President, Board of Directors)*
- II. Who we are & what we do:** *(Lance Linares, Executive Director)*
- III. Why a Building?** *(Lance Linares)*
- IV. What kind of Building?** *(Daniel Baroni, Mark Cavagero & Associates)*
- V. Q & A**

EXHIBIT F

the Community Foundation of Santa Cruz County
Neighborhood Meeting
July 12, 2007
6:00 p.m.-8:30 p.m.

[illegible]