



## Staff Report to the Planning Commission

Application Number: **131110**

**Applicant:** Pajaro Valley Unified School  
District

**Agenda Date:** 8/28/2013

**Owner:** Pajaro Valley Unified School  
District

**Agenda Item #:** 8

**APN:** 041-291-39

**Time:** After 9:00 a.m.

**Project Description:** Proposal to place approximately 19,000 cubic yards of soil to create an athletic field on the campus of Aptos High School. The project includes the installation of drainage facilities, irrigation, turf and surfacing for an ADA accessible parking area. The project requires Preliminary Grading Approval.

**Location:** The property is located on the corner of Freedom Boulevard and Mariner Way, about 0.5 miles north of Highway 1 within the Aptos Hills Planning area.

**Supervisory District:** 2<sup>nd</sup> District (District Supervisor: Zach Friend)

**Permits Required:** Preliminary Grading Approval, Grading Permit (>8,000 Cubic Yards)

**Technical Reviews:** Soils Report Review, Biotic Report Review

### Staff Recommendation:

- That the Planning Commission recommend that the Board of Supervisors adopt the Negative Declaration and approve Preliminary Grading Permit Application No. 131110 based on the following findings and with the attached conditions (Exhibit C).

### Exhibits

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| A. Project plans                    | E. Assessor's, Location, Zoning and |
| B. Planning Commission Resolution / | General Plan Maps                   |
| Findings                            | F. DPW Memo Re: "D" Zone Dist.      |
| C. Conditions                       |                                     |
| D. CEQA Notice of Determination     |                                     |
| (Negative Declaration)              |                                     |

### Parcel Information

Parcel Size:	22.8 acres
Existing Land Use - Parcel:	Vacant Land
Existing Land Use - Surrounding:	Residential
Project Access:	Freedom Boulevard

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Planning Area: Aptos Hills Planning area  
Land Use Designation: R-R (Rural Residential)  
Zone District: RA-D (Residential Agricultural in the "D" Designated  
Park Combining District)  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal ☐ Yes ☒ No  
Comm.

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Soils report completed, attached to Initial Study (Negative  
Declaration), Exhibit D  
Fire Hazard: Not a mapped constraint  
Slopes: Area of Development: 10%-15%, Site slopes up steeply (up to 50%+)  
Env. Sen. Habitat: None (see Biotic Report, attached to Initial Study (Negative  
Declaration), Exhibit D)  
Grading: Approximately 19,000 cubic yards of fill  
Tree Removal: No  
Scenic: Partial (see Scenic Areas Map, attached to Initial Study (Negative  
Declaration), Exhibit D)  
Drainage: Project includes drainage improvements to comply with pre-  
development rate infiltration requirements of Public Works  
Archeology: Not mapped/no physical evidence on site

### Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: Private Well  
Sewage Disposal: Santa Cruz County Sanitation  
Fire District: Aptos-La Selva Fire Protection District  
Drainage District: None

### Project History

The subject parcel was purchased by Pajaro Valley Unified School District (PVUSD) in 2000. Although portions of the parcel have been used by the Aptos High Disc Golf Club as part of their disc golf circuit, it has been minimally used by the student body.

During the spring of 2012, PVUSD was approached by the Aptos Sports Foundation (ASF) with a request to utilize the previously disturbed southeast corner of the parcel to construct a practice soccer field. Although the project would normally prove prohibitively expensive, ASF had already secured the large volumes of fill material required by volunteering to accept excess

material generated by the excavations for the Highway One auxiliary lane project underway at the time.

In late March 2012, PVUSD representatives contacted the County Supervisor for their district regarding what permits may be required for the proposed grading work. The Supervisor in turn asked the Planning Department if permits were required, and the Department responded that the State Architect's Office has jurisdiction over permitting of school facilities. With that, PVUSD then issued a Notice of Exemption (NOE) for a project consisting of "the construction of a new athletic practice field on the campus of an existing high school. The project involves the import of 15,000 yards of imported soils, grading of a +/- 200,000 square foot area, and the installation of irrigation and turf. The project also includes the placement of two (2) disabled parking places in conformance with the California Education Code and Department of the State Architect accessibility standards." The District's NOE is attached to the Initial Study/Negative Declaration as Exhibit D. The exemption status was listed as a Class 14 Categorical Exemption for Minor Additions to Schools, as the field does not increase the original student capacity by more than 25% or ten classrooms. The Notice of Exemption was received by the State Clearinghouse on May 29, 2012 and PVUSD and ASF proceeded to oversee the placement of approximately 19,000 cubic yards of material to create a large flat pad.

In June 2012, Aptos High neighbors contacted PVUSD and the County Planning Department to object to the absence of a County-issued permit for the project. While normally a city or county has no permitting jurisdiction over school districts, per Government Code Section 53097 the County does have limited permit authority over grading plans for improvements that would affect drainage, road conditions or grading. Once notified that the County would be exercising this authority, PVUSD ceased grading activities, installed erosion control and winterization measures, and began assembling plans and supporting documentation to apply for Preliminary Grading Approval and a grading permit for the placement of approximately 19,000 cubic yards of soil to create an athletic field on the campus of Aptos High School. The project includes the installation of drainage facilities, irrigation, turf, and a 13-space parking area including 2 ADA-accessible spaces.

### **Project Setting**

Located northeast of the intersection of Mariner Way and Freedom Boulevard, approximately .5 miles north of Highway 1, the parcel is bounded by Aptos High School to the north and northeast, Aptos Pines Mobile Home Park to the south, and rural residential properties across Freedom Boulevard to the west.

The limits of disturbance for the proposed field occupy an approximately 640 foot by 300 foot swath of land in the southeast corner of the property, located along the frontage of the main entrance to Aptos High School on Mariner Way. Although the majority of the Aptos High campus improvements are located to the north, above the proposed practice field site, an existing baseball field and associated parking lot are located approximately 350 feet northeast.

The closest residences to the proposed athletic field lie to the south, across Mariner Way, where 15 residences directly abut the roadway easement. The residences are approximately 35 feet south of the roadway, and 60 to 70 feet from the closest point of the proposed area of disturbance. Currently, a 5-foot tall wooden fence and vegetative strip with trees and shrubs separates the rear yards of these residences from the roadway easement.

The parcel was undeveloped at the time of purchase by Pajaro Valley Unified School District in 2000, and most remains so with scattered grasses and oak trees along with a disc golf course. From 2004 – 2007 the school underwent a large scale improvement and modernization project. To accommodate the increase in drainage volumes resulting from the improvement project, a 17,100 square foot retention basin was installed among the oak trees in the southwest corner of the parcel at the intersection of Mariner Way and Freedom Boulevard. During construction, the southeast corner of the parcel (the location of the proposed athletic field) was used as a fill source and stockpile location for soils excavated from other school construction areas. Since the conclusion of the modernization project, this corner of the parcel has experienced on-going periodic disturbance by unauthorized off-road vehicle usage and student foot traffic. Presently, dirt obtained from the Highway 1 auxiliary lane project is stockpiled on the site, awaiting County grading permit approval prior to completing field improvements.

Original topography in the affected area prior to fill placement sloped gently to the southwest with grades ranging between 5 – 10 percent. Exploration of the field site in its current condition revealed native soils consisting of medium dense to very dense silty sands of the Aromas Sand Formation overlain by a layer of older, previously placed fill up to several feet in depth and another more recently placed layer of fill ranging from 2 – 10 feet in depth. The field as currently installed is essentially flat with perimeter embankments ranging from 5 feet below Mariner Way at the eastern end of the field, up to 10 feet above the roadway at the highest point along the western perimeter.

The area is bounded to the north by a moderately steep (50 percent) slope approximately 50 feet in height. This slope is the only surface drainage tributary, as the upslope drainage that might have come from the east is intercepted by the Mariner Way drainage system. Subsurface groundwater seeps were also observed along the eastern slope face below Mariner Way.

As noted above, the field site and adjacent slope prior to grading was previously disturbed, and devoid of vegetation or sparsely inhabited by non-native grassland species. A man-made drainage retention basin that receives runoff piped from the Aptos High School campus lies more than 100 feet west of the limits of disturbance for the field, and is surrounded by several large oak trees. The PVUSD maintenance staff clear the basin of accumulated sediment and vegetation once per year. No trees have been or would be removed for construction of the proposed field.

A biotic assessment (John Gilchrist and Associates, March 2013, attached to the Initial Study/Negative Declaration as Exhibit D) was prepared for the proposed field project. It assessed habitat conditions at the high school and off site with respect to suitability to support state and federal threatened and endangered plant species known to occur in Santa Cruz County. The



study found that there is a low potential for occurrence of these species in the area of the proposed field. The assessment also concluded that the area to be occupied by the proposed practice field does not include habitat suitable for Santa Cruz Long-toed Salamander and California Red Legged Frog. The study found that these species may traverse the project site or surrounding areas while moving to or from breeding sites.

### **Detailed Project Description**

Government Code Section 53097 for the State of California requires that the school district comply with any city or county ordinance “requiring the review and approval of grading plans as these ordinance provisions relate to the design and construction of onsite improvements which affect drainage, road conditions, or grading”. Thus, the County’s permitting authority is *limited to the approval of the grading plans alone*. An Initial Study has been prepared for the whole of the project as described in the following paragraphs, but the project scope under consideration by the Planning Commission is limited to the grading operations only and does not include the use of the field. The school district adopted a resolution which describes the planned operation of the field, which the County has considered in preparing the Initial Study.

### **Overall Project Scope**

At its completion, the project would result in a 74,000 square foot turf practice field, associated drainage facilities, and a 13-space parking lot (of which 2 spaces are ADA Accessible) with bollard path lighting and one motion-sensitive overhead lamp.

The proposed practice field would be used by Aptos High School for physical education exercises during regular school hours and for athletic team practice, as needed. No area or stadium-type lighting is proposed for the field, and therefore practices would be concluded by late afternoon. The existing baseball field parking lot would be available for parking needs beyond that which is accommodated by the proposed parking area. A path would be installed to facilitate access from the upper baseball field lot to the practice field. No permanent structures (i.e. restrooms) or amplified sound systems are planned for the field. (see grading plans attached as Exhibit A).

As with all school facilities, the practice field may be utilized by local sports clubs or other community groups after school hours or on the weekends, subject to their abiding by a Facilities Use Agreement that dictates the hours of use, parking areas, and use restrictions. According to PVUSD, failure to comply with this use agreement results in the elimination of the group’s ability to use the field in the future.

In order to address neighbor concerns regarding noise, traffic, and terms of use for the field, the PVUSD Board of Trustees adopted the following utilization guidelines for the field (see MOU, attached to Initial Study/Negative Declaration as Exhibit D).

- No stadium or other lighting for evening games/practices shall be installed and/or allowed. Hours of operation shall be during the instructional day and conclude by sunset each evening.
- No amplified sound or use of bullhorns shall be permitted at any time.
- No permanent structures are to be erected on the field or adjacent area (portable bathrooms will be allowed).
- Access to the field would be restricted during nights and non-use times. The district would maintain a fence with locking gate(s) around the field with appropriate security lighting for the parking lot and adjacent walkways.
- Aptos High School would utilize the field solely for practice and P.E. purposes during the instructional day.
- Community use during evenings and weekends shall be authorized via the district facility use review and permit process. Community members and/or organizations would be required to adhere to these guidelines as a condition of authorization.
- No parking would be allowed on Mariner Way. Parking for non-school use shall be directed to the upper campus area.
- School site staff would work with neighbors to identify security issues and maintain appropriate oversight over field use.
- The district would work with County officials to resurface Mariner Way and install appropriate speed control measures, landscaping, walkways, and safety lighting along the roadway via the Measure L bond project process. The district would install appropriate vegetation to mitigate viewing access into adjacent homes/backyards in the Aptos Pines Mobile Home Park.
- The District would work with the county, state, and federal wildlife officials to address noise abatement, water quality, invasive species removal, and species protection issues.
- Future changes to these guidelines shall require public notification and hearing with residents within 1,000 feet of the field prior to implementation.

#### Practice Field Construction

The fill required for the proposed practice field has already been imported and placed on site. Recent field studies of the fill soils found that they were placed with inconsistent compaction effort, resulting in relative compaction values between 80 – 98 percent. (Haro Kasunich and Associates, Inc., Project No. SC10423, 2/8/13, attached to Initial Study/Negative Declaration as Exhibit D. Field studies also found that because construction was halted prior to final contouring of the field and drainage swale installation, saturation and concentrated overland flow caused erosion and shallow slumping of the fill slopes below the west and southwest perimeters of the field. Seasonal saturation of the east slope face also contributed to some erosion as well.

The remaining work to be completed at the site consists of reworking the existing fill soils to establish effective field drainage, installation of subsurface and surface drainage facilities, and compaction of surface soils. The final field grades would provide a crown in the center of the field directing field drainage to permeable swales installed along the north perimeter and toe of the south embankment of the field. These swales would generally maintain existing drainage

patterns by directing runoff westward into a 195 foot long percolation trench. As is currently the case, any water that does not percolate into the soils would flow to the existing drainage retention basin.

To alleviate the effects of subsurface drainage seeps at the east end of the field, the proposed design includes the installation of curtain drains across the eastern portion of the site to intercept subsurface flow. The drains continue beneath proposed permeable swales that act as retention trenches and allow percolation, outletting at a 195-foot long retention trench proposed at the west end of the field, once again maintaining general site drainage patterns.

The project proposal includes excavation and recompaction of the upper two feet of existing fill soil across the practice field to provide a uniform surface and prevent settlement. Also, the faces of fill slopes are to be groomed by cutting them back four feet and recompacting the soil to repair damage sustained during the winter months due to lack of proper grades and drainage facilities.

The final surface for the proposed athletic field will be a drought tolerant turf species, which will be watered via an irrigation system to be installed after grading is complete. As is the case for all of the water needs of Aptos High School, irrigation water would be supplied by two on-site wells. Although the CEQA Initial Study prepared for the athletic field considered the issue and determined that the impact was less than significant, it is important to note that the proposed turf surfacing and associated irrigation needs are tied to the use of the field and would not be considered under the Preliminary Grading Approval. As stated previously, the County has limited permitting authority related to grading activities and has no ability to impose conditions related to water use on the project.

#### Native Vegetation Restoration

Due to the potential for Santa Cruz Long-toed Salamander to traverse the site, PVUSD has met several times with representatives from US Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) to discuss the proposed project. The project grading would affect areas previously devoid of vegetation or sparsely inhabited by non-native grassland, and therefore would not have a significant impact to vegetation. Although it was agreed that the project would not impact the salamander, USFWS and CDFW did identify areas of the campus that had large populations of invasive exotic plant species and/or were candidates for native plant restoration due to their proximity to prime oak woodland habitat that is favored by salamander. PVUSD voluntarily agreed to work with the resource agencies to pursue a restoration project. The restoration plan would include the revegetation of a portion of the bare slope north of the proposed athletic field, the small patch of oak woodland near the existing sediment basin, and a fenced area southwest of the school water tanks (See Figure 1 of the Initial Study, Exhibit D for restoration locations).

PVUSD is currently working with the agencies to prepare a final restoration plan to be implemented through the USFWS School Yard Habitat Program. This is a cooperative habitat restoration and stewardship program that also provides long-term learning opportunities for

students. The PVUSD Board of Trustees passed an MOU on June 12, 2013 (attached to Initial Study (Negative Declaration), Exhibit D), committing itself to the preparation and implementation of these plans in collaboration with USFWS.

### **Zoning & General Plan Consistency**

Although the County does not have land use authority over development of an athletic field on a school site, it is relevant to note that the site is a park use consistent with the General Plan and Zoning District.

The General Plan designation for this parcel is Rural Residential (R-R), and the property is located in the Residential Agricultural (R-A) "D" Designated Park Combining District. The "D" Designation denotes those parcels which have been designated in whole or in part by the County General Plan to be acquired and/or developed for future neighborhood, community or regional public recreational facilities.

Within the Residential Agricultural Zone District unpaved sports fields are considered a principal permitted use, and no use approval would be necessary.

Within the Residential Agricultural (R-A) "D" Designated Park Combining District, any development permit processed at Level 5 or greater must be submitted for review by the Director of Parks, Open Space and Cultural Services (now part of the Department of Public Works) for review to determine whether the County would like to acquire the property or condition the manner of development to preserve the potential for future park use. The Assistant Director of Public Works for Parks has provided a memo (see Exhibit F) stating that because the proposed soccer field would provide for an interim recreational use on the property and the "D" designation would remain on the property allowing for future consideration for park site acquisition, and concluding the project does not require further review and may proceed.

### **Grading Review**

The proposed grading plan has been reviewed by the Civil Engineer for Environmental Planning, as well as the Department of Public Works Stormwater Management, and Environmental Health and found to be consistent with County Code requirements pertaining to grading and drainage.

### **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 August 1, 2013. A preliminary determination to issue a Negative Declaration (Exhibit D) was made on August 1, 2013; the 20-day Negative Declaration/Initial Study public comment period began on August 2, 2013 and runs through August 22, 2013.

### **Conclusion**

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

### Staff Recommendation

Staff recommends the following:

1. That the Commission take an action to place itself in an advisory role to the Board of Supervisors and provide the Board of Supervisors with a recommendation; and
2. That the Planning Commission recommend to the Board of Supervisors that it:
  - a. **ADOPT** the Negative Declaration; and
  - b. **APPROVE** the Preliminary Grading Permit, Application Number 131110, based upon findings and conditions of approval.

Report Prepared By: \_\_\_\_\_

  
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E-mail: carolyn.burke@co.santa-cruz.ca.us

Report Reviewed By: \_\_\_\_\_

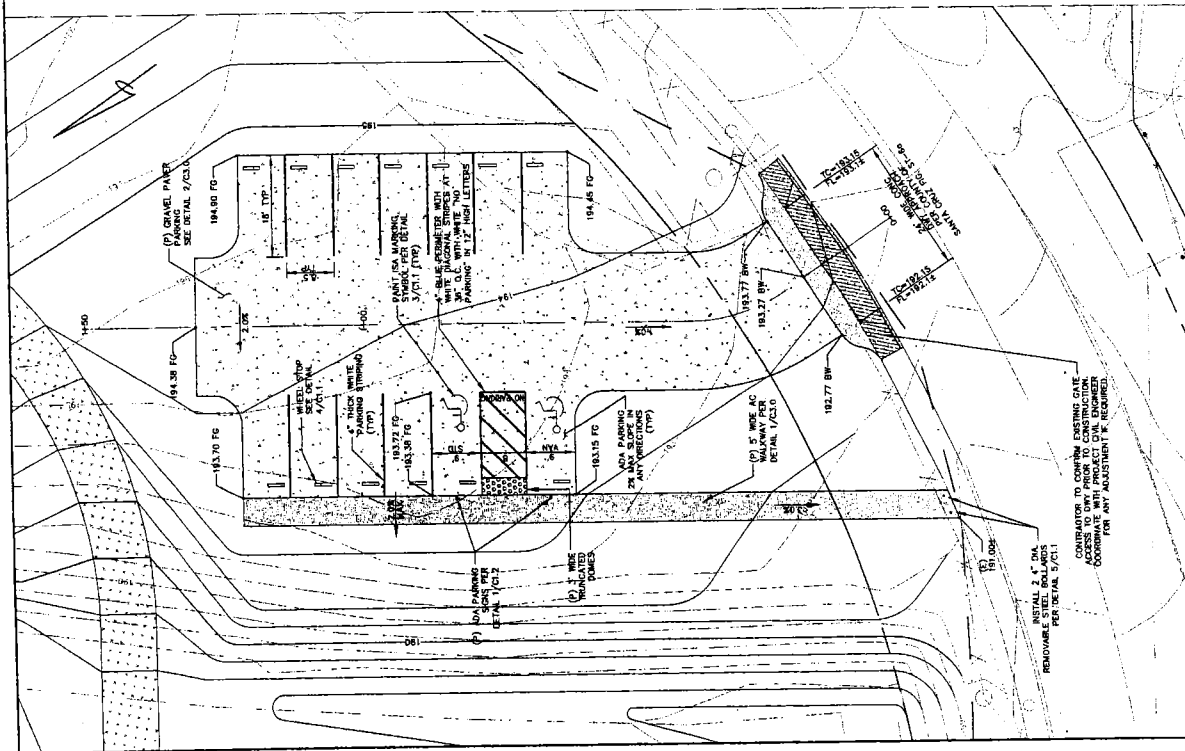
  
Kent Edler  
Senior Civil Engineer  
Santa Cruz County Planning Department

**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](http://www.co.santa-cruz.ca.us)**

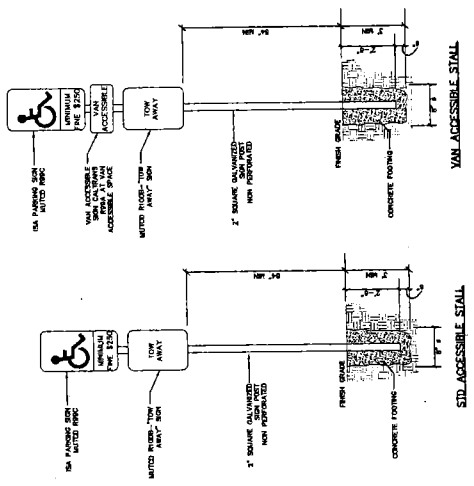






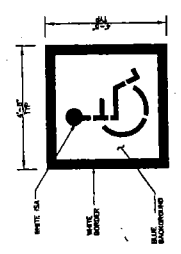
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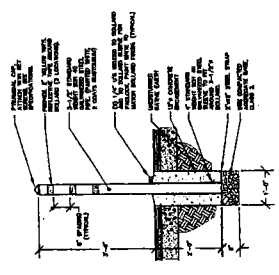
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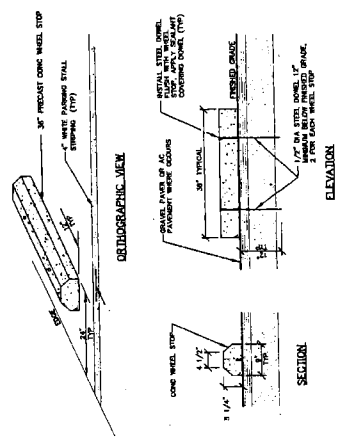
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BOWMAN & WILLIAMS CONSULTANTS 1811 GARDEN STREET SAN ANTONIO, TEXAS 78207 (214) 520-2900		PROJECT NO. 25882-C SHEET NO. 1 OF 1	
FOR PARKING LOT GRADING AT 1811 GARDEN STREET SAN ANTONIO, TEXAS 78207		DATE: APRIL 4, 2013 DESIGNED BY: JWC CHECKED BY: JWC SCALE: 1"=10'-0"	

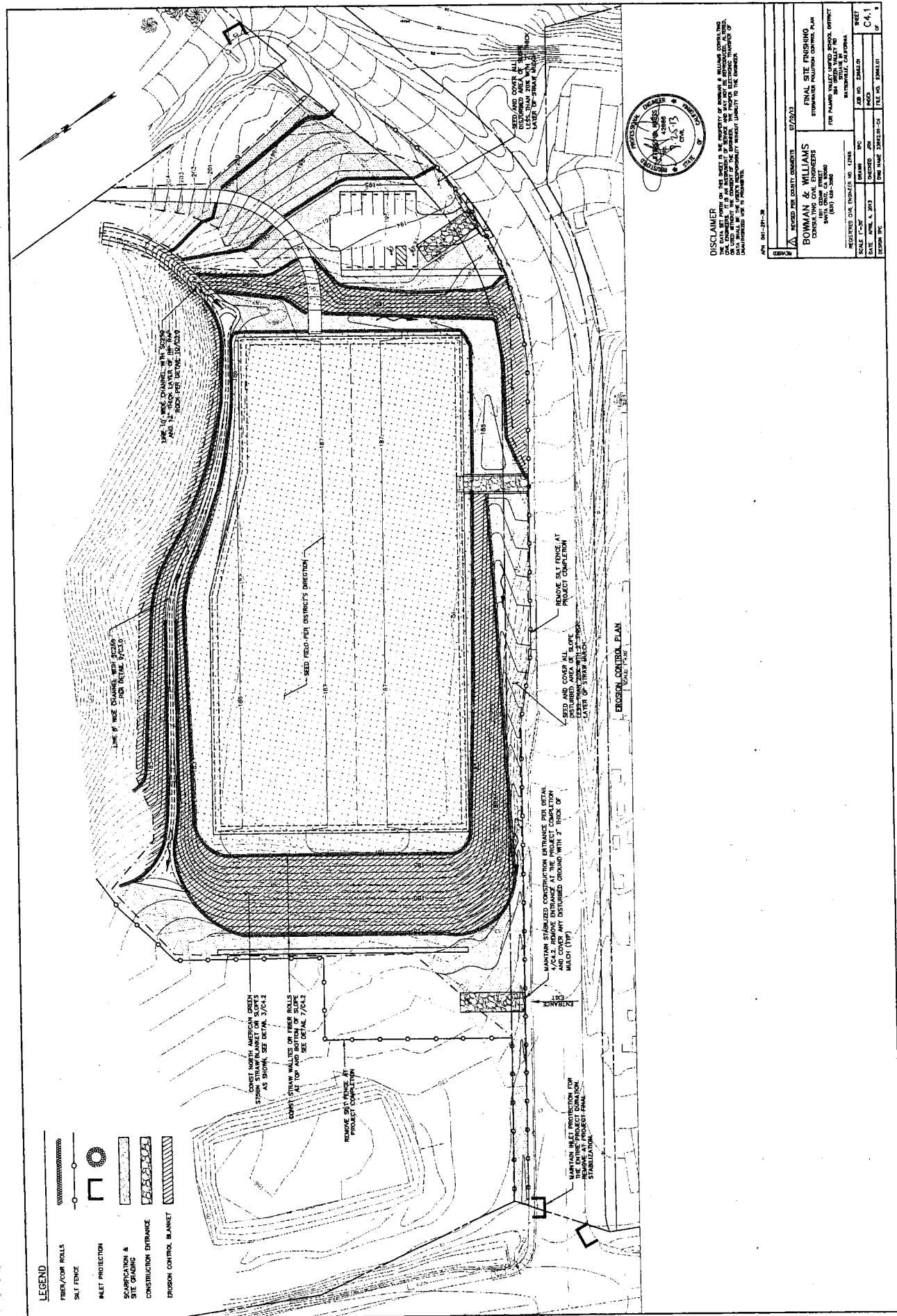


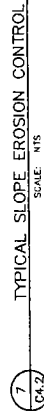
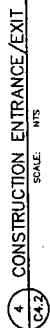
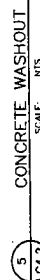
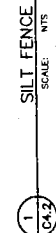
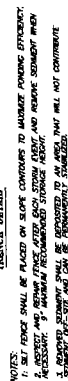












**DESIGN AIMED**

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<div style="border: 1px solid black; padding: 2px;"> <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; right: 0; width: 100%; height: 100%; background: linear-gradient(to bottom right, transparent 49%, black 49%, black 51%, transparent 51%); background-size: 4px 4px;"></div> </div> </div>	REVISED FIRE COUNTY COMMUNITY 07/19/73		DETAILS FIREARM POWER CONTROL PLAN FOR PALMDALE VALLEY LIMITED SCHOOL DISTRICT 15101 VALLEY BLVD PALMDALE, CALIFORNIA		SHEET <b>C-2</b>
	BOWMAN & WILLIAMS CONSULTING ENGINEERS 10110 GARDEN STREET VANUYS, CALIF. 91380 (818) 486-3480		REGISTERED FIRE ENGINEER NO. 47888		JOB NO. 730611 DATE 7-25-73 SCALE 1"=50' DRAWN BY JPM CHECKED BY JPM DATE 8-1-73



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 RECOMMENDING  
TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE NEGATIVE DECLARATION  
AND APPROVE PRELIMINARY GRADING PERMIT APPLICATION 131110

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WHEREAS, the Planning Commission has held a public hearing on Application No. 131110, for the purpose of making a recommendation to the Board of Supervisors regarding the proposed Preliminary Grading Permit and adoption of a Negative Declaration for the placement of 19,000 cubic yards of soil to create an athletic field on the campus of Aptos High School; and

WHEREAS, the design of the proposed athletic field is consistent with the applicable general and specific plans adopted pursuant to Chapters 13.01 and 13.03 of the Santa Cruz County Code; and

WHEREAS, the proposed grading plan for the development has been reviewed by Environmental Planning and the Department of Public Works Stormwater Mangement section and are found to comply with the requirements of the Santa Cruz County Code; and

WHEREAS, the project will not cause excessive or unnecessary disturbance of the site; and

WHEREAS, review of the grading plans, hazard mapping and supporting geotechnical investigation for the project have shown that the work proposed would not be hazardous by reason of flood, geological hazard, or unstable soils; be liable to endanger other properties or result in the deposition of debris on any public way, property, or drainage course; or otherwise create a hazard; and

WHEREAS, an Initial Study prepared for the project found that the work proposed would not create any unavoidable or significant adverse environmental impacts; and

WHEREAS, the proposed grading is not for creation of a building site and does not lie within a riparian corridor or 100-year floodplain.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that the Planning Commission hereby recommends that the Board of Supervisors adopt the Negative Declaration and approve Preliminary Grading Permit Application No. 131110 based on the following findings and with the attached conditions (Exhibit C).

1. The Project that was the subject of environmental review includes but is not limited to the following components:

Proposal to place approximately 19,000 cubic yards of soil to create an athletic field on the campus of Aptos High School (APN 041-291-39). The project includes the installation of drainage facilities, irrigation, turf, and surfacing for an ADA accessible parking area. The project requires Preliminary Grading Approval.

2. Environmental review completed for the proposed grading determined that the proposed project will not have a significant impact on the environmental, and therefore a Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA), which was circulated for public comment and review on August 2, 2013. All public comments received regarding the environmental review and comment period have been considered and do not change the determination that no significant impacts will result from this project. The Board of Supervisors has considered the Negative Declaration and through adoption of this resolution hereby adopts the Negative Declaration.
3. The Board of Supervisors finds, on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment, and that the Negative Declaration reflects the independent judgment and analysis of the County of Santa Cruz.
4. The material which constitutes the record of proceedings upon which the Board of Supervisor's decision is based shall be located in the offices of the Planning Department, located at 701 Ocean Street Santa Cruz, California.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California this \_\_\_\_ day of \_\_\_\_\_, 2013, by the following vote:

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

\_\_\_\_\_  
Chairperson

ATTEST: \_\_\_\_\_  
Ken Hart, Secretary

APPROVED AS TO FORM:  
COUNTY COUNSEL

\_\_\_\_\_



## **Conditions of Approval**

- I. This permit authorizes the placement of approximately 19,000 cubic yards of fill to create an athletic field. 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. Obtain a Grading Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Grading application. Applications for Grading Permits would not be accepted or processed while there is an outstanding balance due.
  - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Grading Permit the applicant/owner shall:
  - A. Submit final engineering 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 Grading 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 would not be authorized by any Grading Permit that is issued for the proposed development.
  - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - C. Submit 3 copies of the accepted soils report prepared and stamped by a licensed Geotechnical Engineer.
- III. All construction shall be performed according to the approved plans for the Grading Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
  - A. All site improvements shown on the final approved Grading Permit plans shall be installed.
  - B. All inspections required by the grading permit shall be completed to the

satisfaction of the County Building Official.

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

IV. Operational Conditions

- A. Prior to commencement of grading operations the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the state to obtain permission to proceed under the state Construction General Permit.
- B. Construction activities at the site are limited to the hours of 8 a.m. to 5 p.m. unless approved in advance by the Planning Department.
- C. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site.
- D. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, 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.

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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 three years from the effective date listed below unless a grading permit is obtained for the grading work 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 grading permit and to complete all of the construction under the building permit, resulting in the expiration of the grading permit, would void the development permit, unless there are special circumstances as determined by the Planning Director.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Kent Edler  
Senior Civil Engineer

\_\_\_\_\_  
Carolyn Burke  
Project Planner

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



# County of Santa Cruz

## PLANNING DEPARTMENT

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

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

[www.sccoplanning.com](http://www.sccoplanning.com)

## ENVIRONMENTAL COORDINATOR

### NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act, the following projects have been reviewed by the County Environmental Coordinator to determine if they have a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A negative declaration has been prepared in cases where the project is determined not to have any significant environmental impacts. An environmental impact report (EIR) will be prepared for projects, which could have a significant impact.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines, depending upon whether State agency review is required or whether an EIR is required. The environmental documents are available for review at the County Planning Department at 701 Ocean Street, Santa Cruz. You may also view environmental documents on the web at [www.sccoplanning.com](http://www.sccoplanning.com) under the Planning Department menu, Agendas link. If you have questions or comments about these determinations please contact Matt Johnston of the Environmental Review staff at (831) 454-3201.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Romero at (831) 454-3137 (TDD number (831) 454-2123 or (831) 763-8123) to make arrangements.

**Application #:** 131110

**APTOS HIGH SCHOOL ATHLETIC FIELD**

**Zone District:** R-A (Residential Agricultural)

**Project Location:** The proposed project is located near the entrance to Aptos High School at the intersection of Freedom Boulevard and Mariner Way (approximately 0.4 miles North of the Hwy 1, Freedom Boulevard exit).

**Project Description:** Proposal to place approximately 19,000 cubic yards of soil to create an athletic field on the campus of Aptos high School. The project includes the installation of drainage facilities, irrigation, turf and paving for an ADA accessible parking area.

**ACTION:** Negative Declaration

**REVIEW PERIOD:** August 3, 2013 through August 22, 2013

**OWNER / APPLICANT:** PAJARO VALLEY UNIFIED SCHOOL DISTRICT (PVUSD)

**SUPERVISORIAL DISTRICT:** SECOND

**STAFF PLANNER:** CAROLYN BURKE, CIVIL ENGINEER, (831) 454-5121

**EMAIL:** [pln416@co.santa-cruz.ca.us](mailto:pln416@co.santa-cruz.ca.us)

**ACTION:** Negative Declaration

**REVIEW PERIOD:** August 3, 2013 through August 22, 2013

The project will be considered at a public hearing by the Santa Cruz County Planning Commission on August 28, 2013 at 9:00 a.m. in the Board of Supervisors Chambers, 701 Ocean Street, Room 525, Santa Cruz, CA 95060.



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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**KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR**  
<http://www.sccoplanning.com/>

## NEGATIVE DECLARATION

**Owner/Applicant:** Pajaro Valley Unified School District (PVUSD) **Application No.:** 131110  
**Staff Planner:** Carolyn Burke; (831) 454-5121  
**Zone District:** R-A (Residential Agricultural)

**Project Location:** The proposed project is located near the entrance to Aptos High School at the intersection of Freedom Boulevard and Mariner Way (approximately 0.4 miles North of the Hwy 1, Freedom Boulevard exit).

**Project Description:** Proposal to place approximately 19,000 cubic yards of soil to create an athletic field on the campus of Aptos High School. The project includes the installation of drainage facilities, irrigation, turf and paving for an ADA accessible parking area.

The project will be considered at a public hearing by the County of Santa Cruz Planning Commission on August 28, 2013 in the Board of Supervisors Chambers.

### California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz, California.

Review Period Ends: August 22, 2013

*Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body*

Date: 8/1/13

Todd Sexauer  
TODD SEXAUER, Environmental Coordinator  
(831) 454-3511



# County of Santa Cruz

PLANNING DEPARTMENT  
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## CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

**Date:** August 1, 2013

**Application Number:** 131110

**Staff Planner:** Carolyn Burke, Civil Engineer

### **I. OVERVIEW AND ENVIRONMENTAL DETERMINATION**

**APPLICANT:** Pajaro Valley Unified  
School District (PVUSD)

**APN(s):** 041-291-39

**OWNER:** Pajaro Valley Unified School  
District (PVUSD)

**SUPERVISORAL DISTRICT:** 2

**PROJECT LOCATION:** The project is located near the entrance to Aptos High School at the intersection of Freedom Boulevard and Mariner Way (approximately 0.5 mile North of the Hwy 1, Freedom Boulevard exit – see Vicinity Map, Attachment 1).

**SUMMARY PROJECT DESCRIPTION:** Proposal to place approximately 19,000 cubic yards of soil to create an athletic field on the campus of Aptos High School. The project includes the installation of drainage facilities, irrigation, turf and surfacing for an Americans With Disabilities Act (ADA) accessible parking area. The project also includes the eradication of invasive plants and restoration of native plant species in specific areas. (see Detailed Project Description Figure 1 – Site Plan)

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** 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 checked="" type="checkbox"/> Noise                 |
| <input type="checkbox"/> Hydrology/Water Supply/Water Quality | <input checked="" type="checkbox"/> Air Quality           |
| <input checked="" type="checkbox"/> Biological Resources      | <input type="checkbox"/> Greenhouse Gas Emissions         |
| <input type="checkbox"/> Agriculture and Forestry Resources   | <input type="checkbox"/> Public Services                  |
| <input type="checkbox"/> Mineral Resources                    | <input checked="" type="checkbox"/> Recreation            |
| <input type="checkbox"/> Visual Resources & Aesthetics        | <input type="checkbox"/> Utilities & Service Systems      |
| <input type="checkbox"/> Cultural Resources                   | <input checked="" type="checkbox"/> Land Use and Planning |

- |  |   |
|--|---|
| <input type="checkbox"/> Hazards & Hazardous Materials     | <input type="checkbox"/> Population and Housing             |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Mandatory Findings of Significance |

**DISCRETIONARY APPROVAL(S) BEING CONSIDERED:**

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

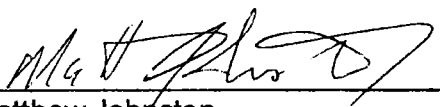
**NON-LOCAL APPROVALS**

Other agencies that must issue permits or authorizations: None

**DETERMINATION:** (To be completed by the lead agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ 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 revisions in the project have been made or agreed to by the project proponent. 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.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Matthew Johnston  
Environmental Coordinator

8/2/13  
Date

## II. BACKGROUND INFORMATION

### EXISTING SITE CONDITIONS

Parcel Size: 22.8 acres

Existing Land Use: Vacant, sediment basin for school facility drainage

Vegetation: Sparse grasses, wildflowers with scattered large areas of bare ground

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

Nearby Watercourse: Closest mapped watercourse in Aptos watershed: Valencia Creek

Distance To: 0.9 miles

### ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: None Mapped

Fault Zone: None Mapped

Groundwater Recharge: Yes

Scenic Corridor: Partial - See Map

Timber or Mineral: No

Historic: No

Agricultural Resource: No

Archaeology: None Mapped

Biologically Sensitive Habitat: None Mapped

Noise Constraint: No

Fire Hazard: No

Electric Power Lines: No

Floodplain: None Mapped

Solar Access: N/A

Erosion: No

Solar Orientation: Open Field

Landslide: No

Hazardous Materials: No

Liquefaction: No

Other: None

### SERVICES

Fire Protection: Aptos-La Selva Fire  
Protection District

Drainage District: None

School District: Aptos High

Project Access: Mariner Way

Sewage Disposal: Santa Cruz County

Water Supply: Two Private Wells

Sanitation District: CSA 12

### PLANNING POLICIES

Zone District: RA - Residential Agricultural  
District

Special Designation: "D" - Designated  
Park Site Combining District

General Plan: Rural Residential

Urban Services Line: ☐ Inside

☒ Outside

Coastal Zone: ☐ Inside

☒ Outside

### ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

Located northeast of the intersection of Mariner Way and Freedom Boulevard, approximately 0.5 mile north of Highway 1, the parcel is bounded by Aptos High School to the north and northeast, Aptos Pines Mobile Home Park to the south, and rural residential properties across Freedom Boulevard to the west.

The limits of disturbance for the proposed field occupy an approximately 640 foot by 300 foot swath of land in the southeast corner of the property, which frontages the main entrance to Aptos High School, Mariner Way. Although the majority of the Aptos High



campus improvements are located to the north, above the proposed athletic field site, an existing baseball field and associated parking lot are located approximately 350-feet northeast.

The closest residences to the proposed athletic field lie to the south, across Mariner Way, where 15 residences directly abut the roadway easement. The residences are approximately 35-feet south of the roadway, and 60-70 feet from the closest point of the proposed area of disturbance. Currently, a 5-foot tall wooden fence and vegetative strip with trees and shrubs separates the rear yards of these residences from the roadway easement.

The parcel was undeveloped at the time of purchase, and remains so with scattered grasses and oak trees. From 2004 – 2007 the school underwent a large scale improvement and modernization project. To accommodate the increase in drainage volumes resulting from the improvement project, a 17,100 square foot retention basin was installed among the oak trees in the southwest corner of the parcel at the intersection of Mariner Way and Freedom Boulevard. During construction the southeast corner of the parcel (the location of the proposed athletic field) was used as a fill source and stockpile location for soils excavated from other school construction areas. Since the conclusion of the modernization project, this corner of the parcel has experienced continued disturbance by unauthorized off-road vehicle usage and student foot traffic.

#### Topography, Soils and Drainage

Original topography in the affected area prior to fill placement sloped gently to the southwest with grades ranging between 5 – 10 percent. Exploration of the field site in its current condition revealed native soils consisting of medium dense to very dense silty sands of the Aromas Sand Formation overlain by a layer of older, previously placed fill up to several feet in depth and another more recently placed layer of fill ranging from 2 – 10 feet in depth. The field as currently installed is essentially flat with perimeter embankments ranging from 5 – feet below Mariner Way at the eastern end of the field up to 10 – feet above the roadway at the highest point along the western perimeter.

The area is bounded to the north by a moderately steep (50-percent) slope approximately 50-feet in height. This slope is the only surface drainage tributary, as the upslope drainage that may come from the east is intercepted by the Mariner Way drainage system. Subsurface groundwater seeps were also observed along the eastern slope face below Mariner Way.

#### Vegetation

As noted above, the field site and adjacent slope prior to grading was previously disturbed and devoid of vegetation or sparsely inhabited by non-native grassland species. A man-made drainage retention basin that receives runoff piped from the Aptos High School campus lies more than 100 feet west of the limits of disturbance for the field, and is surrounded by several large oak trees. The PVUSD maintenance staff clear

the basin of accumulated sediment and vegetation once per year. No trees have been or would be removed for construction of the proposed field.

### Threatened Species

A biotic assessment (John Gilchrist and Associates, March 2013) was prepared for the proposed field project that assessed habitat conditions at the high school and off site with respect to their suitability to support state and federal threatened and endangered plant species known to occur in Santa Cruz County. The study found that there is a low potential for occurrence of these species in the area of the proposed field. The assessment also concluded that the area to be occupied by the proposed athletic field does not include habitat suitable for Santa Cruz Long-toed Salamander and California Red Legged Frog. The study found that these species may traverse the project site or surrounding areas while moving to or from breeding sites.

### **PROJECT BACKGROUND:**

The subject parcel was purchased by Pajaro Valley Unified School District (PVUSD) in 2000. Although portions of the parcel have been used by the Aptos High Disk Golf Club as part of their disk golf circuit, it has largely been unutilized by the student body.

During the spring of 2012, PVUSD was approached by the Aptos Sports Foundation (ASF) with a request to utilize the previously disturbed southeast corner of the parcel to construct a practice soccer field. Although the project would normally prove prohibitively expensive, ASF had already secured the large volumes of fill required by volunteering to accept excess material generated by the ongoing excavations for the Highway One expansion project underway at the time.

In late March 2012, PVUSD representatives contacted the County Supervisor for their district regarding what permits may be required for the proposed grading work. The Supervisor in turn asked the Planning Department if permits were required and the Department responded that the State Architect's Office has jurisdiction over permitting of school facilities. With that, PVUSD then issued a Notice of Exemption (NOE) for a project consisting of, "the construction of a new athletic practice field on the campus of an existing high school. The project involves the import of 15,000 yards of imported soils, grading of a +/- 200,000 square foot area, and the installation of irrigation and turf. The project also includes the placement of two (2) disabled parking places in conformance with the California Education Code and Department of the State Architect accessibility standards." (Attachment 9) The exemption status was listed as a Class 14 Categorical Exemption for Minor Additions to Schools, as the field does not increase the original student capacity by more than 25% or ten classrooms. The Notice of Exemption was received by the State Clearinghouse on May 29, 2013, and PVUSD and ASF proceeded to oversee the placement of approximately 19,000 cubic yards of material to create a large flat pad.

In June 2012, Aptos High neighbors contacted PVUSD and the County Planning Department to object to the absence of a County issued permit for the project. While normally a city or county has no permitting jurisdiction over school districts, per Government Code Section 53097 the County does have *limited* permit authority over grading plans for improvements that would affect drainage, road conditions or grading. Once notified that we would be exercising this authority, PVUSD immediately ceased grading activities, installed erosion control and winterization measures and began assembling plans and supporting documentation to apply for Preliminary Grading Approval, and subsequently a grading permit for the placement of approximately 19,000 cubic yards of soil to create an athletic field on the campus of Aptos High School.

## **DETAILED PROJECT DESCRIPTION:**

### **Overall Project Scope**

At its completion, the project would result in a 74,000 square foot turf athletic field, associated drainage facilities, and a 13-space ADA accessible parking area with bollard path lighting and one motion-sensitive overhead lamp. In addition, PVUSD has plans to restore native vegetation at two sites on the Aptos High campus (see Site Plan, Figure 1, Page 9).

The proposed athletic field would be used by Aptos High School for physical education exercises during regular school hours. After school hours and on weekends the field may be utilized by school sports teams or community athletic leagues for practice and/or games. No area or stadium-type lighting is proposed for the field, and therefore activities would be concluded by late afternoon. The existing baseball field parking lot would be available for parking needs beyond that which can be accommodated by the proposed ADA accessible parking area. An existing foot path would be formalized to facilitate easy access from the adjacent baseball field lot to the new field. No permanent structures (i.e. restrooms) or amplified sound systems are planned for the field. (see grading plans, Attachment 2)

As with all school facilities, the athletic field could be utilized by local sports clubs or other community groups on the weekends. Use of the field would be subject to a Facilities Use Agreement that would dictate the hours of use, parking areas, and other use restrictions. Failure to comply with this use agreement would result in the elimination of a group's ability to use the field in the future.

In order to address neighbor concerns regarding noise, traffic, and terms of use for the field, the PVUSD Board of Trustees adopted the following utilization guidelines for the field (see Attachment 8):

- No stadium or other lighting for evening games/practices shall be installed and/or allowed. Hours of operation shall be during the instructional day and conclude by sunset each evening.
- No amplified sound or use of bullhorns shall be permitted at any time.
- Access to the field would be restricted during nights and non-use. The district would maintain a fence with locking gate(s) around the field with appropriate security lighting for the parking lot and adjacent walkways.
- No parking would be allowed on Mariner Way. Parking for non-school use shall be directed to the upper campus area.

### **Athletic Field Construction**

The fill required for the proposed athletic field has already been imported and placed on site. Recent field studies of the fill soils found that they were placed with inconsistent compaction effort, resulting in relative compaction values between 80 – 98 percent.

(Haro Kasunich and Associates, Inc., Project No. SC10423, 2/8/13, see Attachment 3) Field studies also found that because construction was halted prior to final contouring of the field and drainage swale installation, saturation and concentrated overland flow caused erosion and shallow slumping of the fill slopes below the west and southwest perimeters of the field. Seasonal saturation of the east slope face also contributed to some erosion as well.

The remaining work to be completed at the site consists of reworking the existing fill soils to establish effective field drainage, installation of subsurface and surface drainage facilities, and compaction of surface soils. The final field grades would provide a crown in the center of the field causing field drainage to flow to permeable swales installed along the northern and southern perimeter of the field. These swales would generally maintain existing drainage patterns by directing runoff westward into a 195 foot long percolation trench. As is currently the case, any water that does not percolate into the soils would be returned to the existing drainage retention basin.

To alleviate the effects of subsurface drainage seeps at the east end of the field, the proposed design includes the installation of curtain drains across the eastern portion of the site to intercept subsurface flow. The drains continue beneath the proposed permeable swales and outlet at energy dissipation structures installed at the west end of the field, once again maintaining general site drainage patterns.

The project proposal includes excavation and recompaction of the upper two feet of soil across the athletic field to provide a uniform surface and prevent settlement. Also, the faces of fill slopes are to be groomed by cutting them back four feet and recompacting the soil to repair damage sustained during the winter months due to lack of proper grades and drainage facilities.

#### Native Vegetation Restoration

Due to the potential for Santa Cruz Long-toed Salamander to traverse the site, PVUSD has met several times with representatives from U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) to discuss the proposed project. The project grading would affect areas previously devoid of vegetation or sparsely inhabited by non-native grassland, and therefore would not have a significant impact to vegetation. Although it was agreed that the project would not impact the salamander, USFWS and CDFW did identify areas of the campus that had large populations of invasive exotic plant species and were candidates for native plant restoration due to their proximity to prime oak woodland habitat that is favored by salamander. The restoration plan would include the revegetation of a portion of the bare slope north of the proposed athletic field, the small patch of oak woodland near the existing sediment basin, and a fenced area southwest of the school water tanks.

PVUSD is currently working with the resource agencies to prepare a final restoration plan to be implemented through the USFWS School Yard Habitat Program. This is a cooperative habitat restoration and stewardship program that also provides long-term

learning opportunities for children. The PVUSD Board of Trustees passed an MOU on June 12, 2013 (see Attachment 9), committing itself to the preparation and implementation of these plans in collaboration with USFWS.

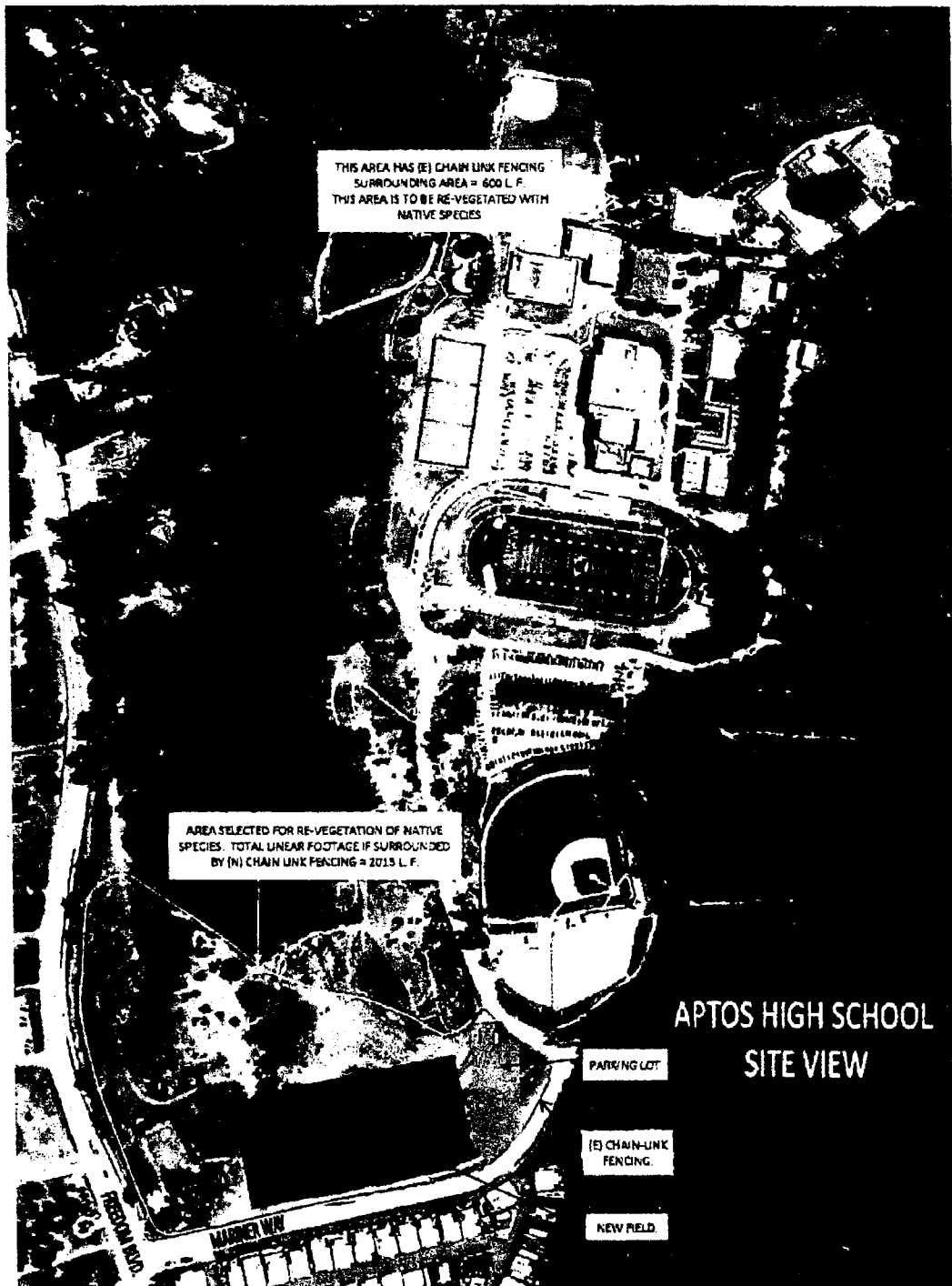


Figure 1: Aptos High School Athletic Field Site Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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### III. ENVIRONMENTAL REVIEW CHECKLIST

#### A. GEOLOGY AND SOILS

Would the project:

1. Expose people or structures to potential substantial adverse effects, including the risk of 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 based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
  - B. Strong seismic ground shaking?
  - C. Seismic-related ground failure, including liquefaction?
  - D. Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion (A through D):** The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). However, the project site is located approximately 6 mile(s) southwest of the San Andreas fault, and approximately 2 mile(s) southwest of the Zayante fault. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

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 Haro, Kasunich and Associates, Inc. (see Attachment 3). The report concluded that, as proposed, the athletic field is not susceptible to ground rupture, seismic shaking, liquefaction or landslide hazards. The proposed project scope includes compaction of the upper 2 feet of existing fill soils, which would prevent differential settlement of the field surface. It should be noted that no permanent structures were considered in this application.

- |   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation<br>Incorporated | Less than<br>Significant<br>Impact  | No Impact                |
|---|--------------------------------------|--|-------------------------------------|--------------------------|
| 2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/>             | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** The geotechnical report cited under A-1 (Attachment 3) did not identify a significant potential for damage caused by any of these hazards.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Develop land with a slope exceeding 30%? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because of relatively gentle site grades and standard erosion controls are a required condition of the project. Also, the site topography flattens out below the project site, allowing runoff to slow and drop any carried sediment. Secondary protection is provided by the existing sediment basin below the site, where runoff would collect in the event it is not retained by site soils. The project plans include an erosion control plan that provides temporary and permanent erosion control measures (see Attachment 2). Temporary measures include rocked construction entrances, silt fences and straw wattles. After construction is complete, the plans call for permanent vegetation for all disturbed soils, grass-lined swales and drainage energy dissipaters to minimize future erosion.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** 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 where sewers are not available? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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**Discussion:** The proposed project scope would not include any permanent structures and as such, would not require a sewage disposal system.

7. Result in coastal cliff erosion? ☐ ☐ ☐ ☒

**Discussion:** The proposed project is not located in the vicinity of a coastal cliff or bluff; and therefore, would not contribute to coastal cliff erosion.

## B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

1. Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? ☐ ☐ ☐ ☒

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

2. Place within a 100-year flood hazard area structures which would impede or redirect flood flows? ☐ ☐ ☐ ☒

**Discussion:** No structures are proposed and 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, tsunami, or mudflow? ☐ ☐ ☐ ☒

4. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? ☐ ☐ ☒ ☐

**Discussion:** The proposed athletic field site is located in a mapped groundwater recharge area; drainage calculations have been provided showing that as designed, the project would not decrease pre-development infiltration volumes for a two year, two

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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hour storm which meets the Santa Cruz County DPW standard (see Attachment 2 – Sheet C2). The project scope includes several features to increase retention of surface and subsurface drainage. Subsurface drainage intercepted by curtain drains at the eastern end of the project is routed into subdrains installed around the perimeter of the field to allow the water to percolate back into the subsurface soils before being released at the western end of the field. Also, the plans call for field runoff to flow into pervious swales with subsurface retention trenches, allowing for further percolation of whatever runoff does not seep into the field surface itself. All surface and subsurface drainage that is not absorbed by the soils below the field would be directed to a 195 lineal foot long, 2 foot deep retention trench at the west end of the field. The only impervious surfaces proposed are a walkway leading from the ADA accessible parking area and to the field, as well as a concrete apron for the parking lot.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Substantially degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion). | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project would not discharge runoff either directly or indirectly into a public or private water supply. No commercial or industrial activities are proposed that would contribute contaminants. Potential siltation from the proposed project would be addressed through implementation of standard erosion control best management practices (BMPs). The parking and driveway associated with the project would incrementally contribute urban pollutants to the environment; however, the contribution would be minimal given the size of the driveway and parking area.

- |    |                                    |                          |                          |                          |                                     |
|----|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | Degrade septic system functioning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 7. | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed project is not located near any watercourses, and would 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. Through surface and subsurface routing of runoff, the proposed plan maintains the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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east-west drainage pattern. Drainage calculations have been provided showing that as designed, the project does not decrease pre-development infiltration volumes for a two year, two hour storm, which meets the Santa Cruz County DPW standard.

8. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems, or provide substantial additional sources of polluted runoff? ☐ ☐ ☒ ☐

**Discussion:** Drainage Calculations prepared by Jeffrey Naess (RCE 42666), dated 7/10/13 (see Attachment 2 – Sheet C2), have been reviewed for potential drainage impacts and accepted by the Department of Public Works (DPW) Drainage Section staff. The calculations show that the infiltration rate for the site would be maintained by providing a 195 lineal feet long by 2 feet deep retention trench that would provide both detention and retention of runoff such that there would be no runoff at all in the event of a 2 year, 2 hour long storm. Any excess runoff that would manage to make its way beyond the retention trench would sheet flow across approximately 125 feet of sandy, high permeability soil (approximately 8 in/hr) to an existing retention basin as is currently the case for site runoff. Due to the intensive retention features incorporated into the design as well as the high permeability of the soils and lack of proposed additional tributary area, it is not anticipated that site runoff would exceed the capacity of existing stormwater drainage systems. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

9. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? ☐ ☐ ☒ ☐

**Discussion:** The project site is not located within a mapped flood zone.

10. Otherwise substantially degrade water quality? ☐ ☐ ☒ ☐

**Discussion:** Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff. All site runoff would undergo some form of on-site retention, improving water quality.

### C. BIOLOGICAL RESOURCES

Would the project:

1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or ☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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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?

**Discussion:** A Biotic Report was prepared for this project by John Gilchrist and Associates, dated March 2013 (see Attachment 5). This report has been reviewed and accepted by the Planning Department Environmental Section (see Attachment 6). No special status species have been identified on the subject property in either the Biotic Report or in site visits by Planning Department staff. The report did determine that both the California Red Legged Frog and the Santa Cruz Long-toed Salamander may traverse the project area, but would not be impacted as a result of field. USFWS and CDFW concur with this finding.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** There are no mapped or designated sensitive biotic communities in the area of disturbance. Other areas of the property that have been identified as potential oak woodland would undergo native plant restoration and eradication of invasive exotic species in cooperation with USFWS (see detailed project description and Figure 1, Page 9 for specifics.)

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | Interfere substantially 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** A biotic assessment (John Gilchrist and Associates, March 2013) was prepared for the proposed field project that assessed habitat conditions at the high school and off site with respect to their suitability to support state and federal threatened and endangered plant species known to occur in Santa Cruz County (see Attachment 5). The study found that there is a low potential for occurrence of these species in the area of the proposed field. The assessment also concluded that the area to be occupied by the proposed athletic field does not include habitat suitable for Santa

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Cruz Long-toed Salamander and California Red Legged Frog. The study found that these species may traverse the project site or surrounding areas while moving to or from breeding sites, but would not be impacted as a result of field construction. USFWS and CDFW concur with this finding. (Also see Section C-1)

4. Produce nighttime lighting that would substantially illuminate wildlife habitats? ☐ ☐ ☒ ☐

**Discussion:** The subject property is located in an urbanized area and is surrounded by existing residential development that currently generates nighttime lighting. The project includes bollard path lighting and one motion-sensitive overhead light in the parking area at the east end of the site that would remain unlit the majority of the time. These lighting sources would create an incremental increase in night lighting. However, this increase would be small, and would be similar in character to the lighting associated with the surrounding existing uses. There are no sensitive animal habitats within or adjacent to the lighted area.

5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☐ ☒

**Discussion:** The project is not near any federally protected wetlands.

6. Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)? ☐ ☐ ☐ ☒

**Discussion:** The project would not conflict with any local policies or ordinances.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ☐ ☐ ☐ ☒

**Discussion:** The proposed project would not conflict with the provisions of any adopted Habitat Conservation Plan Natural Community Conservation Plan, or other

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

#### D. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. In addition, the project does not contain Farmland of Local Importance. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Farmland of Local Importance would be converted to a non-agricultural use. No impact would occur from project implementation.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is zoned Residential Agricultural, which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project would not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Government Code Section 51104(g))?

**Discussion:** The project is neither on, nor adjacent to land designated as Timber Resource.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No forest land occurs on the project site or in the immediate vicinity. No impact is anticipated.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is currently vacant and neither it nor the adjacent parcels are used for farmland or designated as forest land; therefore the project would not result in the conversion of such lands.

## E. MINERAL RESOURCES

Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is zoned Residential Agriculture, which is not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource would occur as a result of this project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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## F. VISUAL RESOURCES AND AESTHETICS

Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Have an adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project would 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 within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The western third of the project site is located within a County designated scenic area (see Attachment 1). Originally, the project site was essentially level with a gentle slope toward Freedom Boulevard and populated with sparse grasses. The proposed site would be level and covered with grass; no trees would be removed and no permanent structures are proposed. No impact is anticipated.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. Substantially degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The existing visual setting is that of an undeveloped almost flat lot populated with sparse grasses and trees beyond to the east, and a baseball field to the northeast. The proposed project would raise the grade in the area of the athletic field up to 10 feet, but it would remain flat and would not obstruct views of the trees beyond. No permanent structures are proposed, and the manicured field is similar to the nearby baseball field. The project fits into this setting well.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** Currently, Mariner Way to the south has overhead streetlights that are lit at night. The proposed lighting would be less invasive than the lighting associated with the surrounding existing uses.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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## G. CULTURAL RESOURCES

Would the project:

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The property is undeveloped; no historic resources would be affected.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** No potential unique paleontological resource, site or geologic features have been identified at this site.

## H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- |    |                                    |                          |                          |                          |                                     |
|----|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Create a significant hazard to the | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

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EXHIBIT D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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public or the environment as a result of the routine transport, use or disposal of hazardous materials?

**Discussion:** The project scope would not include transportation or disposal of hazardous materials.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project scope would not require the use of hazardous materials.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project scope would not require the use of hazardous materials.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project site is not included on the 7/17/13 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project is not located near any airports.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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or working in the project area?

**Discussion:** The project is not within the vicinity of a private airstrip.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The installation of the athletic field in an undeveloped existing field would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. | Expose people to electro-magnetic fields associated with electrical transmission lines? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project would not require installation of additional electrical transmission lines.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. | Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project would not include the installation of any habitable structures.

## I. TRANSPORTATION/TRAFFIC

Would the project:

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project would not generate any increase in traffic on weekdays, as only the existing student body would be using the field. The project would create a small incremental increase in traffic on nearby roads and intersections on weekends

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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limited to game or practice attendees' arrival and departure. However, given the relatively small number of new trips created by the project this increase is less than significant.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would not affect air traffic.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No significant design features or changes in use are proposed.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project is located off the roadway. All construction and staging would take place on site; no temporary or permanent barriers to emergency access are anticipated.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 5. | Cause an increase in parking demand which cannot be accommodated by existing parking facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project includes installation of 13 parking spaces adjacent to the proposed field which would mainly be used for weekend or after school use (students using the field during the week would already be on campus). Any additional parking spaces required to meet the incremental increase in demand would be accommodated by the use of several parking lots at the adjacent baseball field and on the Apto's High campus, all of which would have ample spaces available on weekends and while school is not in session. As stated in the project description, parking on Mariner Way would be prohibited per the conditions of the Facilities Use Agreement for outside groups utilizing the field.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project does not include changes to public transit, bicycle

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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or pedestrian facilities.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See response I-1 above.

#### J. NOISE

Would the project result in:

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Overall, the project would create an incremental increase in the existing noise environment. Existing site noise sources are typical of those associated with a school in session including an amplified school PA system, noise generated by students talking, shouting or laughing while walking to and from campus, vehicular traffic on Mariner Way, and the sound of traffic on Freedom Boulevard. Aside from the sound of traffic on Freedom Boulevard, existing noise sources on the weekends include that generated by football games held at the upper Aptos High field (utilizing amplified sound), and use of the baseball field approximately 350 feet northeast of the proposed athletic field. However, the athletic field project as proposed includes provisions that prohibit amplified sound and/or use of bullhorns at the field and limit hours of operation to daytime use (concluding by sunset; see Attachment 8). As proposed, the noise increase would not be substantial, and would be similar in character to noise generated by the surrounding existing uses.

The County of Santa Cruz, however, only has permitting authority over the grading required to install the proposed athletic field. Noise generated during construction would increase the ambient noise levels for adjoining areas. Construction would be temporary, and given the limited duration of this impact it is considered to be less than significant.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project would not result in groundborne vibration or noise.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 3. | Exposure of persons to or generation of noise levels in excess of standards | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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established in the General Plan or  
noise ordinance, or applicable  
standards of other agencies?

**Discussion:** Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 dBA  $L_{eq}$  during the day (7 a.m. to 10 p.m.) and 45 dBA  $L_{eq}$  during the nighttime (10 p.m. to 7 a.m.). Impulsive noise levels shall not exceed 65 dBA during the day or 60 dBA at night. The nearest potential receptors for noise generated by the soccer field are the residents of Aptos Pines Mobile Home Park, whose backyards abut the Mariner Way right-of-way. Of the existing noise sources that affect these neighbors (see J-1 Discussion), the closest and most prominent would be that of the vehicular traffic on Mariner Way whose centerline lies just 37-feet north of their northern property lines. California Vehicular Code Section 23130.5(a)(3) states that the maximum noise level for motor vehicles is 74 dBA at a distance of 50 feet from the centerline of the roadway. This noise level equates to 76.6 dBA at 37 feet from the centerline, or at the property line of the Aptos Pines neighbors. Using a more conservative range of 60-70 dBA rather than 76.6 dBA, noise would still be 63-70 dBA at the northern property lines. This is approximately 13 dBA above the threshold for the existing condition.

Several California park acoustic studies were reviewed to determine the potential noise generation of the proposed athletic field relative to existing noise levels. One such study performed for the Nipomo Community Park Master Plan EIR (Nipomo, California) found that during a multi-game youth soccer tournament with three games being played at the same time, the noise level was 54.0  $L_{eq}$  dBA at a distance of 100 feet from the center of the field. The closest property line to the center of the proposed athletic field is 200 feet away. Utilizing the noise data from the Nipomo study, this would equate to a noise level of 48.0  $L_{eq}$  dBA at the closest neighbor's property line which falls below the 50  $L_{eq}$  dBA daytime noise threshold required by the General Plan. The Nipomo study also found that most of the noise measured from the games resulted from cheering spectators and not the players on the field. It is important to note that the proposed field would not include any permanent seating or bleachers and the design would not provide for spectator viewing areas, effectively limiting this noise source. Also, an existing fence is in place along the property lines of the neighbors providing a further incremental reduction in the field noise level.

Although it is anticipated that the field will not generate noise levels that exceed the General Plan thresholds, the previously addressed provisions and plans to prohibit amplified sound and limit hours of use (see Attachment 8) will further reduce noise exposure levels to fall well within the prescribed limits of the General Plan and below existing noise levels.

The County of Santa Cruz, however, only has permitting authority over the grading required to install the proposed athletic field. Noise generated during construction would also increase the ambient noise levels for adjoining areas. Construction would be temporary, and given the limited duration of this impact it is considered to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project is not in the vicinity of any airports.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project is not in the vicinity of any private airstrip.

#### K. AIR QUALITY

Where available, the significance criteria established by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) may be relied upon to make the following determinations. Would the project:

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM<sub>10</sub>). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO<sub>x</sub>]), and dust.

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

Project construction may result in a short-term, localized decrease in air quality due to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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generation of dust. However, standard MBUAPCD dust control best management practices, such as periodic watering, would be implemented during construction to reduce impacts to a less than significant level.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project would not conflict with or obstruct implementation of the regional air quality plan. See K-1 above.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See K-1 above.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 4. | Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project would not generate pollutants in substantial concentrations. No impact would occur.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** There are no identifiable sources of objectionable odors within the project scope.

## L. GREENHOUSE GAS EMISSIONS

Would the project:

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The proposed athletic field itself would not generate greenhouse gas emissions. Visitors that may travel by vehicle to the field would not generate enough greenhouse gas emissions to have a significant impact on the environment.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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greenhouse gases?

**Discussion:** The proposed athletic field would not generate greenhouse gas emissions, and would not conflict with any policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases.

#### M. PUBLIC SERVICES

Would the project:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental 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?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks or other recreational activities?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other public facilities; including the maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion (a through e):** The project would not include the installation of any permanent structures or residences, and would not increase the population of the school student body or surrounding community.

#### N. RECREATION

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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or be accelerated?

**Discussion:** The project provides another recreational facility for the community. If any, the resulting impact would be an incremental reduction in the use of existing neighborhood and regional parks.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The project does not include the construction of recreational facilities.

#### O. UTILITIES AND SERVICE SYSTEMS

Would the project:

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1. | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** Drainage Calculations prepared by Jeffrey Naess (RCE 42666), dated 7/10/13 (see Attachment 2), have been reviewed for potential drainage impacts and accepted by the Department of Public Works (DPW) Drainage Section staff. The calculations show that the infiltration rate for the site would be maintained by providing a 195 lineal feet long by 2 feet deep retention trench that would provide both detention and retention of runoff such that there would be no runoff at all in the event of a 2 year, 2 hour long storm. Any excess runoff which could manage to make its way beyond the retention trench would sheet flow across approximately 125 feet of sandy, high permeability soil (approximately 8 in/hr) to an existing retention basin as is currently the case for site runoff. Due to the intensive retention features incorporated into the design as well as the high permeability of the soils and lack of proposed additional tributary area, it is not anticipated that site runoff would exceed the capacity of existing stormwater drainage systems.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** No permanent restrooms are proposed.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Exceed wastewater treatment requirements of the applicable | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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**Regional Water Quality Control  
Board?**

**Discussion:** There would be no wastewater generated by the project, as no permanent restrooms are proposed.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:** The school has sufficient water supplies to irrigate the proposed athletic field, with two wells and two water storage tanks that hold a combined 715,000 gallons of water. No other project water needs have been identified.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** See O-3, above.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The athletic field would not generate a significant amount of solid waste.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The athletic field would not generate a significant amount of solid waste.

**P. LAND USE AND PLANNING**

Would the project:

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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adopted for the purpose of avoiding or  
mitigating an environmental effect?

**Discussion:** The subject property is located in the Residential Agricultural "D" Designated Park Combining District. The "D" Designation denotes those parcels which have been designated in whole or in part by the County General Plan to be acquired and/or developed for future neighborhood, community or regional public recreational facilities. Any Development permit processed at Level 5 or greater must be submitted for review by the Director of Parks, Open Space and Cultural Services (now part of the Department of Public Works) for their review to determine whether they would like to acquire the property or condition the manner of the development to preserve the potential for future park use. The Director of Public Works has provided a memo (see Exhibit F) stating that because the proposed soccer field would provide for an interim recreational use on the property and the "D" designation would remain on the property allowing for future consideration for park site acquisition, the project does not require further review and may proceed (see Attachment 10). The proposed project would not conflict with any regulations or policies adopted for the purpose of avoiding or mitigating an environmental effect.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The project would not include any element that would physically divide an established community.

## Q. POPULATION AND HOUSING

Would the project:

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area.

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Displace substantial numbers of existing housing, necessitating the construction of replacement housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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elsewhere?

**Discussion:** The proposed project would not displace any existing housing since the site is currently vacant.

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:** The proposed project would not displace a substantial number of people since the site is currently vacant.

## R. MANDATORY FINDINGS OF SIGNIFICANCE

- |   | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation | Less than<br>Significant<br>Impact  | No<br>Impact             |
|---|--------------------------------------|--|-------------------------------------|--------------------------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>             | <input type="checkbox"/>                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III of this Initial Study. It has been determined that no significant resources would be potentially impacted by this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- |  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation | Less than<br>Significant<br>Impact  | No<br>Impact             |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| 2. 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, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/>             | <input type="checkbox"/>                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- |  | Potentially<br>Significant<br>Impact | Less than<br>Significant<br>with<br>Mitigation | Less than<br>Significant<br>Impact  | No<br>Impact             |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| 3. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/>             | <input type="checkbox"/>                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

**IV. TECHNICAL REVIEW CHECKLIST**

	<b><u>REQUIRED</u></b>	<b><u>DATE COMPLETED</u></b>
Agricultural Policy Advisory Commission (APAC) Review	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Archaeological Review	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Biotic Report/Assessment	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	5/17/13
Geologic Hazards Assessment (GHA)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Geologic Report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Geotechnical (Soils) Report	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	5/11/13
Riparian Pre-Site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Septic Lot Check	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Other:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____



**V. REFERENCES USED IN THE COMPLETION OF THIS ENVIRONMENTAL REVIEW INITIAL STUDY**

County of Santa Cruz 1994.

*1994 General Plan and Local Coastal Program for the County of Santa Cruz, California.* Adopted by the Board of Supervisors on May 24, 1994, and certified by the California Coastal Commission on December 15, 1994.

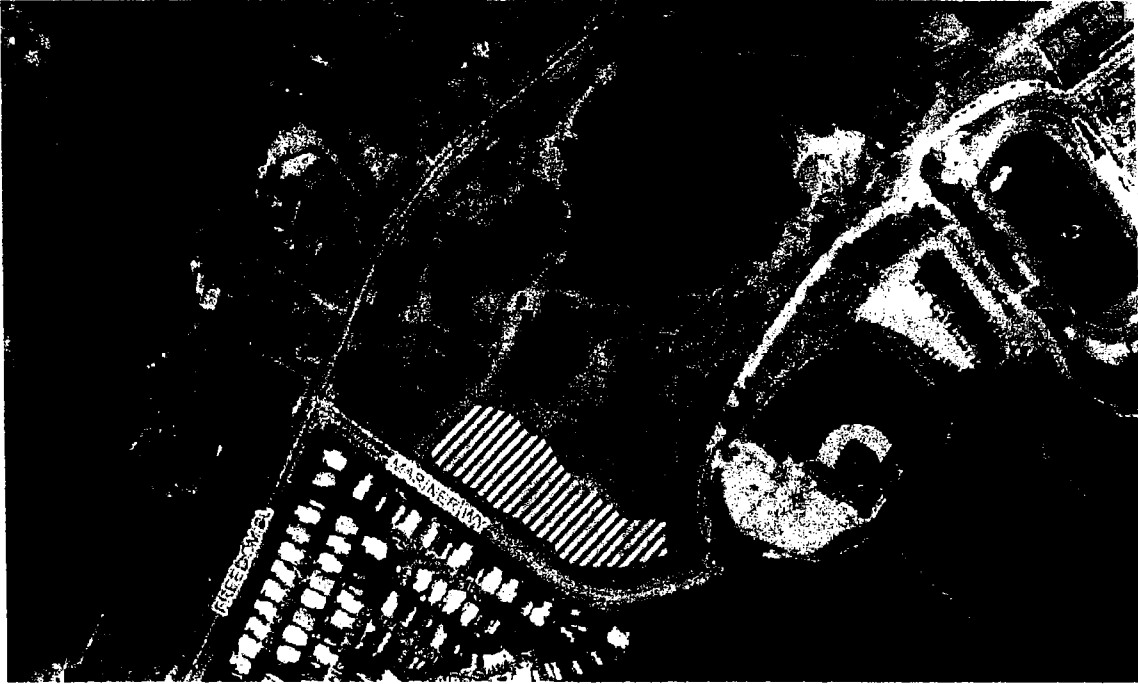
Karl Mikel, PE 2010

*Nipomo Community Park Master Plan EIR, Nipomo, California – Noise Study Report.* Prepared for: Shawna Scott, SWCA Environmental Consultants dated November 25, 2010

**VI. ATTACHMENTS**

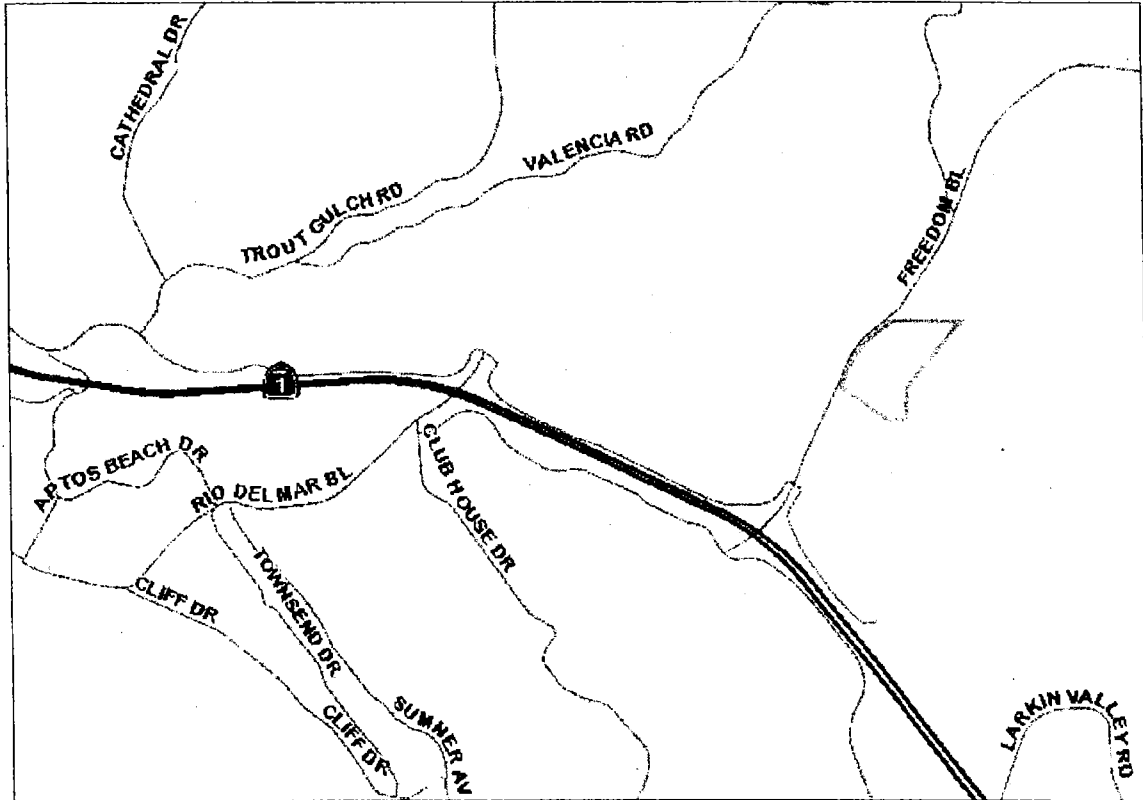
1. *Vicinity Map, Map of Zoning Districts; Map of General Plan Designations; Map of Scenic Areas; and Assessors Parcel Map.*
2. *Grading and Drainage Plans*, prepared by Jeffrey Naess, Bowman and Williams, dated 4/4/13, revised 7/10/13.
3. *Geotechnical Investigation (Report Summary, Conclusions, Recommendations, Map & Cross Sections)*, prepared by Haro, Kasunich and Associates, Inc., dated 2/8/13.
4. *Geotechnical Review Letter*, prepared by Carolyn Burke, dated 5/11/13.
5. *Biotic Report*, prepared by John Gilchrist & Associates, dated March 2013.
6. *Biotic Report Review Letter*, prepared by Matthew Johnston, dated 5/17/13.
7. *PVUSD Board of Trustees Meeting Agenda Item 9.3, dated 6/12/13: Approval of MOU with the USFWS and Aptos High School.*
8. *PVUSD Board of Trustees Meeting Agenda Item 11.2, dated 6/26/13: Approval of completion and utilization guidelines for the Aptos High School Freedom Field Project. (Includes Neighborhood Meeting Notes as Attachment)*
9. *PVUSD Notice of Exemption*, signed 5/25/13 by Brett McFadden; *State Clearinghouse CEQAnet printout acknowledging receipt date of 5/29/12.*
10. *Aptos High Soccer Field – DPW Project Acceptance Letter* dated 7/11/13.

**GROUNDWATER RECHARGE AREA**  
(Designated Recharge Areas shown in blue)



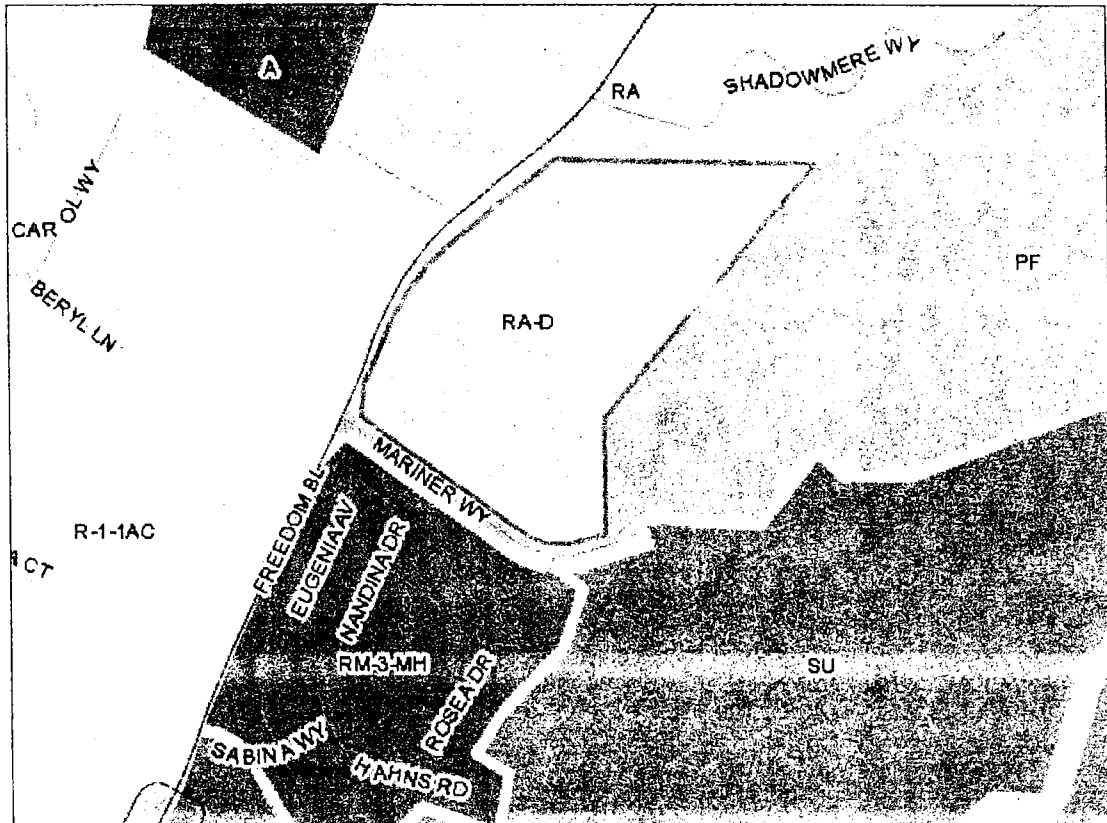
**Attachment 1**

VICINITY MAP  
APTOS HIGH  
100 MARINER WAY, APTOS  
APN 041-291-39



Attachment 1

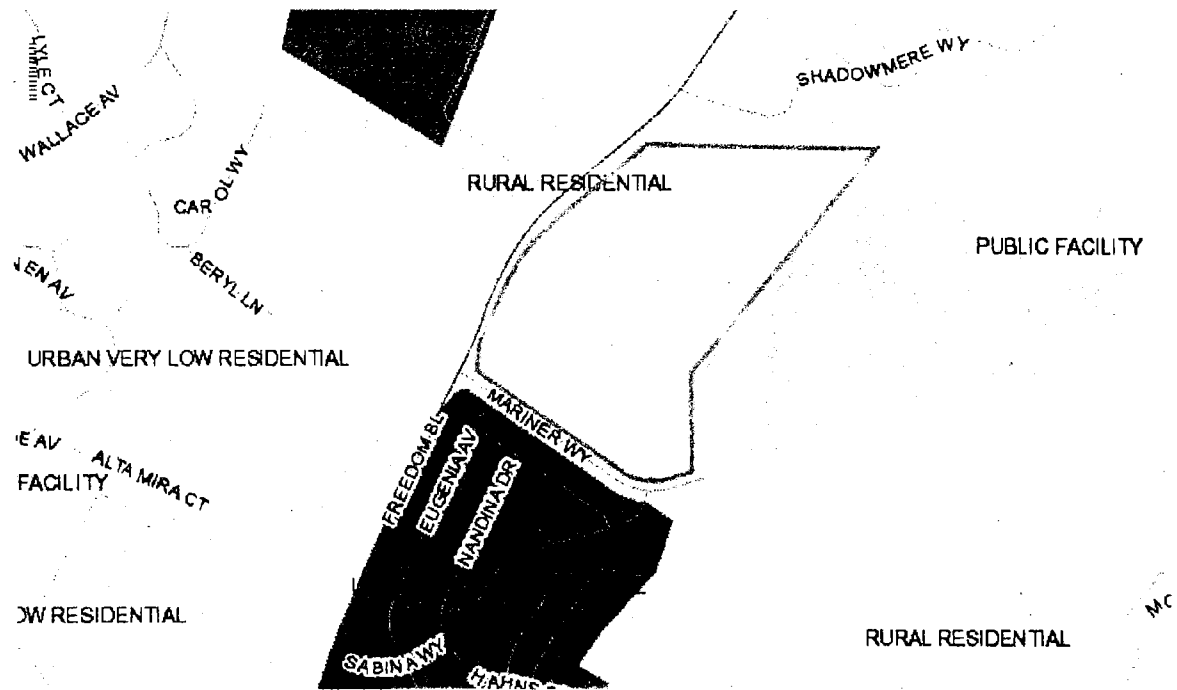
MAP OF ZONING DISTRICTS  
APTOS HIGH  
100 MARINER WAY, APTOS  
APN 041-291-39



Attachment 1

EXHIBIT D 1

MAP OF GENERAL PLAN DESIGNATIONS  
 APTOS HIGH  
 100 MARINER WAY, APTOS  
 APN 041-291-39



Attachment 1

Note: Aggregates Parcel & English  
Bridges System of Finance

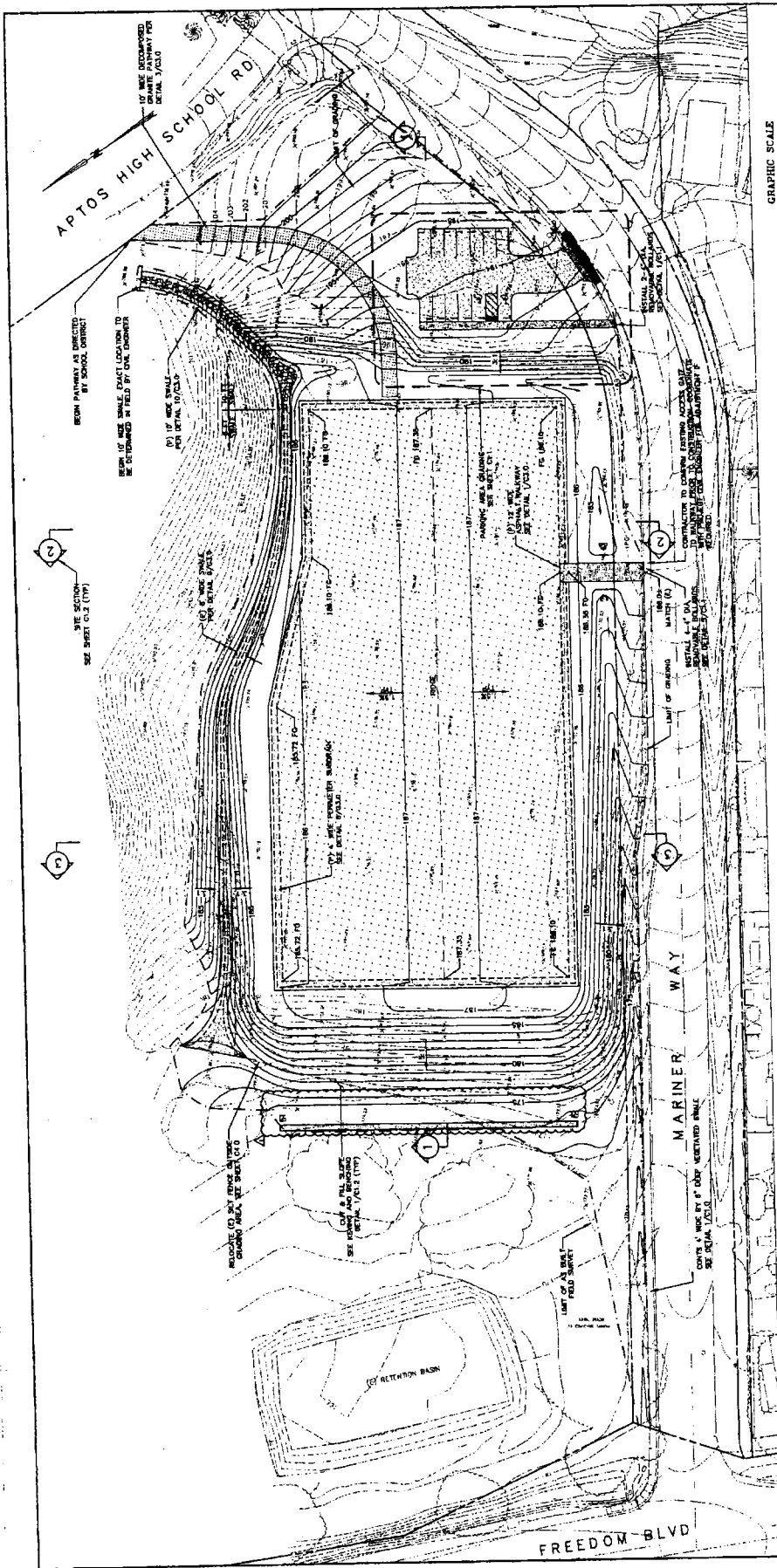
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100 MARINER WAY, APTOS  
APN 041-291-39



Attachment 1





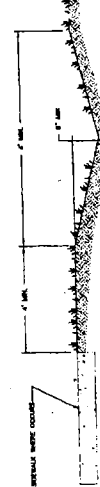


GRAPHIC SCALE



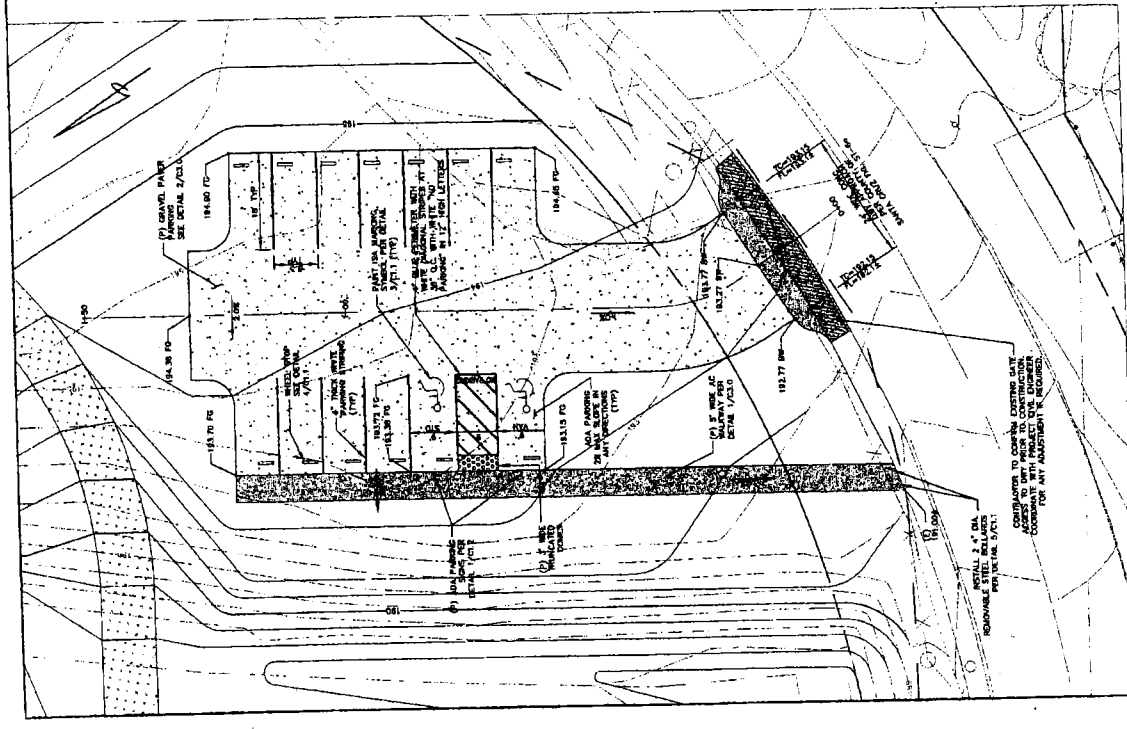
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BOWMAN & WILLIAMS CONSULTING ENGINEERS, INC. 1000 N. 10TH AVE., SUITE 100 SANTA ANA, CA 92701 (714) 244-1000		PROJECT C1.0	
DATE: APR. 4, 2013		SHEET NO. 1 OF 1	
DRAWN BY: J. L. BOWMAN		CHECKED BY: J. L. BOWMAN	
APPROVED BY: J. L. BOWMAN		DATE: APR. 4, 2013	

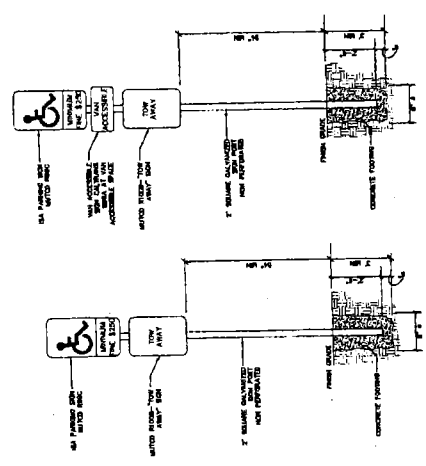


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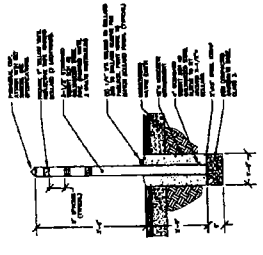
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C1.0



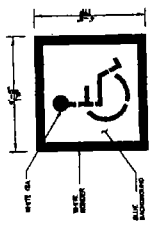
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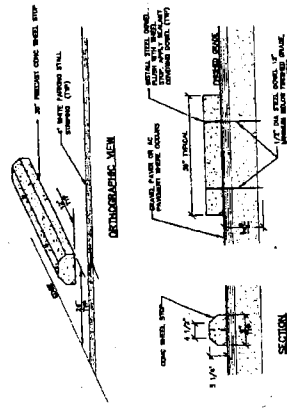
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3 REMOVABLE BOLLARD  
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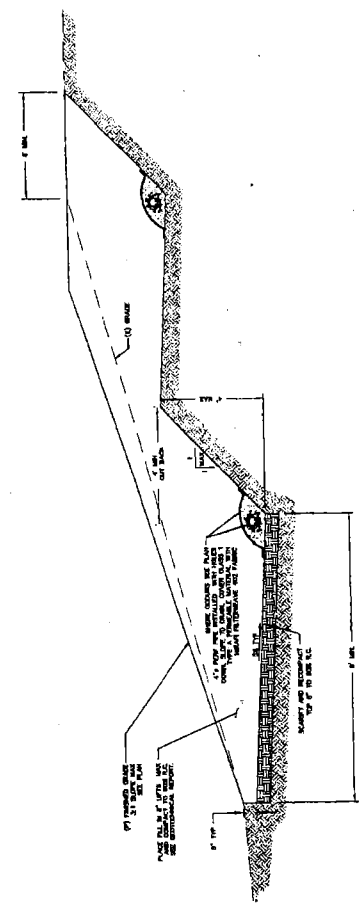
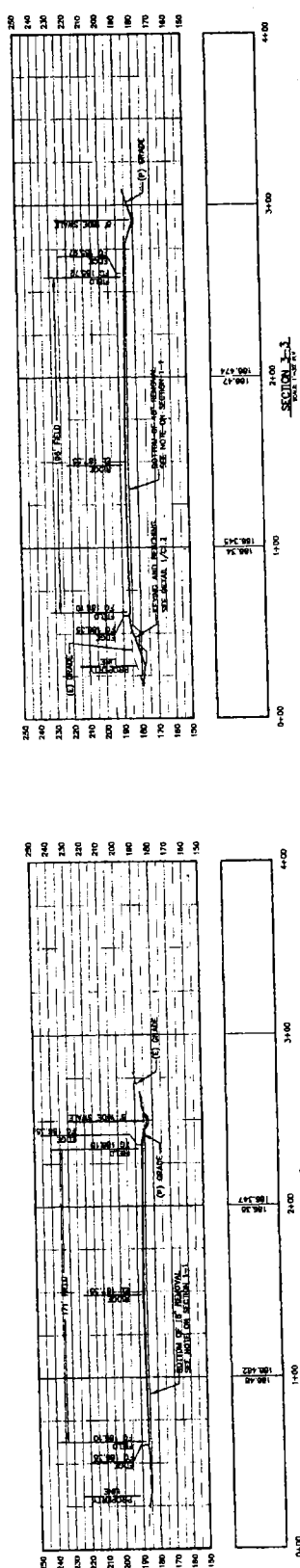
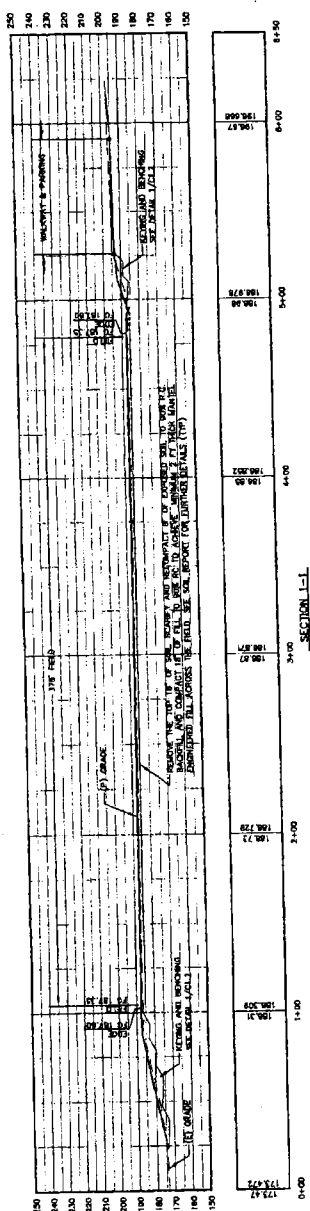


5 TYPICAL WHEEL STOP DETAIL  
SCALE: 3/4"=1'-0"

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BOWMAN & WILLIAMS, INC.		DATE: 10/15/13	
PROJECT: PARKING LOT GRADING		SHEET: 1 OF 1	
DRAWN BY: [Name]		CHECKED BY: [Name]	
APPROVED BY: [Name]		DATE: 10/15/13	



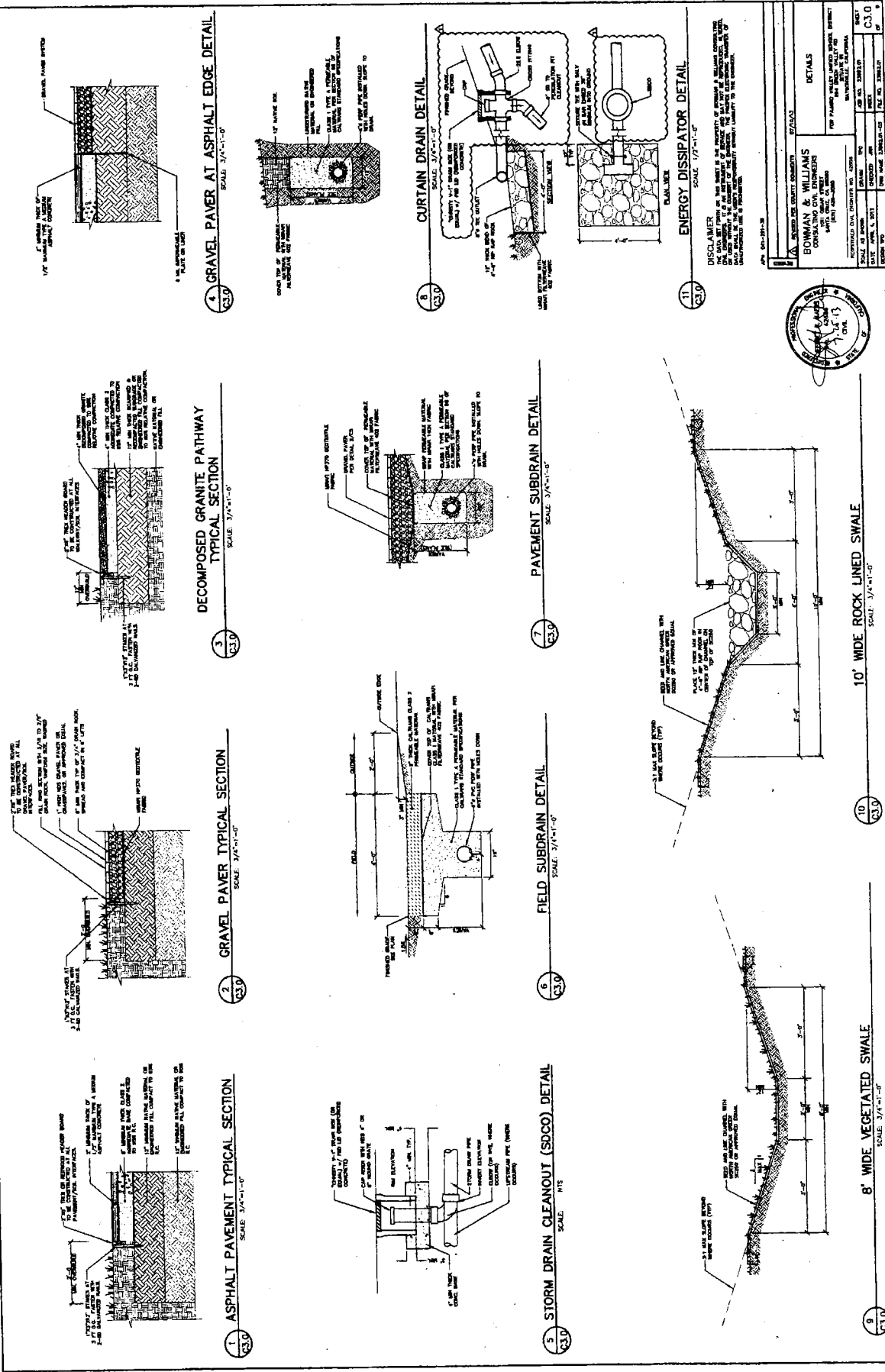


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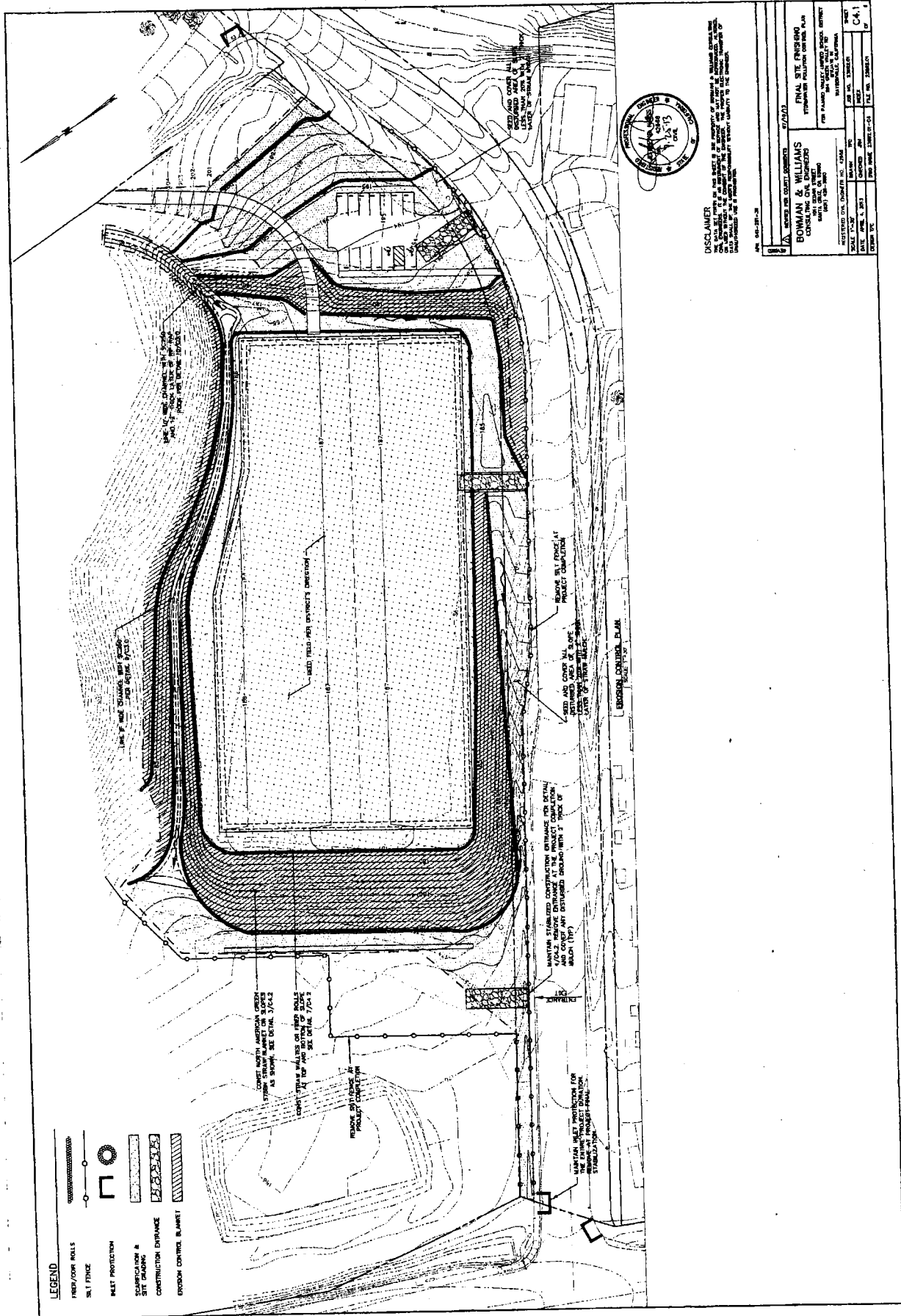


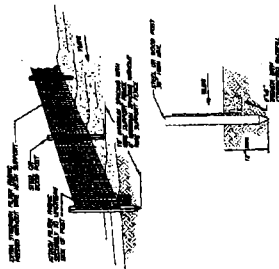
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BOWMAN & WILLIAMS CONSULTING ENGINEERS, INC.	
1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202	
TEL: 303.733.1100 FAX: 303.733.1101	
WWW.BOWMAN-ENGINEERS.COM	
PROJECT NO. 2000-0000	
SHEET NO. 1 OF 1	
DATE: 01.15.00	
DRAWN BY: J. W. WILSON	
CHECKED BY: J. W. WILSON	
SCALE: 3/4"=1'-0"	
SHEET NO. 1 OF 1	
C3.0	





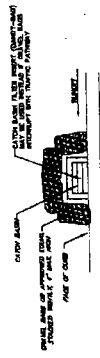
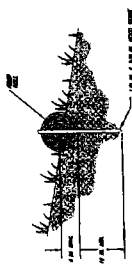




**NOTES:**  
1. SLOPE SHALL BE PLACED IN SUCH MANNER AS TO MAINTAIN PROPER EFFICIENCY.  
2. SLOPE SHALL BE PLACED IN SUCH MANNER AS TO MAINTAIN PROPER EFFICIENCY.  
3. SLOPE SHALL BE PLACED IN SUCH MANNER AS TO MAINTAIN PROPER EFFICIENCY.

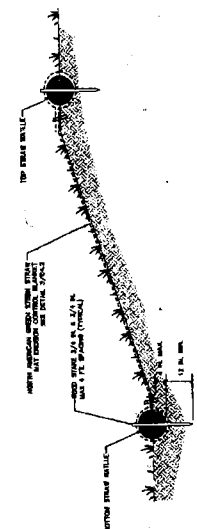
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2 STRAW WATLES/FIBER ROLLS  
SCALE: NTS



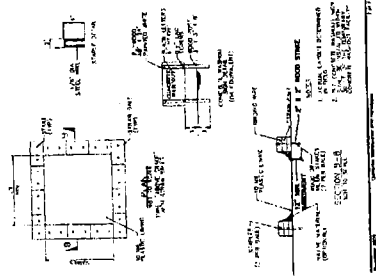
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2. PLACE STRAW WATLES WHERE WATER CAN FLOW AND ALLOW  
3. PLACE STRAW WATLES WHERE WATER CAN FLOW AND ALLOW

3 STORM DRAIN INLET PROTECTION  
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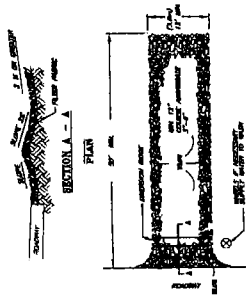


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5 CONCRETE WASHOUT  
SCALE: NTS



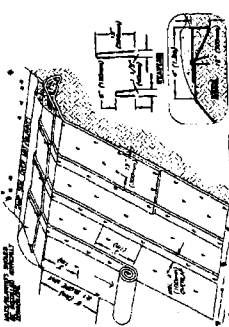
**NOTES:**  
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**NOTES:**  
1. SLOPE SHALL BE PLACED IN SUCH MANNER AS TO MAINTAIN PROPER EFFICIENCY.  
2. SLOPE SHALL BE PLACED IN SUCH MANNER AS TO MAINTAIN PROPER EFFICIENCY.  
3. SLOPE SHALL BE PLACED IN SUCH MANNER AS TO MAINTAIN PROPER EFFICIENCY.

6 CONSTRUCTION ENTRANCE/EXIT  
SCALE: NTS

7 EROSION CONTROL MAT DETAIL  
SCALE: NTS



**NOTES:**  
1. SLOPE SHALL BE PLACED IN SUCH MANNER AS TO MAINTAIN PROPER EFFICIENCY.  
2. SLOPE SHALL BE PLACED IN SUCH MANNER AS TO MAINTAIN PROPER EFFICIENCY.  
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CIVIL ENGINEERS	
1000 N. GULF BLVD., SUITE 100	
HOUSTON, TEXAS 77028	
DATE: APRIL 1, 2013	SCALE: 1/8" = 1'-0"
PROJECT: EROSION CONTROL	SHEET: C4.2
DESIGNED BY: [Name]	CHECKED BY: [Name]
DRAWN BY: [Name]	IN CHARGE: [Name]



**Geotechnical Investigation  
of the  
Existing Lower Practice Field and Future ADA Parking Area  
Aptos High School  
100 Mariner Way  
APN 041-291-37  
Santa Cruz County, California**

**Prepared for  
Pajaro Valley Unified School District  
Maintenance, Operations & Facilities Department  
Watsonville, CA**

**Prepared By  
HARO, KASUNICH AND ASSOCIATES, INC  
Geotechnical & Coastal Engineers  
Project No. SC10423  
February 2013**

Project No. SC10423  
8 February 2013

PAJARO VALLEY UNIFIED SCHOOL DISTRICT  
Maintenance, Operations & Facilities Department  
294 Green Valley Road  
Watsonville, California 95076

Attention: Gregory Giuffre, Planning Assistant

Subject: Geotechnical Investigation

Reference: Existing Lower Practice Field and Future ADA Parking Area  
Aptos High School  
100 Mariner Way  
Santa Cruz County, California

RECEIVED  
PVUSD  
MAINT. OPERATIONS  
& FACILITIES  
2013 FEB 12 AM 11:58

Dear Mr. Giuffre:

In accordance with your authorization, we have completed a Geotechnical Investigation of the existing lower practice field and the adjacent future ADA parking area located along the entrance to Aptos High School in Santa Cruz County, California. The practice field has been designated Freedom Field to distinguish it from the other athletic fields at Aptos High School.

Freedom Field is situated on the northern side of Mariner Way, about 200 feet southeast of Freedom Boulevard. The future ADA parking area is located at the southeast end of the practice field near the entrance gate to Aptos High School. Freedom Field was constructed during the summer of 2012 utilizing soils generated during the widening of Highway 1 at the La Fonda Avenue overpass area in Santa Cruz. Work on the project was stopped by the County of Santa Cruz Planning Department with the mandate the School District apply for a Level 6 Grading Permit. One requirement for the grading permit application is a Soil Report or Geotechnical Investigation.

A Topographic Survey of Freedom Field has been completed by Bowman & Williams and is dated 29 November 2012. The practice field area is approximately 400 feet long parallel to Mariner Way and about 240 feet wide. Fill slopes at the western perimeter of the Freedom Field range in slope gradient from approximately 15 to 25 percent. The fill slope at the southwest corner of the field is approximately 12 feet high with the fill slope adjacent Mariner Way ranging in gradient from about 30 to 55 percent.

Pajaro Valley Unified School District  
Project No. SC10423  
Aptos High School  
8 February 2013  
Page 2

The slope above the east end of Freedom Field is approximately 5 feet high and sloped at about 25 percent. During our site visits in December 2012 and January 2013 we noted seepage emitting from the slope face along the entire eastern perimeter of Freedom Field with standing water or ponding below. We also noted erosion rills developing on the saturated slope face with minimal overland flow directed toward the slope.

Our Geotechnical Investigation of the Freedom Field practice field area focused upon field testing of the existing fill soils for compliance to the County of Santa Cruz Grading Regulations, Section 16.20.150 (F) which specifies "All fills shall be compacted to a minimum of 90 percent of relative maximum density as determined by ASTM D-1557-70." It is our understanding the practice field soils were placed in an uncontrolled manner without special inspections or relative compaction testing as outlined in Section 1704A.7 of the 2010 California Building Code (CBC).

To evaluate the quality and consistency of the uncontrolled fill soils comprising Freedom Field, we conducted: relative compaction testing of the top 2 feet of practice field soils using a nuclear density gauge at 8 locations; and relative density testing of the fill soils and the native soils below at 6 locations utilizing a truck mounted drill rig to perform Standard Penetration Testing.

Our nuclear density gauge testing of the Freedom Field was conducted at 8 locations at both the surface and at the bottom with hand dug pits excavated 12-16 inches below surface grade. Relative compaction tests at the surface of the Freedom Field ranged from approximately 90 to 98 percent. Relative compaction tests at 12 to 16 inches below the surface of the Freedom Field ranged from approximately 80 to 94 percent.

In our 6 drill rig borings with Freedom Field, we performed Standard Penetration Testing to determine the relative density and consistency of the fill soils. We found loose to medium dense, new and old fill soils to 10.5 ft below grade atop dense to very dense native soils below. The fill soils blow counts ranged from 6 to 20 blows per foot. We also noted variation in Standard Penetration Testing values both vertically and laterally indicating inconsistent moisture conditioning and compaction effort.

Based upon Standard Penetration Testing, we estimate the potential settlement of the existing fill soils to be on the order of 0.5 percent (0.005) of their height.

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Project No. SC10423  
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8 February 2013  
Page 3

For example, at the southwest end of the playing field with uncontrolled fill soils to 10.5 feet below grade, we estimate the potential total settlement to be approximately 0.6 inches.

Based upon our field and laboratory testing, the primary geotechnical concerns at Freedom Field in its existing state are:

- Erosion and shallow slumping of the uncontrolled fill slopes below the west and southwest perimeters of the playing field due to saturation and overland sheet flow;
- Erosion and destabilization of the seasonally saturated slope face above the east perimeter of the field;
- Potential settlement of the uncontrolled fill soils both within the near level playing field area and the slopes below;
- Control of playing field storm water runoff; and
- Control of subsurface seepage along the east perimeter of the playing field to reduce seasonal ponding across the east end of the playing field.

To stabilize the Freedom Field uncontrolled fill soils and the 5 feet high slope above the eastern perimeter of the practice field, we recommend the following:

- a. The fill slopes below the western and southwestern perimeters of the practice field should be cut back a minimum of 4 feet from the top to the bottom. The exposed native soil surface at the bottom should be scarified to a depth of 6 inches; moisture conditioned, and compacted to at least 90 percent relative compaction. The project contractor will need to accommodate underground utilities in this area. The excavated soils should be moisture conditioned and replaced in thin, level lifts not exceeding 8 inches in loose thickness; and compacted to at least 90 percent relative compaction to restore the project site slopes. We anticipate it will be necessary to overbuild and then cutback the compacted slopes to achieve at least 90 percent relative compaction at the surface of the finished slopes. Finish slope gradients should be 2:1(H:V) or less steep;

Pajaro Valley Unified School District  
Project No. SC10423  
Aptos High School  
8 February 2013  
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- b. The top 18 inches of the near level practice field soils should be removed and stockpiled on site. The exposed soils of the practice field should be moisture conditioned, and compacted to at least 90 percent relative compaction. The stockpiled soils should be replaced in thin lifts not exceeding 8 inches in loose thickness; moisture conditioned, and compacted to at least 90 percent relative compaction to achieve a minimum 2 feet thick mantle of engineered fill across the practice field;
- c. A curtain drain system should be installed along the eastern perimeter of the practice field to collect seepage from slope above and convey the collected seepage away from the practice field to a suitable detention/retention facility by gravity flow. The curtain drain should consist of a trench excavated at least 2 feet below adjacent grade with the bottom sloped to drain and a perforated pipe with the holes down should placed along the trench bottom. The trench should be backfilled with mechanically compacted, Caltrans Permeable Material, Class I, Type A. The curtain drain system should be designed by the project civil engineer; and
- d. The project site slope above the eastern perimeter of Freedom Field should be cut back a minimum of 4 feet from the top to the bottom. The exposed native soil surface at the bottom should be scarified to a depth of 6 inches; moisture conditioned, and compacted to at least 90 percent relative compaction. The excavated soils should be moisture conditioned and replaced in thin, level lifts not exceeding 8 inches in loose thickness; and compacted to at least 90 percent relative compaction to restore the project site slope. A drainage system consisting of Caltrans Permeable Material Class 1, Type A and perforated pipe should be placed between the engineered fill and native slope to collect and convey seepage away from the engineered fill slope to a suitable detention/retention facility by gravity flow.. We anticipate it will be necessary to overbuild and then cutback the compacted slope to achieve at least 90 percent relative compaction at the surface of the finished slope. Due to the near surface seasonal groundwater present above the east end of Freedom Field, the finish slope gradient should be 3:1(H:V) or less steep.

We recommend at least one relative compaction test be performed per vertical foot of engineered fill per 2,500 square feet of practice field or slope area. Laboratory compaction curve testing should be performed as needed to

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Project No. SC10423  
Aptos High School  
8 February 2013  
Page 5

accurately determine the relative compaction of the remedial earthwork recommended for Freedom Field and the proposed ADA improvements.

Removal of the existing uncontrolled fill soils from the surface of the Freedom Field and replacement as a mantle of engineered fill compacted to at least 90 percent relative compaction will stabilize the surface of the project site, reduce total settlement of the fill soils, and reduce the effects of differential settlement across the site.

Control of borrowing rodents at the project site such as gophers and ground squirrels is important for the long term integrity of the fill soils and also to minimize practice field tripping hazards. Rodent borrows can facilitate soil piping within the slopes below Freedom Field by introducing surface runoff into the sandy fill soils.

The existing surface soils at Freedom Field contain gravels to 3 inches in diameter. We anticipate site drainage flow patterns will be established during the recommended remedial grading of Freedom Field with no or minimal importation of engineered fill soil needed. Additional soils will be needed to be imported to establish the playing field surface turf. The composition of the top 6 inches of the practice field soils should be determined by a playing field turf expert. The top 6 inches of the practice field soils should be compacted to between 85 and 90 percent relative compaction to foster root growth or as advised by a playing field turf expert.

We understand no buildings or habitable structures are proposed for Freedom Field. Future accessory structures such as bleachers should be supported by foundation elements which penetrate the uncontrolled fill soils at depth and achieve bearing within the medium dense to dense, native soils below.

We also drilled one exploratory boring to 21.5 feet below existing grade within the proposed future ADA parking area, upslope of the eastern end of Freedom Field, to determine the soil profile and consistency in order to make recommendations for site grading to accommodate ADA parking and the ADA pathway to Freedom Field below. We found wet, loose to medium dense sands. We capped the boring and returned to the site in January 2013 to find groundwater at 3 feet below grade. In comparison, we drilled to 26.5 feet below grade at the southwest corner of Freedom field as well as 5 additional borings throughout the practice field and encountered no groundwater. We anticipate the groundwater level

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Project No. SC10423  
Aptos High School  
8 February 2013  
Page 6

below the future ADA parking pad will drop during the summer and fall. A liquefaction analysis of the soils below the future ADA parking pad was beyond the scope of the investigation. Based on our prior experience, there is a high potential for liquefaction to occur below the ADA parking pad and the ADA pathway down to Freedom Field if severe seismic shaking occurs during or after the winter rain season. Liquefaction has the potential to induce settlement of the saturated sands and result in significant damage to the parking pad and pathway pavement sections. If severe seismic shaking occurs during the dry season, we expect there to be some soil densification of the loose sands resulting in settlement and damage of the parking pad area, but to a lesser degree than if the loose sands were saturated.

To increase the bearing capacity of the loose sandy soils encountered within the ADA parking area and reduce the effects of seismically induced settlement, we recommend the ADA parking pad pavement section be supported by engineered fill soil mat consisting of moisture conditioned onsite soils compacted to at least 90 percent relative compaction at least 2 feet thick. When properly moisture conditioned, the onsite soils may be used for engineered fill. The top 12 inches of the 2 feet thick engineered fill soil mat should be compacted to at least 95 percent relative compaction. The soil mat should extend at least 2 feet laterally beyond the pavement section perimeters.

To mitigate the loose, near surface soils found above the eastern end of Freedom Field and to reduce maintenance of the ADA pathway to Freedom Field, we recommend the pathway pavement section should be supported by at 12 inches of moisture conditioned onsite soils compacted to at least 90 percent relative compaction. The compacted soil should extend at least 1 foot laterally beyond the pathway pavement section perimeters.

Based on the results of our investigation, a stable playing field surface can be established at Freedom Field provided the recommendations outlined in this report are incorporated into the design of the project Grading and Drainage Plan; and adhered to during the remedial earthwork and drainage improvements construction to mitigate the uncontrolled fill soils. The recommendations outlined in this report will provide a stable playing field surface, minimize settlement of the fill soils under their own weight, reduce the settlement from seismic shaking and stabilize the field slopes to minimize erosion.

EXHIBIT D

Pajaro Valley Unified School District  
Project No. SC10423  
Aptos High School  
8 February 2013  
Page 7

This report presents our conclusions and recommendations, as well as the results of the geotechnical investigation on which they are based.

If you have any questions concerning the data or conclusions presented in this report, please call our office.

Respectfully submitted,

**HARO, KASUNICH & ASSOCIATES, INC.**



A handwritten signature of Rick L. Parks in black ink.

Rick L. Parks, GE 2603  
Senior Geotechnical Engineer

RLP/dk

Copies:

4 to Addressee (+ electronic copy)

1 to Bowman & Williams (+ electronic copy)

Attn: Jeff Naess, PE



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EXHIBIT D

## GEOTECHNICAL INVESTIGATION

### Introduction

This report presents the results of our Geotechnical Investigation of the existing lower practice field and adjacent future ADA parking area located along the entrance roadway to Aptos High School in Santa Cruz County, California. The practice field has been designated Freedom Field to distinguish it from the other athletic fields at Aptos High School.

A Topographic Survey of Freedom Field has been completed by Bowman & Williams and is dated 29 November 2012.

### Purpose and Scope

The purpose of our investigation was to explore and evaluate the surface and subsurface soil conditions at the project site in order to develop geotechnical criteria to: stabilize the existing uncontrolled fills to provide a stable playing field surface; minimize settlement of the fill soils under their own weight; reduce the settlement of the fill soils from seismic shaking; and stabilize the field slopes to minimize erosion.

The specific scope of our services was as follows:

1. Review the data in our files pertinent to the site, including:
  - Geologic Map of Santa Cruz County dated 1989 by E. E. Brabb (digital data base dated 1997);
  - Liquefaction Potential of Quaternary Deposits in Santa Cruz County dated 1975 by W. R. Dupre, (digital compilation dated 1998);
  - Preliminary Landslide Deposits in Santa Cruz County, California dated 1975 by Cooper-Clark;

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-Working Group in Northern California Earthquake Potential dated 1996 by the U.S. Geologic Survey Open File Report 96-705;  
-Watsonville West, California – 7.5 Minute Topographic Map photo revised 1994 by the U.S. Geologic Survey;  
-Geotechnical Investigation – Aptos High School Expansion dated 28 October 2003 by Cleary Consultants, Inc;  
-Geotechnical Investigation – Replacement of Distressed Water Tank dated 13 April 2006 by Bauldry Engineering, Inc;  
-Supplemental Geotechnical Investigation – Proposed Water Tank Replacement dated 26 March 2007 by Bauldry Engineering, Inc;  
Geotechnical Investigation – Proposed New Visitor Bleachers – Football Field at Aptos High School dated 21 November 2012 by our firm; and  
Soils in Construction by W. L. Schroeder and S. E. Dickenson 1975, Prentice Hall.

2. USA locates and exploration of the subsurface conditions at the project site with seven exploratory borings to 9.5 feet and 26.5 feet below existing grades utilizing a truck mounted drill rig;
3. Relative compaction testing of the top 2 feet practice field soils using a nuclear density gauge at 8 locations at both the surface and 12 to 16 inches below grade.
4. Test selected soil samples to determine their pertinent engineering properties.

5. Analyze the field and laboratory data to develop recommendations for geotechnical engineering recommendations for the stabilization of the practice field uncontrolled fill soils site; general grading recommendations for ADA parking area and pathway to Freedom Field; and general recommendations for site erosion control and drainage.
6. Present the results of our investigation in a report including recommendations for the stabilization of the practice field uncontrolled fill soils; general grading recommendations for the ADA parking area and pathway to Freedom Field; and recommendations for site drainage and erosion control.

#### **Site Description**

The existing lower practice field and proposed ADA parking pad at Aptos High School in Santa Cruz County, California are situated on the northern side of Mariner Way, about 200 feet southeast of Freedom Boulevard; see the Google Earth - Aerial Photo Site Plan and the USGS - Site Location Map, Figures 1 and 2 in the Appendix of this report. The lower practice field has been designated Freedom Field to distinguish it from the other athletic fields at Aptos High School. The future ADA parking area is located at the southeast end of the practice field near the entrance gate to Aptos High School. Freedom Field was constructed during the summer of 2012 utilizing soils generated during the widening of Highway 1 at La Fonda Avenue overpass area in Santa Cruz. Prior to the 2012 placement of the fill soils within the lower practice field area, we understand uncontrolled fill soils generated from the construction of the Aptos High School Performing Arts Center were initially placed within Freedom Field practice field area. Work on the 2012 Freedom Field project was stopped by the County of

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Santa Cruz Planning Department with the mandate the School District apply for a Level 6 Grading Permit. One requirement for the grading permit application is a Soil Report or Geotechnical Investigation.

A Topographic Survey of Freedom Field has been completed by Bowman & Williams and is dated 29 November 2012. The practice field area is near level, approximately 400 feet long parallel to Mariner Way and about 240 feet wide. Fill slopes at the western perimeter of the Freedom Field range in slope gradient from approximately 15 to 25 percent. The fill slope at the southwest corner of the field is approximately 12 feet high with the fill slope adjacent Mariner Way ranging in gradient from about 30 to 55 percent.

The slope above the east end of Freedom Field is approximately 5 feet high and slopes at about 25 percent. During our site visits in December 2012 and January 2013 we noted seepage emitting from the slope face along the entire eastern perimeter slope of Freedom Field with standing water or ponding below. We also noted erosion rills developing on the saturated slope face with minimal overland flow from above.

#### **Project Site Evaluation Description**

Our Geotechnical Investigation of the Freedom Field practice field focused upon field testing of the existing fill soils for compliance to the County of Santa Cruz Grading Regulations, Section 16.20.150 (F) which specifies "All fills shall be compacted to a minimum of 90 percent of relative maximum density as determined by ASTM D-1557-70." It is our understanding the practice field soils were placed in an uncontrolled manner without special inspections or relative compaction testing as outlined in Section 1704A.7 of the 2010 California Building Code (CBC).

To evaluate the quality and consistency of the uncontrolled fill soils comprising Freedom Field, we conducted: relative compaction testing of the top 2 feet practice field soils using a nuclear density gage at 8 locations; and relative density testing of the fill soils profile and the native soils below at 6 locations utilizing a 4WD, truck mounted drill rig to perform Standard Penetration Testing.

We also drilled one exploratory boring to 21.5 feet below existing grade within the proposed future ADA parking area, upslope of the eastern end of the practice field, to determine the soil profile and consistency in order to make recommendations for site grading to accommodate ADA parking and the ADA pathway to Freedom Field below.

#### **Surface and Near Surface Nuclear Gauge Testing**

Our nuclear density gauge testing of the Freedom Field was conducted on 20 December 2012 at 8 locations. At each test location, we tested the relative compaction of the soils below surface grade and at the bottom of hand dug pits excavated 12-16 inches below grade. For the tests performed at 12 to 16 inches below grade, we collected soil samples at the bottom of the test pits to determine soil moisture contents in order to calculate the field densities. The measured field densities were then compared to the laboratory compaction curves to determine the relative compaction of the near surface soils. Relative compaction tests at the surface of the Freedom Field ranged from approximately 90 to 98 percent. Relative compaction tests at 12 to 16 inches below the surface of the Freedom Field ranged from approximately 80 to 94 percent. The lateral variation in relative compaction tests results indicates the fill soils were placed with inconsistent moisture conditioning and compaction effort. The approximate locations of the relative compaction testing locations are indicated on the Boring

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Site Plan, Figure 5 in the Appendix of this report. The compaction testing results as well as the laboratory and field data upon which they are based are included in the Appendix of this report as Figures 16, 17 and 18.

#### **Drill Rig Subsurface Exploration**

Subsurface conditions at Freedom Field and the proposed future ADA parking area were investigated on 20 December 2012 using a 4WD, truck mounted drill rig. The approximate locations of the seven test borings are indicated on the Boring Site Plan, Figure 5 in the Appendix of this report.

In the 6 drill rig borings completed within the near level area of Freedom Field, we performed Standard Penetration Testing to determine the relative density and consistency of the fill soils. We found loose to medium dense, new and old fill soils ranging in depth from approximately 2 feet to 10.5 ft below grade atop dense to very dense native soils below. The fill soils blow counts ranged from 6 to 20 blows per ft. The higher blow counts per foot measured within the fill soils were found in soils containing gravels which can increase the effective diameter of sampler with an increase in recorded blow counts.

There are no direct conversions between relative compaction, minimum and maximum relative density measurements in the laboratory and Standard Penetration Testing  $N_{60}$  values of the insitu soils. There are correlations between relative density measured in the laboratory (ASTM D4254/ASTM D4253) and Standard Penetration Testing ( $N_{60}$ ) as well as correlations between relative density measured in the laboratory and relative compaction (ASTM 1557). Using these correlations, we determined 90 percent relative compaction is approximately equivalent to 20 blows per foot. Most of the Freedom Field fill soils tested using a drill rig were found to be less than 20 blows per foot and by

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correlation less than 90 percent relative compaction. We also noted variation in Standard Penetration Testing values both vertically and laterally indicating inconsistent moisture conditioning and compaction effort.

We also drilled one exploratory boring to 21.5 feet below existing grade within the proposed future ADA parking area, upslope of the eastern end of the practice field, to determine the soil profile and consistency to make recommendations for site grading to accommodate the ADA parking pad and the ADA pathway to Freedom Field below. We found wet, loose to medium dense sands. We capped the boring and returned to the site on 4 January 2013 to find water at 3 feet below grade. On 29 January 2013 the groundwater level was at 4 feet below grade with seepage occurring along the toe of the slope below. In comparison, we drilled to 26.5 feet below grade at the southwest corner of the playing field and encountered no groundwater. We anticipate groundwater level will drop during the summer and fall to rise again each winter rainy season. A liquefaction analysis of the soils below the future was beyond the scope of the investigation. Based on our prior experience and Standard Penetration Testing of the saturated sands encountered at boring location B-7, there is a high potential for liquefaction below the ADA parking pad if severe seismic shaking occurs during or after the winter rain season. If severe seismic shaking occurs during the dry season, we expect there to be some soil densification or volumetric compression of the loose sands.

Representative soil samples were obtained from the exploratory borings at selected depths or at major strata changes. These samples were recovered using the Standard Terzaghi Sampler (T).



The penetration resistance blow counts noted on the boring logs were obtained as the sampler was dynamically driven into the in situ soil. The process was facilitated using a powered cathead to raise and drop a 140-pound hammer a 30-inch free fall distance and driving the sampler 6 to 18 inches and recording the number of blows for each 6-inch penetration interval. The blows recorded on the boring logs represent the accumulated number of blows that were required to drive the last 12 inches.

The soils encountered in the borings were continuously logged in the field and described in accordance with the Unified Soil Classification System (ASTM D2486). The Logs of the Test Borings are included as Figures 6 through 12 in Appendix of this report. The Boring 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 laboratory testing program was directed toward determining pertinent engineering and index soil properties of the project site soils.

For the drill rig subsurface exploration, the natural moisture contents of selected samples were determined in the laboratory and are recorded on the boring logs at the appropriate depths. Sieve analyses were performed to aid in the classification of the project site subsurface soil profile. The strength parameters of the underlying earth materials and relative densities were determined from field test values derived from Standard Penetration Testing resistance of the insitu soils. The results of the field and laboratory testing appear on the "Logs of Test Borings" opposite the sample tested. The Sieve Analyses Gradation charts are included in the Appendix of this report as Figures 13, 14 and 15.

For the nuclear gauge, relative compaction testing of the surface soils at Freedom Field performed at 12 to 16 inches below grade, we collected soil samples at the bottom of the test pits to determine soil moisture contents in order to calculate the field densities. We also collected bulk soil samples from our test pits and performed two laboratory compaction curve tests. The laboratory field data upon which they are based are included in the Appendix of this report as Figures 16, 17 and 18.

#### **Surface and Subsurface Conditions**

Based upon our relative compaction testing, we found the near level surface of Freedom Field to be well compacted. The soils tested below 12 inches from surface grade were found to be very loose to well compacted indicating inconsistent moisture conditioning and compaction effort.

The fill soils placed at Freedom Field in 2012 were found to be primarily silty sands with some clays and gravels. The older layer of fill soil encountered below the recent fill soil soils was found to be primarily silty sand.

The native soils beneath Freedom Field were found to be medium dense to very dense, silty to poorly graded sands. These soils appeared to be undisturbed Aromas Sand Formation.

The soils below the proposed future ADA parking area, upslope of the eastern end of Freedom Field, were found to be loose to medium dense silty sands with near surface, seasonal groundwater. These soils appeared to be colluvium.

The site soils are mapped as Pleistocene Eolian Sand of the Aromas Sand Formation; see the Regional Geologic Map. Figure 3 in the Appendix of this report.

### **Groundwater**

We did not encounter groundwater in our exploratory Borings 1 through 6 drilled to 26.5 feet below grade on 20 December 2012 within the near level footprint of Freedom Field.

We did encounter wet soils from 3 feet below to 21.5 feet below grade at Boring 7 within the proposed future ADA parking area, upslope of the eastern end of the practice field. Upon terminating the boring drilled on 20 December 2012, we capped the borehole. We returned to the site on 4 January 2013 to find groundwater at 3 feet below grade.

It should be noted that groundwater levels may fluctuate due to variations in rainfall or other factors not evident during our investigation.

### **Regional Seismic Setting**

California contains a broad system of strike-slip faults. Some of these faults have the potential to present a seismic hazard to the project site. The most important of these are the San Andreas, San Gregorio and Zayante Faults. These faults are either active or considered potentially active (Working Group on Northern California Earthquake Potential [WGNCEP] 1996).

### **San Andreas Fault**

The proposed project lies about 6 miles southwest of the San Andreas Fault zone. This is a major fault zone of active displacement which extends from the

Gulf of California to the vicinity of Point Arena, where the fault leaves the California coastline. Between these points, the fault is about 700 miles long. The fault zone is a break or series of breaks along the earth's crust, where shearing movement has taken place. This fault movement is primarily horizontal. The largest historic earthquake in Northern California occurred along the San Andreas Fault on 18 April 1906 (M8.3+). The second largest earthquake last century, the 17 October 1989 Loma Prieta earthquake occurred along the Santa Cruz Mountain segment of the San Andreas Fault system.

Although it is uncertain whether the Santa Cruz Mountains segment has a characteristic earthquake independent of great San Andreas Fault earthquakes, the WGNCEP (1996) assumed an "idealized" earthquake of  $M_w$  7.0 with the same right-lateral slip as the 1989 Loma Prieta earthquake, but having an independent segment recurrence interval of 138 years and a multi-segment recurrence interval of 400 years.

#### **Zayante Fault**

The Zayante Fault lies west of the San Andreas Fault and trends about 50 miles northwest from the Watsonville lowlands into the Santa Cruz Mountains.

The Zayante Fault is situated about 2 miles northeast of the project site and should be considered potentially active. The WGNCEP (1996) considers it capable of generating a  $M_w$  6.8 earthquake with an effective recurrence interval of 8,800 years.

### **San Gregorio Fault**

The San Gregorio fault lies about 17 miles west of the project site and skirts the coastline of Santa Cruz County northward from Monterey Bay and trends onshore at Point Año Nuevo.

The WGNCEP (1996) divided the San Gregorio fault into the "San Gregorio" and "San Gregorio, Sur Region" segments. The segmentation boundary is located west of Monterey Bay. The San Gregorio segment is assigned a slip rate that results in a  $M_w$  7.3 earthquake with a recurrence interval of 400 years.

### **Historical Seismicity**

The epicenter of the 17 October 1989 Loma Prieta earthquake is located about 5 miles north-northwest of the project site.

### **Geologic Hazards**

#### **Liquefaction**

During an earthquake, seismic waves travel through the earth and vibrate the ground. In cohesionless, granular materials having low relative density (loose to medium dense sands for example), this vibration can disturb the particle framework leading to increased compaction of the material and reduction of pore space between the framework grains. If the sediment is saturated, water occupying the pore spaces resists this compaction and exerts pore pressure that reduces the contact stress between the sediment grains. With continued shaking, transfer of intergranular stress to pore water can generate pore pressures great enough to cause the sediment to lose its strength and change from a solid state to a liquefied state. This mechanical transformation termed liquefaction can cause various kinds of ground failure at or near the ground surface.

The liquefaction process typically occurs at depths less than 50 feet below the ground surface. Liquefaction can occur at deeper intervals, given the right conditions, however ground manifestations have been found to be relatively minor.

The project site is mapped as having a moderately low potential for liquefaction; see the Regional Liquefaction Map, Figure 4 in the Appendix of this report.

Based on the relatively high blow counts per foot of sampler penetration and the lack of groundwater encountered in our exploratory borings B1 through B6, there is a low potential for liquefaction to occur in the native soils below Freedom Field.

Exploratory boring B7 was drilled to 21.5 feet below existing grade within the proposed future ADA parking area, upslope of the eastern end of Freedom Field. We found wet, loose to medium dense sands. In January 2013 groundwater was at 3 feet below grade. We anticipate the groundwater level below the future ADA parking pad will drop during the summer and fall. A liquefaction analysis of the soils below the future ADA parking pad was beyond the scope of the investigation. Based on our prior experience, there is a high potential for liquefaction to occur below the ADA parking pad and the ADA pathway down to Freedom Field if severe seismic shaking occurs during or after the winter rain season. Liquefaction has the potential to induce settlement of the saturated sands and result in significant damage to the parking pad and pathway pavement sections. If severe seismic shaking occurs during the dry season, we expect there to be some soil densification of the loose sands resulting in settlement and damage of the parking pad area, but to a lesser degree than if the loose sands were saturated.

To reduce the effects of seismically induced settlement, we recommend the ADA parking pad pavement section be supported by an engineered fill soil mat consisting of moisture conditioned, onsite soils compacted to at least 90 percent relative compaction at least 2 feet thick.

To reduce maintenance of the ADA pathway to Freedom Field, we recommend the pathway pavement section should be supported by at least 12 inches of moisture conditioned onsite soils compacted to at least 90 percent relative compaction.

#### **Total and Differential Settlement**

To estimate long term settlement of the Freedom Field sandy fill soils under their weight (no surcharge) as well as to estimate the dry settlement (volumetric compression) of the fill soils during severe seismic shaking, we correlated our insitu Standard Penetration Testing to percent volumetric compression or soil densification..

We utilized the 1993 Simple Settlement Chart by Krinitzsky ( $a=0.5g$ ) as well as the 1972 Seed and Silver Settlement of Dry Sand analysis ( $a=0.45$ ). Both analysis methods correlate Standard Penetration Testing ( $N_{60}$ ) blows per foot to percent volumetric compression induced by seismic shaking. We estimate the potential settlement of the loose sands to be on the order of 0.5 percent (0.005) of their height

For example, at the southwest end of the playing field with fill soils to 10.5 feet below grade, we estimate the potential total settlement to be approximately 0.6 inches during an earthquake or overtime with no surcharge using a volumetric compression of 0.5 percent.

With the lateral and vertical variation of soils and soil densities found throughout the Freedom Field uncontrolled fill soils, we cannot accurately estimate differential settlements over a defined distance.

The effects total and differential settlement at the site can be mitigated by compaction of the top 2 feet of existing fill soils to at least 90 percent relative compaction.

#### **Surface Displacement**

The potential for surface displacement within the project site due to either earthquake fault rupture or liquefaction lateral spreading is very low.

#### **Building Codes**

The proposed project should conform to the following current building codes:

- 2010 California Building Code (CBC); and
- 2010 Green Building Standards Code (CALgreen).

#### **2010 CBC Site Class**

In accordance with Section 1613.5.2 of the 2010 California Building Code (CBC), the project site should be assigned the Site Class D.



## **DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS**

Based on the results of our investigation, a stable playing field can be established at Freedom Field provided the recommendations outlined in this report are incorporated into the design of the project Grading and Drainage Plan; and adhered to during the remedial earthwork and drainage improvements construction to mitigate the uncontrolled fill soils. The recommendations outlined in this report will provide a stable playing field surface, minimize settlement of the fill soils under their own weight, reduce the settlement from seismic shaking and stabilize the field slopes to minimize erosion.

We understand no buildings or habitable structures are proposed for Freedom Field.

Based upon our field and laboratory testing, the primary geotechnical concerns at Freedom Field in its existing state are:

- Erosion and shallow slumping of the uncontrolled fill slopes below the west and southwest perimeters of the playing field due to saturation and overland sheet flow;
- Erosion and destabilization of the seasonally saturated slope face above the east perimeter of the field;
- Potential settlement of the uncontrolled fill soils both within the near level playing field area and the slopes below;
- Control of playing field storm water runoff; and
- Control of subsurface seepage along the east perimeter of the playing field to reduce seasonal ponding across the east end of the playing field.

To stabilize the Freedom Field uncontrolled fill soils and the 5 feet high slope

above the eastern perimeter of the practice field, we recommend the following:

- a. The fill slopes below the western and southwestern perimeters of the practice field should be cut back a minimum of 4 feet from the top to the bottom. The exposed native soil surface at the bottom should be scarified to a depth of 6 inches; moisture conditioned, and compacted to at least 90 percent relative compaction. The project contractor will need to accommodate underground utilities in this area. The excavated soils should be moisture conditioned and replaced in thin, level lifts not exceeding 8 inches in loose thickness; and compacted to at least 90 percent relative compaction to restore the project site slopes. We anticipate it will be necessary to overbuild and then cutback the compacted slopes to achieve at least 90 percent relative compaction at the surface of the finished slopes. Finish slope gradients should be 2:1(H:V) or less steep;
- b. The top 18 inches of the near level practice field soils should be removed and stockpiled on site. The exposed soils of the practice field should be moisture conditioned, and compacted to at least 90 percent relative compaction. The stockpiled soils should be replaced in thin lifts not exceeding 8 inches in loose thickness; moisture conditioned, and compacted to at least 90 percent relative compaction to achieve a minimum 2 feet thick mantle of engineered fill across the practice field;
- c. A curtain drain system should be installed along the eastern perimeter of the practice field to collect seepage from slope above and convey the collected seepage away from the practice field to a suitable detention/retention facility by gravity flow. The curtain drain should consist of a trench excavated at least 2 feet below adjacent grade with the bottom sloped to drain and a perforated pipe with the holes down should be placed along the trench bottom. The trench should be backfilled with

mechanically compacted, Caltrans Permeable Material, Class I, Type A. The curtain drain system should be designed by the project civil engineer; and

- d. The project site slope above the eastern perimeter of Freedom Field should be cut back a minimum of 4 feet from the top to the bottom. The exposed native soil surface at the bottom should be scarified to a depth of 6 inches; moisture conditioned, and compacted to at least 90 percent relative compaction. The excavated soils should be moisture conditioned and replaced in thin, level lifts not exceeding 8 inches in loose thickness; and compacted to at least 90 percent relative compaction to restore the project site slope. A drainage system consisting of Caltrans Permeable Material Class 1, Type A and perforated pipe should be placed between the engineered fill and native slope to collect and convey seepage away from the engineered fill slope to a suitable detention/retention facility by gravity flow.. We anticipate it will be necessary to overbuild and then cutback the compacted slope to achieve at least 90 percent relative compaction at the surface of the finished slope. Due to the near surface seasonal groundwater present above the east end of Freedom Field, the finish slope gradient should be 3:1(H:V) or less steep.

To increase the bearing capacity of the loose sandy soils encountered within the ADA parking area and reduce the effects of seismically induced settlement, we recommend the ADA parking pad pavement section be supported by engineered fill soil mat consisting of moisture conditioned onsite soils compacted to at least 90 percent relative compaction at least 2 feet thick. When properly moisture conditioned, the onsite soils may be used for engineered fill. The top 12 inches of the 2 feet thick engineered fill soil mat should be compacted to at least 95 percent relative compaction. The soil mat should extend at least 2 feet laterally

beyond the pavement section perimeters.

To mitigate the loose, near surface soils found above the eastern end of Freedom Field and to reduce maintenance of the ADA pathway to Freedom Field, we recommend the pathway pavement section should be supported by at 12 inches of moisture conditioned onsite soils compacted to at least 90 percent relative compaction. The compacted soil should extend at least 1 foot laterally beyond the pathway pavement section perimeters.

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

**General Project Site Grading**

1. The geotechnical engineer should be notified at least four (4) working days prior to any site clearing, grading or foundation excavation so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.
2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-current.
3. Areas to be graded should be cleared of all obstructions including loose fill or other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.

4. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth should be from 2 to 4 inches. Actual depth of stripping should be determined in the field by the geotechnical engineer. Strippings should be wasted off-site or stockpiled for use in landscaped areas if desired.
5. Areas to receive engineered fill should be scarified to a depth of 6 inches, moisture conditioned, and compacted to at least 90 percent relative compaction. Portions of the site may need to be moisture conditioned to achieve suitable moisture content for compaction. These areas may then be brought to design grade with engineered fill.
6. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness; moisture conditioned, and compacted to at least 90 percent relative compaction.
7. We recommend at least one relative compaction test be performed per vertical foot of engineered fill placed per 2,500 square feet of area. Laboratory compaction curve testing should be performed as needed to accurately determine the relative compaction of the remedial earthwork recommended for Freedom Field and the proposed ADA improvements.
8. Project site grading will be most efficiently and economically performed if the site soils are allowed to dry to near or below the optimum moisture content, as determined by laboratory compaction curve testing, before grading operations begin. The near surface fill soils at Freedom Field were found to be primarily silty sands with some clays and gravels. It will be more efficient to moisture condition dry soils to achieve at least 90 percent relative compaction at the project site than to dry the soils during grading operations to achieve minimum compaction.

9. If grading for the ADA improvements is performed during or shortly after the rainy season, the grading contractor may encounter compaction difficulty, such as pumping or bringing free water to the surface. If compaction cannot be achieved after adjusting the soil moisture content, it may be necessary to overexcavate the subgrade soil and replace it with mechanically compacted angular crushed rock to stabilize the subgrade. We estimate that the depth of overexcavation would be approximately 24 inches under these adverse conditions.

10. The onsite soils generally appear suitable for use as engineered fill when properly moisture conditioned. Import soils utilized as engineered fill at the project site should:

- 1) Be free of wood, organic debris and other deleterious materials;
- 2) Not contain rocks or clods greater than 2.5 inches in any dimension;
- 3) Not contain more than 25 percent of fines passing the #200 sieve;
- 4) Have a Sand Equivalent greater than 18;
- 5) Have a Plasticity Index less than 15;
- 6) Have an R-Value of not less than 30; and
- 7) Be approved by the project geotechnical engineer. Contractor should submit to the geotechnical engineer samples of import material or utility trench backfill for compliance testing a minimum of 4 days before it is delivered.

11. Additional soils will be needed to be imported to establish the playing field surface turf. The composition of the top 6 inches of the practice field soils should be determined by a playing field turf expert. The top 6 inches of the practice field soils should be compacted to between 85 and 90 percent relative compaction to foster root growth or as advised by a playing field turf expert.

12. We estimate a shrinkage factor of approximately 10 percent of insitu dry unit weight for the loose near surface, sandy soils found below the ADA parking pad area when used in engineered fills compacted to at least 90 percent relative compaction.

13. Following grading, all exposed slopes should be planted with erosion resistant vegetation. The seeds should be watered to promote germination and as needed to promote growth until the winter rainy season. Seeds should be protected from birds and the elements by a layer of straw. Seeds and straw placed on slopes steeper than 20 percent should be covered by staked, erosion control netting.

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

#### **Freedom Field Remedial Grading**

15. To stabilize the Freedom Field uncontrolled fill soils we recommend the fill slopes below the western and southwestern perimeters of the practice field should be cut back a minimum of 4 feet from the top to the bottom. The exposed native soil surface at the bottom should be scarified to a depth of 6 inches; moisture conditioned, and compacted to at least 90 percent relative compaction. The project contractor will need to accommodate underground utilities in this area. The excavated soils should be moisture conditioned and replaced in thin, level lifts not exceeding 8 inches in loose thickness; and compacted to at least 90 percent relative compaction to restore the project site slopes. We anticipate it will be necessary to overbuild and then cutback the compacted slopes to achieve

at least 90 percent relative compaction at the surface of the finished slopes. Finish slope gradients should be 2:1(H:V) or less steep.

16. The top 18 inches of the near level practice field soils should be removed and stockpiled on site. The exposed soils of the practice field should be moisture conditioned, and compacted to at least 90 percent relative compaction. The stockpiled soils should be replaced in thin lifts not exceeding 8 inches in loose thickness; moisture conditioned, and compacted to at least 90 percent relative compaction to achieve a minimum 2 feet thick mantle of engineered fill across the practice field.

#### **Freedom Field Accessory Structures Foundations**

17. Future accessory structures at Freedom Field such as bleachers should be supported by foundation elements which penetrate the uncontrolled fill soils at depth and achieve bearing within the medium dense to dense, native soils below.

#### **Slope above Eastern Perimeter of Freedom Field Remedial Grading**

18. To stabilize the 5 feet high slope above the eastern perimeter of Freedom Field and reduce the volume of groundwater seepage emitting from the slope each winter and spring we recommend the slope should be cut back a minimum of 4 feet from the top to the bottom. The exposed native soil surface at the bottom should be scarified to a depth of 6 inches; moisture conditioned, and compacted to at least 90 percent relative compaction. The excavated soils should be moisture conditioned and replaced in thin, level lifts not exceeding 8 inches in loose thickness; and compacted to at least 90 percent relative compaction to restore the project site slopes. A drainage system consisting of Caltrans Permeable Material Class 1, Type A and perforated pipe should be placed between the engineered fill and native slope to collect and convey



seepage away from the engineered fill slope to a suitable detention/retention facility by gravity flow. We anticipate it will be necessary to overbuild and then cutback the compacted slope to achieve at least 90 percent relative compaction at the surface of the finished slope. Due to the near surface seasonal groundwater present above the east end of Freedom Field, the finish slope gradient should be 3:1(H:V) or less steep for long term stability.

**ADA Parking and the ADA Pathway to Freedom Field**

19. To increase the bearing capacity of the loose sandy soils encountered within the ADA parking area and reduce the effects of seismically induced settlement, we recommend the ADA parking pad pavement section be supported by an engineered fill soil mat consisting of moisture conditioned, onsite soils compacted to at least 90 percent relative compaction at least 2 feet thick. When properly moisture conditioned, the onsite soils may be used for engineered fill. The top 12 inches of the 2 feet thick engineered fill soil mat should be compacted to at least 95 percent relative compaction. The soil mat should extend at least 2 feet laterally beyond the pavement section perimeters.

20. To mitigate the loose, near surface soils found above the eastern end of Freedom Field and to reduce maintenance of the ADA pathway to Freedom Field, we recommend the pathway pavement section should be supported by at 12 inches of moisture conditioned onsite soils compacted to at least 90 percent relative compaction. The compacted soil should extend at least 1 foot laterally beyond the pathway pavement section perimeters.

21. Design of the ADA parking pad pavement section and the ADA pathway to Freedom Field pavement section were beyond our designated scope of work. In general, asphaltic concrete and aggregate base should conform to and be placed in accordance with the Caltrans Standard Specifications, latest edition, except

that the test method for compaction should be determined by ASTM D1557-current.

**Site Drainage**

22. Thorough control of runoff is essential to the performance of the project. The surface of Freedom Field should be sloped to minimize ponding and to drain to suitable collection facilities as determined by the project civil engineer.

23. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to flow onto the slope below the perimeter of Freedom Field.

24. A curtain drain system should be installed along the eastern perimeter of Freedom Field to collect seepage from slope above and convey the collected seepage away from the practice field to a suitable detention/retention facility by gravity flow. The curtain drain should consist of a trench excavated at least 2 feet below adjacent grade with the bottom sloped to drain and a perforated pipe with the holes down should be placed along the trench bottom. The trench should be backfilled with mechanically compacted, Caltrans Permeable Material, Class I, Type A. The curtain drain system should be designed by the project civil engineer.

25. The slope face above the east perimeter of Freedom Field will be reconstructed using level lifts of engineered fill. To maintain the integrity of the engineered fill soils, we recommend a drainage system consisting of Caltrans Permeable Material Class 1, Type A and perforated pipe be placed between the engineered fill and the native slope; to collect and convey seepage away from the engineered fill slope to a suitable detention/retention facility by gravity flow.

**Erosion Control**

26. Following grading, the slopes below and above the practice field should be planted with erosion resistant vegetation and the vegetation established prior to the winter rainy season. Seeds should be protected from birds and the elements by a layer of straw. Seeds and straw placed on slopes steeper than 20 percent should be covered by staked, erosion control netting.

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

27. Our firm should be provided the opportunity for a general review of the final project plans prior to construction so that our geotechnical recommendations may be properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. The recommendations presented in this report require our review of final plans and specifications prior to construction and upon our observation and, where necessary, testing of the earthwork and foundation excavations. Observation of project grading and excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

#### **LIMITATIONS AND UNIFORMITY OF CONDITIONS**

1. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that planned at the time, our firm should be notified so that supplemental recommendations can be given.
2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to ensure that the Contractors and Subcontractors carry out such recommendations in the field. The conclusions and recommendations contained herein are professional opinions derived in accordance with current standards of professional practice. No other warranty expressed or implied is made.
3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or to the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside our control. Therefore, this report should not be relied upon after a period of three years without being reviewed by a geotechnical engineer.

Project No. SC10423  
8 February 2013

**APPENDIX**

**Aerial Photo Site Plan – Google Earth**

**USGS Site Location Map**

**Regional Geologic Map**

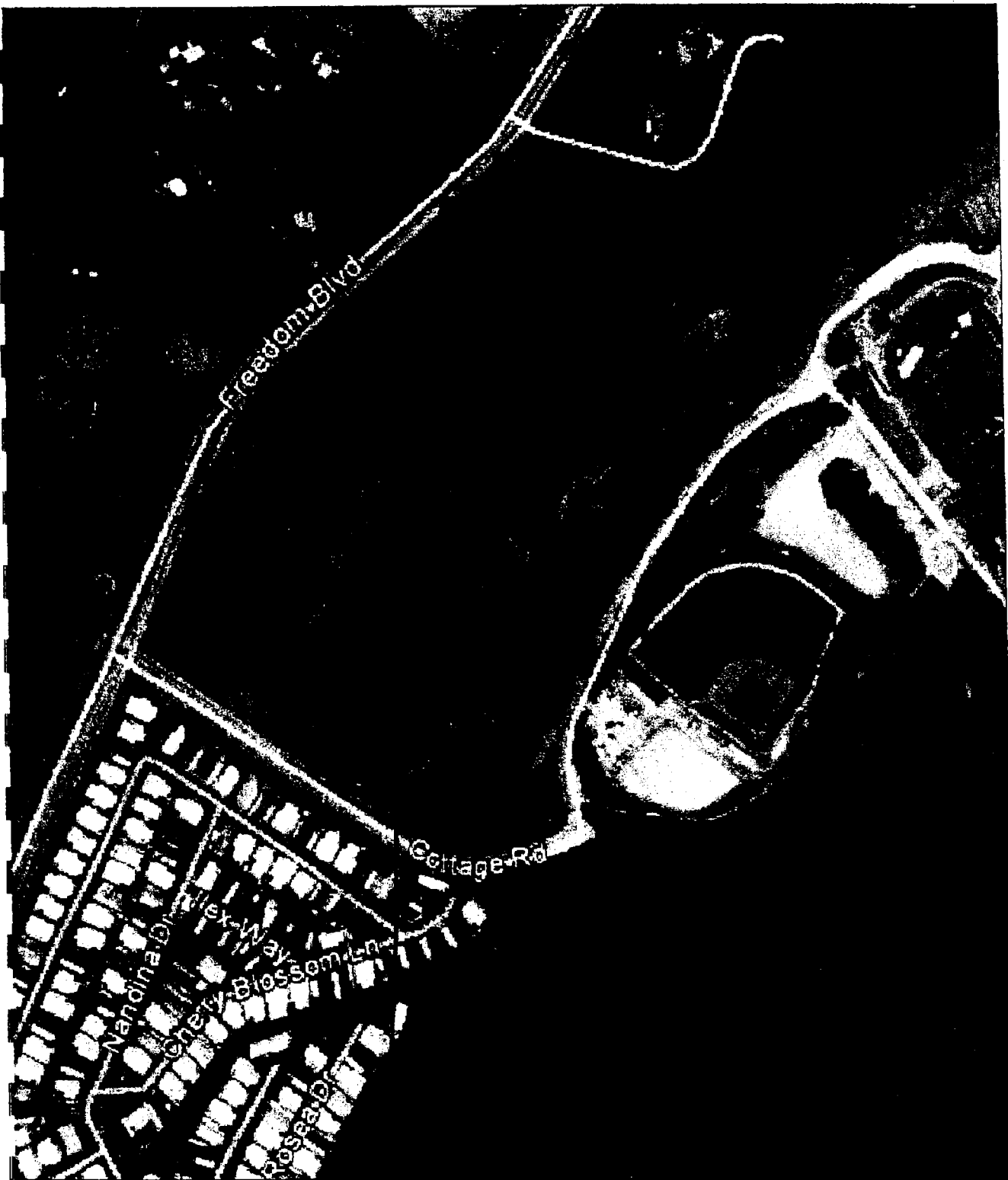
**Regional Liquefaction Map**

**Boring Site Plan w/Relative Compaction Tests**

**Logs of Test Borings**

**Sieve Analyses Gradation Charts**

**Compaction Testing Data**

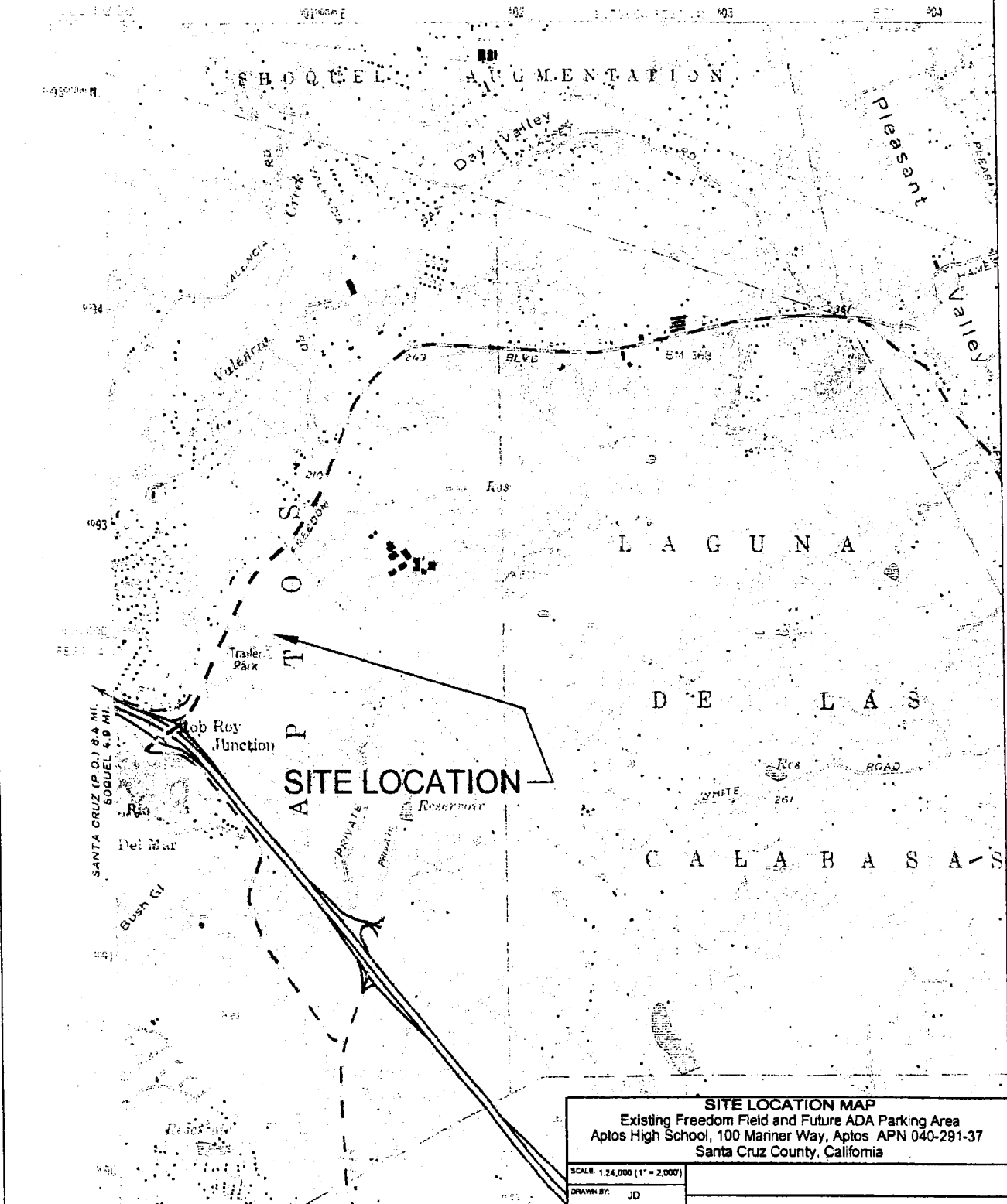


PROJECT LOCATION



<b>AERIAL PHOTO SITE PLAN</b>	
Existing Freedom Field and Future ADA Parking Area Aptos High School, 100 Mariner Way, Aptos APN 040-291-37 Santa Cruz County, California	
SCALE: no scale	image from Google Earth, dated 6 May 2012
DRAWN BY: JD	<b>HARO, KASUNICH &amp; ASSOCIATES, INC.</b> GEOTECHNICAL AND COASTAL ENGINEERS 116 E. LAKE AVENUE, WATSONVILLE, CA 95076 (831) 722-4175
DATE: February 2013	
REVISED:	
JOB NO. SC10423	
FIGURE NO. 1	

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY



**SITE LOCATION**

**SITE LOCATION MAP**  
Existing Freedom Field and Future ADA Parking Area  
Aptos High School, 100 Mariner Way, Aptos APN 040-291-37  
Santa Cruz County, California

SCALE: 1:24,000 (1" = 2,000')

DRAWN BY: JD

DATE: February 2013

REVISED:

JOB NO: SC10423

**HARO, KASUNICH & ASSOCIATES, INC.**  
GEOTECHNICAL AND COASTAL ENGINEERS  
116 E. LAKE AVENUE, WATSONVILLE, CA 95076  
(831) 722-4175

SHEET NO.

**FIGURE NO. 2**

**FROM:**  
USGS Watsonville West Topographic Quadrangle, 1954, photorevised 1994. 20 ft. contour interval



**KEY:**

- Qar **Aromas Sand, undivided (Pleistocene)**—Heterogeneous sequence of mainly eolian and fluvial sand, silt, clay, and gravel. Several angular unconformities present in unit, with older deposits more complexly jointed, folded, and faulted than younger deposits. Total thickness may be more than 800 ft. Locally divided into:
  - Qae **Eolian lithofacies**—Moderately well sorted eolian sand. Highly variable degree of consolidation owing to differential weathering. May be as much as 200 ft thick without intervening fluvial deposits. Several sequences may be present, separated by paleosols. Upper 10 to 20 ft of each dune sequence is oxidized and relatively indurated, with all primary structures destroyed by weathering. Lower part of each dune sequence below weathering zone may be essentially unconsolidated.
  - Qef **Fluvial lithofacies**—Semi-consolidated, heterogeneous, moderately to poorly sorted silt, clay, silt, sand, and gravel. Deposited by meandering and braided streams. Includes beds of relatively well sorted gravel ranging from 10 to 20 ft thick. Clay and silt clay layers, locally as much as 2 ft thick, occur in unit. Locally includes buried soils, high in expansive clays, as much as 14 ft thick.
- QTo **Continental deposits, undifferentiated (Pleistocene and Pliocene?)**—Semi-consolidated, fine-grained, oxidized sand and silt. Generally underlie fluvial lithofacies of Aromas Sand (Qar). May represent highly weathered eolian deposits formed on Purisima Formation. Thickness approximately 300 ft.
- Qd **Colluvium (Holocene)**—Unconsolidated, heterogeneous deposits of moderately to poorly sorted silt, sand, and gravel. Deposited by slope wash and mass movement. Minor fluvial reworking. Locally includes numerous landslide deposits and small alluvial fans. Contacts generally gradational. Locally grades into fluvial deposits. Generally more than 5 ft thick.

**SITE LOCATION**

**FROM:**

**GEOLOGIC MAP OF SANTA CRUZ COUNTY, CALIFORNIA**

Compiled by  
Earl E. Brabb  
Digital Database Prepared by S. Graham, C. Wentworth, D. Knifong, R. Graymer and J. Blissenbach  
1997

SCALE: NO SCALE

DRAWN BY: JD

DATE: February 2013

REVISED:

JOB NO: SC10423

**REGIONAL GEOLOGIC MAP**

Existing Freedom Field and Future ADA Parking Area  
Aptos High School, 100 Manner Way, Aptos APN 040-291-37  
Santa Cruz County, California

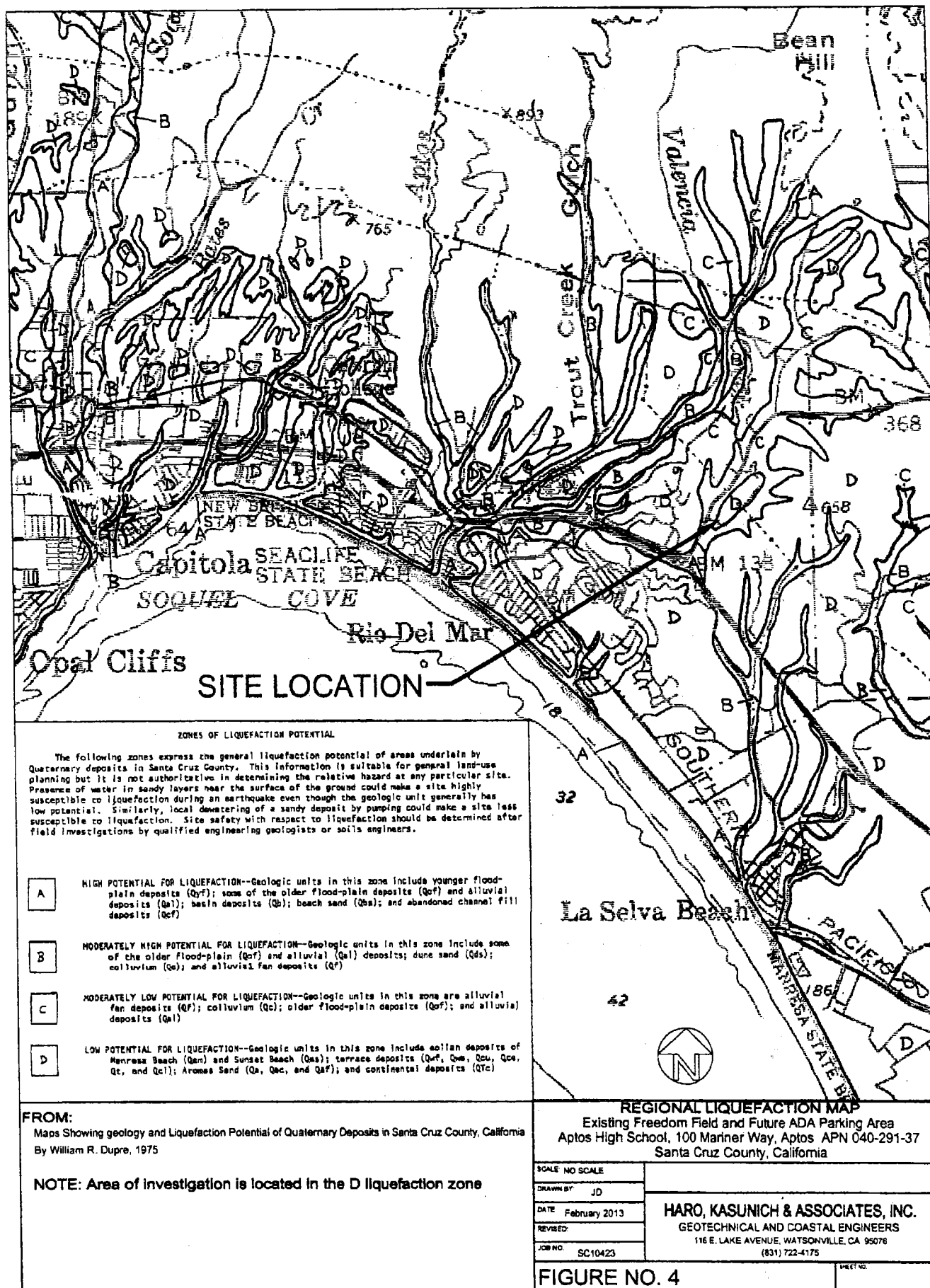
**HARO, KASUNICH & ASSOCIATES, INC.**

GEOTECHNICAL AND COASTAL ENGINEERS  
116 E. LAKE AVENUE, WATSONVILLE, CA 95076  
(831) 722-4175



SHEET NO.

**FIGURE NO. 3**

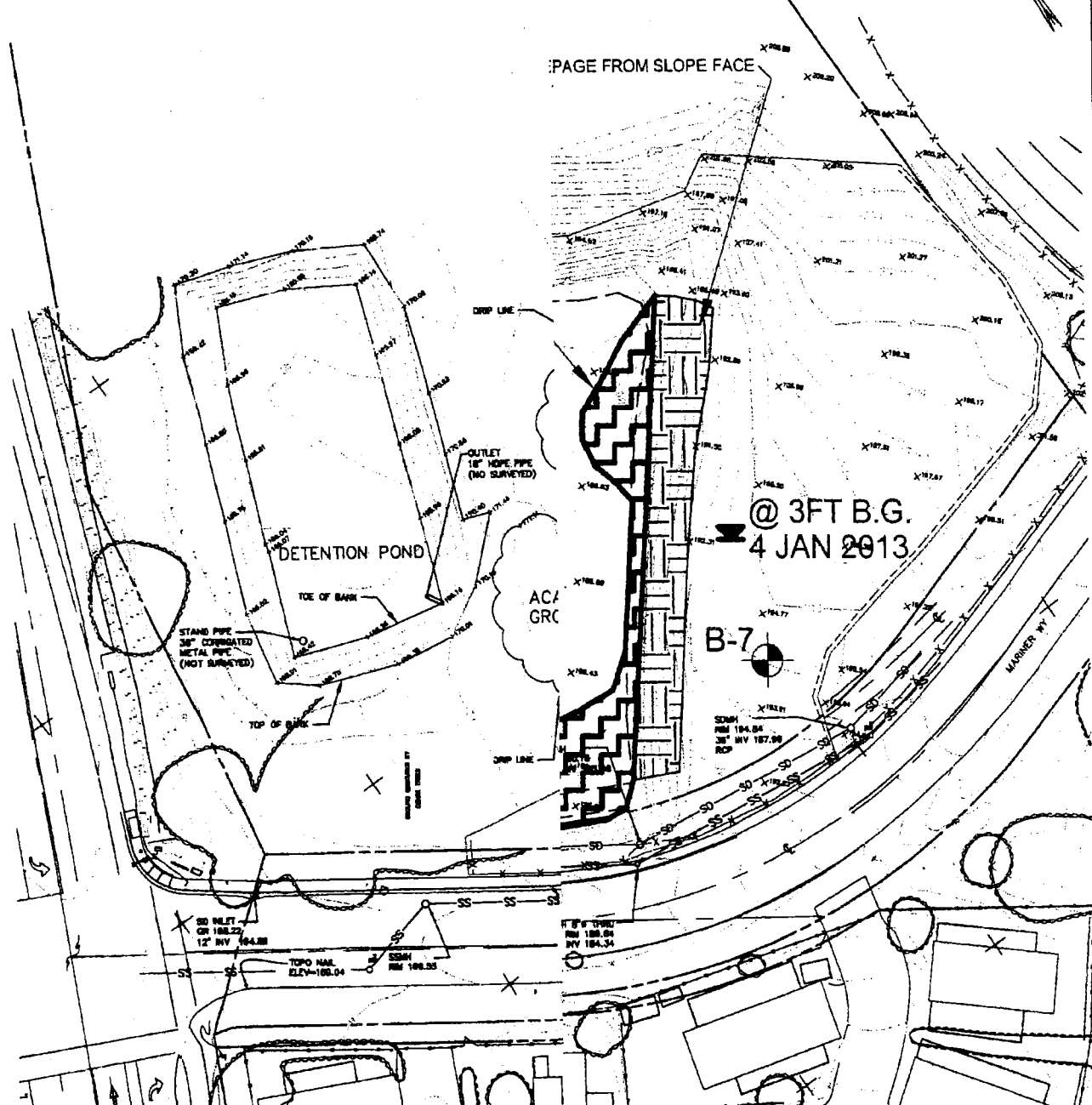




**LEGEND:**

-  = SOIL BORING LOCATION  
 = COMPACTION TESTS LOCATION 20 DEC 2012

113



**BORING & COMPACTION TEST LOCATIONS PLAN**  
 Existing Freedom Field and Future ADA Parking Area  
 APN 041-291-37  
 Aptos High School, 100 Mariner Way, Aptos, California

SCALE: 1" = 60'	topographic plan from Bowman & Williams, dated 29 Nov. 2012
DRAWN BY: JD	
DATE: February 2013	
REVISED:	
JOB NO: SC10423	<b>HARO, KASUNICH &amp; ASSOCIATES, INC.</b> GEOTECHNICAL AND COASTAL ENGINEERS 118 E. LAKE AVENUE, WATSONVILLE, CA 95076 (831) 722-4175

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF FREEDOM BOULEVARD AS DETERMINED FROM RAILROAD SPKES FOUND ON THE CENTERLINE OF FREEDOM BOULEVARD NEAR THE ENTRANCE OF APTOS HIGH SCHOOL - N 23°45' E.

**FIGURE NO. 5**

SHEET NO.



# Aptos High School Freedom Field

PROJECT NO. SC10423

LOGGED BY RP DATE DRILLED December 20, 2012 BORING DIAMETER 4" SS BORING NO. B-1

Depth, ft.	Sample No. and type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	Blows/foot 350 ft. - lbs.	Qu - ts.f. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	MISC. LAB RESULTS
0									
1-1	(T)		Brown Silty SAND, moist, loose	SM	9				
1-2	(T)		Grey/black Clayey SAND, moist, loose	SC	6				
1-3	(T)		Grey Silty SAND with bedrock fragments and few fine roots, moist, medium dense	SM	21				
1-4	(T)		Grey Silty SAND, moist, loose to medium dense		11				
1-5	(T)		Brown Clayey SAND Grey Silty SAND with few bedrock fragments, moist, medium dense Base of fill soils	SC	22				
			Red brown Silty SAND @ 13 feet b.g.	SM					
1-6	(T)		Brown, medium grain SAND, moist, dense	SP	36				
1-7	(T)		Aromas SANDS, moist, very dense		65				
1-8	(T)		Aromas SANDS, moist, very dense Boring terminated at 26.5 feet	SP	58				

HARO, KASUNICH AND ASSOCIATES, INC.

BY: dk

FIGURE NO. 6





# Aptos High School Freedom Field

PROJECT NO. SC10423

LOGGED BY RP

DATE DRILLED December 20, 2012 BORING DIAMETER 4" SS

BORING NO. B-3

Depth, ft.	Sample No. and type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	Blows/foot 350 ft. - lbs.	Qu - t.s.f. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	MISC. LAB RESULTS
0									
3-1	(T)		Dark brown Silty fine SAND with Bedrock fragments, moist, medium dense	SM	18				
3-2	(T)		Dark brown Silty SAND, moist, medium dense		20				
5			Driller - wood debris @ 4.5 feet		24				
3-3	(T)		Dark brown Silty SAND with few Gravels						
			Base of new fill	SM					
3-4	(T)		Brown slightly SILT, medium grain SAND, moist, medium dense old fill soil layer		14				
10	3-5	(T)	Brown medium grain SAND, moist, medium dense		26				
15	3-6	(T)	Red brown poorly graded SAND, moist, dense	SP	74				
			Boring terminated at 13.5 feet						
20									
25									
30									
35									

HARO, KASUNICH AND ASSOCIATES, INC.

BY: dk

FIGURE NO. 8

EXHIBIT D



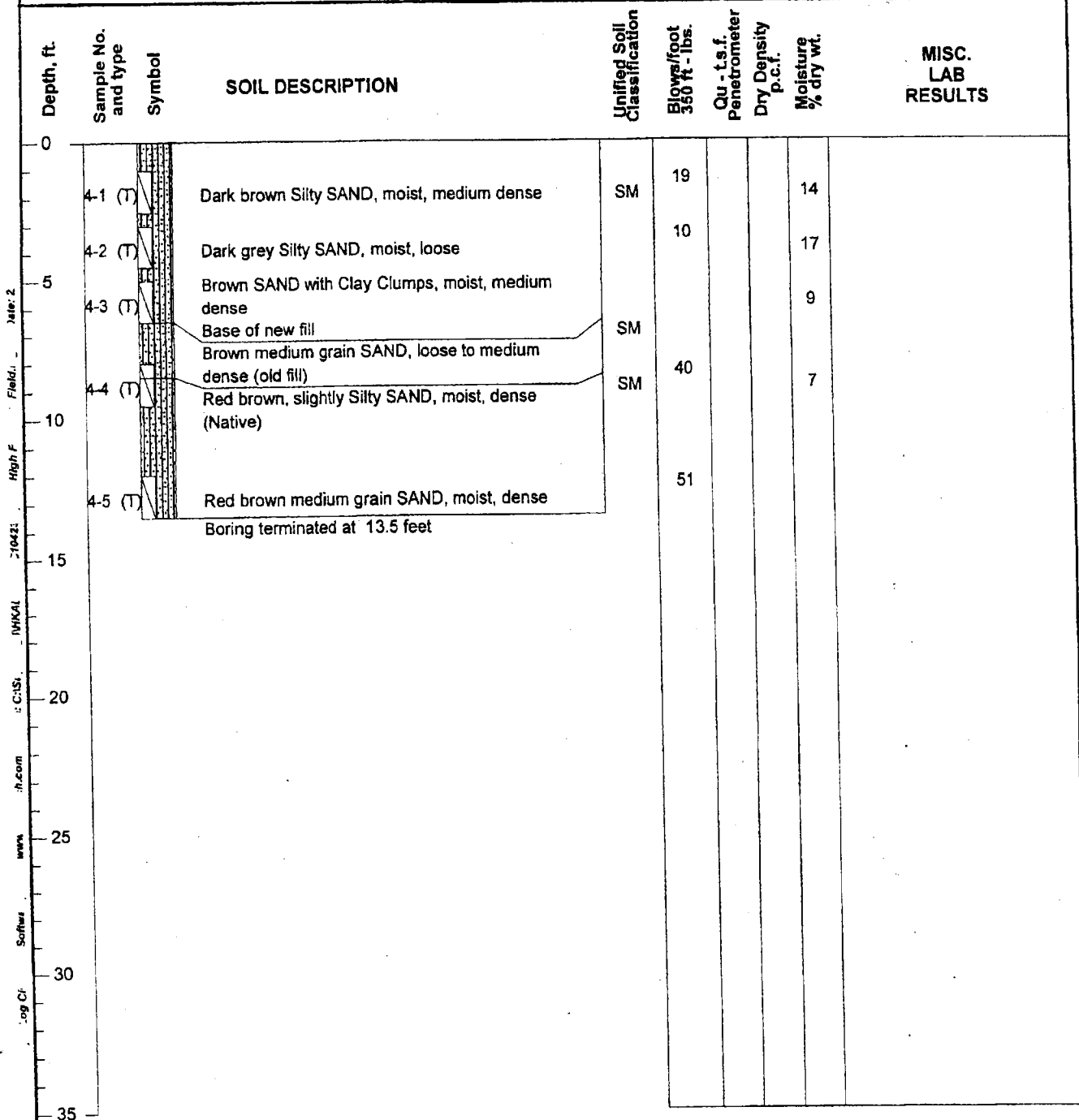
# Aptos High School Freedom Field

PROJECT NO. SC10423

LOGGED BY RP

DATE DRILLED December 20, 2012 BORING DIAMETER 4" SS

BORING NO. B-4



HARO, KASUNICH AND ASSOCIATES, INC.

BY: dk

FIGURE NO. 9



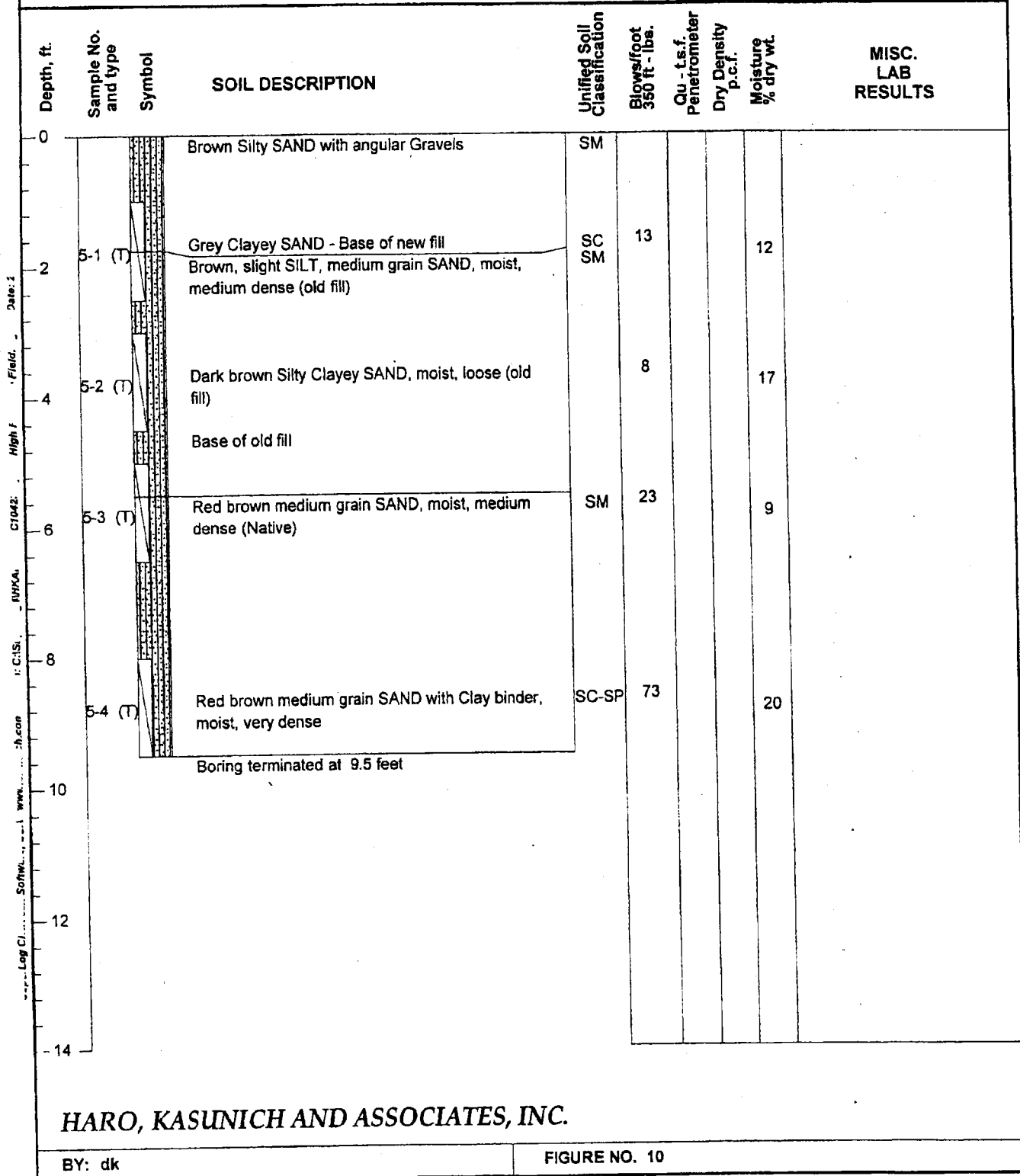
# Aptos High School Freedom Field

PROJECT NO. SC10423

LOGGED BY RP

DATE DRILLED December 20, 2012 BORING DIAMETER 4" SS

BORING NO. B-5





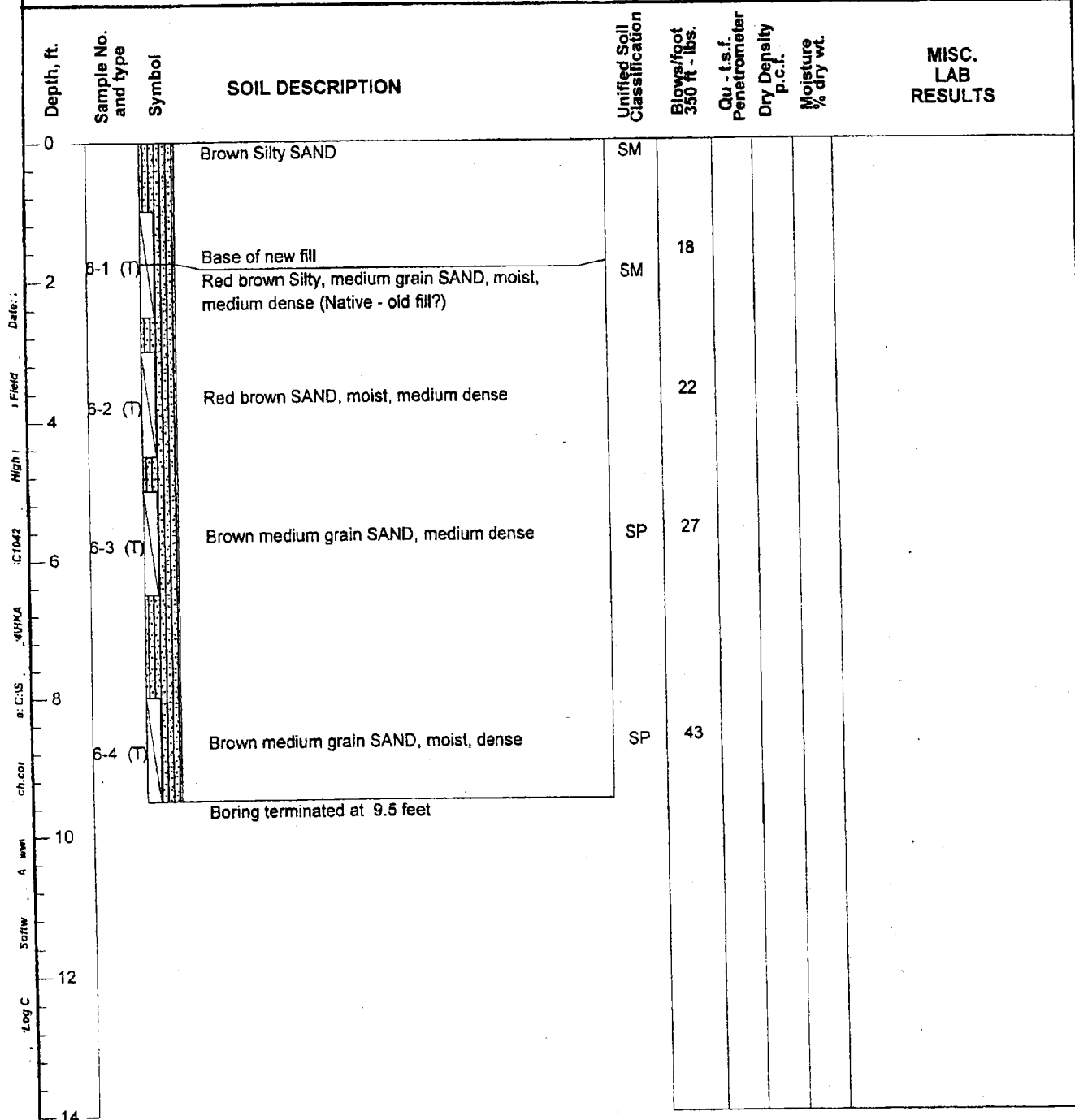
# Aptos High School Freedom Field

PROJECT NO. SC10423

LOGGED BY RP

DATE DRILLED December 20, 2012 BORING DIAMETER 4" SS

BORING NO. B-6



HARO, KASUNICH AND ASSOCIATES, INC.

BY: dk

FIGURE NO. 11





# Aptos High School Freedom Field

PROJECT NO. SC10423

LOGGED BY RP

DATE DRILLED December 20, 2012 BORING DIAMETER 4" SS

BORING NO. B-7

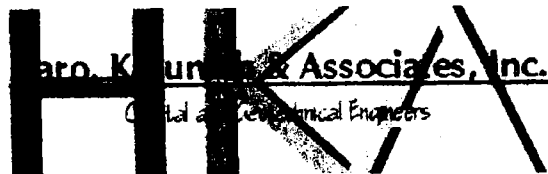
Depth, ft.	Sample No. and type	Symbol	SOIL DESCRIPTION	Unified Soil Classification	Blows/foot 350 ft - lbs.	Qu - t.s.f. Penetrometer	Dry Density p.c.f.	Moisture % dry wt.	MISC. LAB RESULTS
0									
7-1 (T)			Black, Silty SAND, moist, loose	SM	8				
7-2 (T)			3 January 2013 Dark brown Silty SAND, wet, loose		6				
7-3 (T)			Dark brown Clayey SAND, wet, loose	SC	6				
7-4 (T)			Brown Clayey SAND, loose, wet	SM	10				
7-5 (T)			Brown Silty SAND, wet, medium dense		13			18	
7-6 (T)			Dark orange brown Silty SAND with Clay		15			19	
7-7 (T)			Orange brown Silty SAND with Clay binder, wet, medium dense		16			19	Sieve Analysis
Boring terminated at 21.5 feet Boring left open & capped 20 Dec 2012 Water@-3 ft on 4 January 2013 - boring backfilled Water seeping from entire slope face above east end of field									

HARO, KASUNICH AND ASSOCIATES, INC.

BY: dk

FIGURE NO. 12

EXHIBIT D



<b>Sieve Analysis</b>				Project Name:		AHS Lwr Existing Proc. Field	
Moisture Density				File No.:		SC 10423	
Height Of Sample (in) or Enter "Bag"				Sample No.:		7-7	
Tare No.				Date:		January 18, 2013	
Gross Wet Weight				By:		MA	
Gross Dry Weight				Sample Description:			
Tare Weight				Orange Brown Silty Sand w/ clay binder			
Net Dry Weight				Group Symbol:		SM	
Weight of Water				Gravel Content:		3.1%	
% Moisture				Sand Content:		78.0%	
Dry Density				Fines Content:		18.9%	
#VALUE!							
Sieve	Weight Retained		% Retained	Cumulative Percent		Specs	
				Retained	Passing		
1½"	0.0		0.0%	0.0%	100.0%		
1"	0.0		0.0%	0.0%	100.0%		
¾"	0.0		0.0%	0.0%	100.0%		
1/2"	0.0		0.0%	0.0%	100.0%		
3/8"	6.5		2.3%	2.3%	97.7%		
No. 4	2.5		0.9%	3.1%	96.9%		
No. 8	1.7		0.6%	3.7%	96.3%		
No. 16	1.8		0.6%	4.3%	95.7%		
No. 30	8.5		2.9%	7.3%	92.7%		
No. 50	96.0		33.2%	40.5%	59.5%		
No. 100	95.5		33.1%	73.6%	26.4%		
No. 200	21.8		7.5%	81.1%	18.9%		
Pan	54.2	0.3	18.9%	100.0%	0.0%		
Total	288.8		100.0%		100.0%		
Before	288.8			After			
Dry Wt.				Dry Wt.		306.2	
Tare				Tare		71.6	
				234.6			

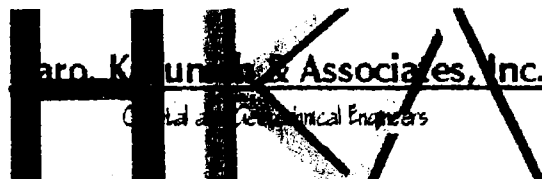
Haro Kasunich and Associates  
Geotechnical and Coastal Engineers

Figure No.

13

Test Report Prepared By HKA Lab  
1/18/2013

EXHIBIT D

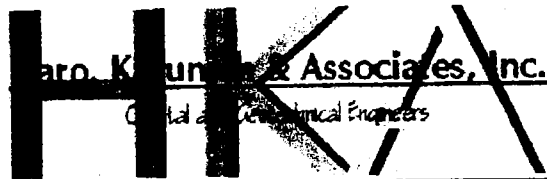


<b>Sieve Analysis</b>				Project Name: AHS Lwr Existing Prc. Field	
Moisture Density				File No.: SC 10423	
Height Of Sample (in) or Enter "Bag"		Bag	Sample No.: 2-5		
Tare No.		201	Date: January 18, 2013		
Gross Wet Weight		354.5	By: MA		
Gross Dry Weight		329.4	Sample Description: Rusty Brown Poorly-Graded Sand		
Tare Weight		82.0			
Net Dry Weight		247.4	Group Symbol:	SP	
Weight of Water		25.1	Gravel Content:	0.0%	
% Moisture		10.1%	Sand Content:	95.1%	
Dry Density		#VALUE!	Fines Content:	4.9%	
Sieve	Weight Retained	% Retained	Cumulative Percent		Specs
			Retained	Passing	
1½"	0.0	0.0%	0.0%	100.0%	
1"	0.0	0.0%	0.0%	100.0%	
¾"	0.0	0.0%	0.0%	100.0%	
1/2"	0.0	0.0%	0.0%	100.0%	
3/8"	0.0	0.0%	0.0%	100.0%	
No. 4	0.0	0.0%	0.0%	100.0%	
No. 8	0.0	0.0%	0.0%	100.0%	
No. 16	0.1	0.0%	0.0%	100.0%	
No. 30	38.5	15.6%	15.6%	84.4%	
No. 50	156.2	63.1%	78.7%	21.3%	
No. 100	34.8	14.1%	92.8%	7.2%	
No. 200	5.6	2.3%	95.1%	4.9%	
Pan	12.1	0.1	4.9%	100.0%	0.0%
Total	247.4	100.0%		100.0%	
Before	247.4		After		
Dry Wt.			Dry Wt.	317.3	
Tare			Tare	82	
			235.3		

Haro Kasunich and Associates  
Geotechnical and Coastal Engineers

Figure No. 14

Test Report Prepared By HKA Lab  
1/18/2013



<b>Sieve Analysis</b>				Project Name: AHS Lwr Exstng Prc. Field	
Moisture Density				File No.: SC 10423	
Sample No.: 2-2				Date: January 18, 2013	
Height Of Sample (in) or Enter "Bag"		Bag		By: MA	
Tare No.		2000		Sample Description:	
Gross Wet Weight		395.0		Olive Brown Silty Clayey Sand	
Gross Dry Weight		344.8			
Tare Weight		74.7			
Net Dry Weight		270.1		Group Symbol: SC-SM	
Weight of Water		50.2		Gravel Content: 5.7%	
% Moisture		18.6%		Sand Content: 70.0%	
Dry Density		#VALUE!		Fines Content: 24.3%	
Sieve	Weight Retained	% Retained	Cumulative Percent		Specs
			Retained	Passing	
1½"	0.0	0.0%	0.0%	100.0%	
1"	0.0	0.0%	0.0%	100.0%	
¾"	0.0	0.0%	0.0%	100.0%	
1/2"	0.0	0.0%	0.0%	100.0%	
3/8"	9.8	3.6%	3.6%	96.4%	
No. 4	5.8	2.1%	5.7%	94.3%	
No. 8	10.0	3.7%	9.4%	90.6%	
No. 16	13.0	4.8%	14.2%	85.8%	
No. 30	13.5	5.0%	19.2%	80.8%	
No. 50	21.3	7.9%	27.1%	72.9%	
No. 100	58.9	21.1%	48.2%	51.8%	
No. 200	74.3	27.5%	75.7%	24.3%	
Pan	65.0	0.7	24.3%	100.0%	0.0%
Total	270.1	100.0%		100.0%	
Before	270.1		After		
Dry Wt.			Dry Wt.	279.8	
Tare			Tare	74.7	
			205.1		

Haro Kasunich and Associates  
Geotechnical and Coastal Engineers

Figure No. 15

Test Report Prepared By HKA Lab  
1/18/2013

TABLE I LABORATORY COMPACTION CURVE RESULTS ASTM D1557-91			
CURVE NUMBER	SOURCE AND SOIL DESCRIPTION	MAXIMUM DRY DENSITY (PCF)	OPTIMUM MOISTURE CONTENT (%)
1	Gray brown Silty SAND with CLAY	124.0	11.0
2	Brown Silty SAND	122.0	11.0

Figure No. 16

**TABLE II  
SUMMARY OF FIELD DENSITY TEST RESULTS**

Test No.	Date of Test	Location	Grade	Moisture Content (%)	Dry Density (pcf)	Relative Compaction (%)	Curve No.
1	12/20/2012	Middle south side near entrance	SG	9.8	116.7	94.1	1
2	12/20/2012	Middle south side near entrance	-16"	16.8**	105.0	84.7	1
3	12/20/2012	Middle	SG	13.2	121.2	97.7	1
4	12/20/2012	Middle	-12"	12.1**	109.8	88.5	1
5	12/20/2012	Middle north side	SG	15.0	112.9	91.0	1
6	12/20/2012	Middle north side	-12"	17.2**	101.6	81.9	1
7	12/20/2012	Northeast corner	SG	11.4	113.4	91.5	1
8	12/20/2012	Northeast corner	-12"	11.1**	107.1	86.4	1
9	12/20/2012	Southeast corner	SG	9.6	119.3	96.2	1
10	12/20/2012	Southeast corner	-12"	10.0**	105.3	84.9	1
11	12/20/2012	Southwest corner	SG	17.6	110.7	90.7	2
12	12/20/2012	Southwest corner	-12"	12.8**	115.2	94.4	2
13	12/20/2012	Middle-west side	SG	18.3	109.2	89.5	2
14	12/20/2012	Middle-west side	-12"	17.2**	108.1	88.6	2
15	12/20/2012	Northwest corner	SG	13.8	114.9	94.2	2
16	12/20/2012	Northwest corner	-12"	20.2**	97.6	80.0	2

Figure No. 17

## NOTES

Mr. Gregory Giuffre  
Aptos High School Existing Lower Practice Field

Project No. SC10423  
8 February 2013

1. The field in-place density tests were performed in accordance with ASTM D6938-07b, Density of Soil In-Place by Nuclear Methods, and the results are expressed as relative compaction based on ASTM D1557-07, Laboratory Compaction Test. The field tests were taken at random, as were the bulk samples for the earth materials encountered during the grading operation.

2. \* - Denotes failing test.

3. \*\* - Compaction Tests Calculated with Adjusted Moistures From Lab.

4. Numbers in remarks section refer to soil type from Table I.

5. N, W, NW, SE, etc. refer to compass directions.

6. Abbreviations:

SG - Subgrade

Figure No. 18



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

May 11, 2013

Paul Anderson  
Pajaro Valley Unified School District  
294 Green Valley Road  
Watsonville, CA 95076

**Subject: Review of Geotechnical Investigation by Haro, Kasunich and Associates, Inc.**  
**Dated February 8, 2013: Project: SC10423**  
**APN 041-291-39, Application #: 131110**

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.

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached). Please note: Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: [www.sccoplanning.com](http://www.sccoplanning.com), under "Environmental", "Geology & Soils", "Assistance & Forms".

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 note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: [http://www.sccoplanning.com/html/devrev/plnappeal\\_bldg.htm](http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm)

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

Sincerely,

Carolyn Burke  
Civil Engineer

Cc: Haro, Kasunich and Associates, Inc.

(over)

EXHIBIT D  
Attachment 4



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

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

1. **When a project has engineered fills and / or grading,** a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations,** a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction,** a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants



John Gilchrist & Associates

ENVIRONMENTAL CONSULTANTS

**BIOLOGIC ASSESSMENT**  
Aptos High School Soccer Field

Prepared for

Pajaro Valley Unified School District

Prepared by:

John Gilchrist & Associates

March 2013

831.429.4355  
FAX 831.425.2305  
226 Spring Street  
Santa Cruz CA 95060  
jga@cruzio.com

EXHIBIT D

Attachment 5

## **BIOLOGIC ASSESSMENT**

### **Aptos High School Soccer Field**

#### **INTRODUCTION**

The Aptos High School Soccer Field was graded in spring and summer, 2012. The graded field site is located along the Mariner Way entrance to the high school, just east of Freedom Blvd. After grading was completed, and prior to final installation of final field improvements, the Santa Cruz County Planning Department County notified the Pajaro Valley Unified School District (District) that a grading permit would be required. The County requested this limited focus biotic review of the site as part of a submittal application for that permit. County staff requested this review include only the soccer field site, not adjacent areas that were not graded for the soccer field such as the existing sedimentation pond on Freedom Blvd. That pond was constructed in 2007-08 to intercept sediment-laden drainage from Aptos High before it reaches the Valencia Lagoon Santa Cruz long-toed salamander breeding pond downstream. It undergoes maintenance that includes annual vegetation removal, as well as removal of sediment and installation of a new sand liner every five years.

#### **EXISTING CONDITIONS**

Because the site had already been graded and filled to create a level playing surface, a pre-project field survey to inventory biologic resources was not possible. However, a prior botanic field survey was conducted in March and April 2004 for the Aptos High School Improvement and Modernization project (J. Gilchrist 2004), and this area was reviewed as part of that study. During Modernization project construction, soils excavated from other school construction areas were stockpiled at this site. This occurred during the 2004-07 construction period.

In 2004, vegetation at the site was scattered with large areas of bare ground. Vegetation species observed during the spring 2004 surveys included harding grass (*Phalaris aquatica*), riggut brome (*Bromus diandrus*), plantain (*Plantago lanceolata*), wild radish (*Raphanus sativus*), rattlesnake grass (*Brisa maxima*), pampas grass (*Cortaderia jubata*), California poppy (*Eschscholzia californica*) and sky lupine (*Lupinus nanus*). All species except the last two are non-native. The plants observed coupled with the large expanses of bare soil at the site indicated an early successional community that had undergone significant disturbance. In the past, off-road vehicle activity had been documented at this site and on the hillside to the north. It is assumed many of the same opportunistic species would have recolonized and have been present in 2012 prior to grading. An aerial photo (Photo 1) shows the site in 2010 prior to grading. Note the largely unvegetated hillslope north of the soccer field.

Due to lack of native vegetation and extensive disturbance preceding the project, the soccer field site was not expected to support large numbers and diversity of wildlife species. Common species adjusted to urban environments, such as skunk, raccoon, possum, would be expected.

#### **SENSITIVE PLANT SPECIES**

Sensitive plant species that could occur at the project site, including the larger high school campus and surrounding area, are listed in Table 1. During the March and April 2004 botanic

surveys, habitat conditions at the high school and off site were evaluated for potential occurrence of these species and others that are known from Santa Cruz County. During those spring 2004 field surveys the present project site (soccer field) was also reviewed for occurrence of the species listed in Table 1. None of these species were found, and would not be expected in 2012 prior to grading due to habitat conditions (heavy disturbance, extensive presence of non-native annuals).

**Table 1. Target Sensitive Plant Taxa\* and Habitat Suitability at Soccer Field Site and Surrounding Environs**

Common Name Scientific Name	Federal/State Status**	Habitat Distribution/ Flowering Period	Potential for Occurrence on Project Site
Hooker's Manzanita <i>Arctostaphylos hookeri</i> spp. <i>hookeri</i>	List 1B	Chaparral, coastal scrub, closed-cone coniferous forest, sandy soils, sandy shales, sandstone outcrops, Monterey and Santa Cruz Counties, 85-300m; Nov-March	Low
Monterey ceanothus <i>Ceanothus cuneatus</i> var. <i>rigidus</i>	List 4	Closed-cone pine coniferous forest, coastal scrub; Monterey and San Luis Obispo Cos, extirpated in Santa Cruz Co.; Feb.- Aug.	Low
Monterey spineflower <i>Chorizanthe pungens</i> var. <i>pungens</i>	FT, List 1B	Sandy soils in coastal dunes, chaparral, cismontane woodland, coastal scrub; endemic to Monterey and Santa Cruz counties; Apr. - June	Low on-site; found within ¼ mile of site east of football field
Robust spineflower <i>Chorizanthe robusta</i> var. <i>robusta</i>	FE, List 1B	Cismontane woodland, coastal dunes, coastal scrub, sandy terraces and bluffs or in loose sand, 3-120 m.; May - Sept.	Low on-site; found near Aptos High campus
Coast wallflower <i>Erysimum amplexicaule</i>	List 1B	Maritime chaparral, coastal dunes, coastal scrub, sandy openings. March - May.	Low
Santa Cruz tarplant <i>Holocarpus macradenia</i>	FT, SE, List 1B	Coastal prairie, valley and foothill grassland, light sandy soil or sandy clay, Santa Cruz and Monterey Counties. June - Oct.	Low
Dudley's housewort <i>Pedicularis dudleyi</i>	SR, List 1B	Chaparral, No. coast coniferous forest, valley and foothill grassland, deep shady woods, maritime chaparral, extinct in S. Cruz Co. (?), 100-490m April - June	Low
Santa Cruz clover <i>Trifolium buckwestiorum</i>	List 1B	Coastal prairie, broadleaved upland forest, cismontane woodland, 60 - 545 m. April - May	Low

\* Species selection based on occurrence in Watsonville West and surrounding USGS Quads, or known occurrence in similar habitat types in Santa Cruz and north Monterey Counties

\*\* Status:

FE	Federally listed as Endangered under federal Endangered Species Act (ESA)
FT	Federally listed as Threatened under ESA
SE	State listed as Endangered under Calif. Endangered Species Act (CESA)
ST	State listed as Threatened under CESA
SR	State listed as Rare under CESA
List 1B	California Native Plant Society (CNPS) - Rare or Endangered in CA and Elsewhere
List 4	CNPS Plants of Limited Distribution

## SENSITIVE WILDLIFE SPECIES

### Santa Cruz Long-toed Salamander

The Santa Cruz long-toed salamander (*Ambystoma macrodactylum croceum*) (SCLTS) is a federal and state endangered species. It is also a state "fully protected species" which means the state will not allow "species' take". The SCLTS breed in permanent or seasonal ponds, and are known only from southern Santa Cruz and northern Monterey counties. Adults travel in roughly straight lines to breeding sites during fall and early winter rainfall events. Adults deposit eggs on submergent vegetation. Larvae require approximately 3 to 4 months to transform. Transformed juveniles seek terrestrial refuge immediately adjacent to the breeding pond where they will remain until dispersing with the first fall rains. After breeding, adults will return to upland terrestrial refugia, and can travel up to a mile from breeding sites but will generally seek refugia within ½ to ¾ mile from breeding ponds. Prime terrestrial habitat includes rodent burrows, and surface vegetative debris within oak or riparian woodlands and mesic coastal scrub. Grassland, and to some extent open coyote brush scrub and oak savannah habitats, do not provide good terrestrial refugia although adults are known to traverse these areas to reach prime over-summering refuge habitat (Ruth 1989).

Threats to the Santa Cruz long-toed salamander primarily include upland habitat conversion for residential and agricultural development, and exotic aquatic species' predation in breeding ponds. Breeding sites are extremely limited and include about 25 known sites, some of which have been degraded and may no longer support salamander breeding (USFWS 1999). Three known breeding ponds are located within one mile of the soccer field site. These include the Palmer Pond approximately 1/3 mile to the north, the Racehorse Lane Pond about 0.65 mi. to the southeast, and Valencia Lagoon 0.9 mile west. The latter site is probably isolated from the project site by Highway One. Other more distant breeding ponds in the vicinity include the Tucker Pond off Freedom Blvd. and the Millsap Pond near White Road. There is a potential SCLTS could traverse through the project site or surrounding areas while moving to or from breeding sites.

### Other Sensitive Species

The federal threatened California red-legged frog (*Rana draytonii*) (CRLF) are known from the Tucker and Millsap Ponds (over 1 mile away), but have not been documented to breed in other ponds closer to the site. Although upland and breeding habitat is not present at the project site, low numbers of CRLF could pass through the site seeking other water bodies. The proposed restoration below for salamanders would also benefit CRLF if they are transiting through. Other sensitive reptile, amphibian and bird species were reviewed for the Aptos High School Modernization project (J. Gilchrist 2004) but were found unlikely to be at or near the High School, including this project site.

### Species Consultation

The District has met several times with Mr. Chad Mitcham with the US Fish and Wildlife Service. In turn, Mr. Mitcham contacted Ms. Melissa Farinha representing the California Department of Fish and Wildlife. These agency representatives recommended native vegetation restoration occur at two sites (see recommendations below) along with several smaller requests that the District has fulfilled.

## IMPACTS AND RECOMMENDATIONS

### Impact—Vegetation

Project grading affected areas devoid of vegetation or sparsely inhabited by non-native grassland species. There was no significant impact to vegetation from grading and fill placement, and therefore, no further recommendations.

### Impact—Santa Cruz Long-toed Salamander

A breeding pond was not present in the graded soccer field area. However, SCLTS could traverse through the site or hillside to the north while moving to/ from off-site breeding ponds (C. Mitcham, personal comm. 2012). Use of the soccer field will not affect salamanders as they move during rainy nights when there would be no active use of the fields. In addition, there are no barriers planned that would inhibit movement.

Runoff and drainage from the field will enter the sediment basin at Freedom Blvd. and Mariner Way. Drainage from the field and parking lot will percolate into perforated, subsurface pipes, be conveyed and discharged below the field, where it will percolate into the ground or surface flow into the retention basin. Drainage into the basin is expected to be approximately the same as existed prior to soccer field construction. The sediment load entering the basin should be reduced because the field will be vegetated with grass, as opposed to the expanse of open dirt that existed prior to grading. The developed field and parking areas have no new drop inlets or surface drainage structures that could trap, entrain, and kill migrating SCLTS.

There should be no significant impacts to SCLTS from soccer field construction and operation. Nevertheless, the District and the US Fish and Wildlife Service (USFWS) have agreed to implement the following recommendations.

### Recommendations:

1. The District will revegetate a portion of the bare hillslope area north of the soccer field, and an additional area adjacent to the Freedom Blvd. sediment basin (See Photo 2). Revegetation will include removal of all invasive exotic species (green wattle acacia, French broom), site preparation, and revegetation with native grasses and shrubs (hillside), and oak woodland species (sediment basin area). The USFWS anticipates participation in the restoration effort through their School Yard Habitat Program. This is a cooperative habitat restoration and stewardship program that also provides long-term learning opportunities for students. In a collaborative effort, the District and USFWS will prepare a detailed restoration plan for areas noted above.
2. The native revegetation effort in a fenced area southwest of the School's water tanks (Photo 2) will be reviewed and new measures implemented to create an oak woodland in that location. Measures will include removal of all exotic species, including the two mature eucalyptus trees, revegetation with native trees and shrubs per an existing revegetation plan, and installation of a new drip irrigation system. Revegetation measures proposed for this area will be addressed in the proposed native revegetation restoration plan above.

## REFERENCES

- Bowman and Williams Consulting Civil Engineers. 2013. Freedom Field Grading Plan. Prepared for PVUSD, February 2013.
- California Natural Diversity Data Base. 2012. State and Federally Threatened Listed Endangered, Threatened, and Rare Plants and Animals of California. Watsonville West and Soquel Quads. Department of Fish and Game, Habitat Conservation Division.
- Hickman, J.C. (Ed.) 1993. The Jepson manual: higher plants of California. University of California Press, Berkeley, CA. 1400 pp.
- John Gilchrist & Associates. 2001a. Draft Biotic Assessment for Cerruti (Millsap) Property, White Road, Aptos, CA
- J. Gilchrist & Associates. 2004. Biotic Assessment – Aptos High School Expansion and Modernization Project. Prepared for Pajaro Valley Unified School District. May 2004.
- J. Gilchrist & Associates. 2009. Aptos High School Revegetation Plan, Aptos, CA. Prepared for PVUSD. July.
- Mitcham, C. US Fish and Wildlife Service. Personal communications, October 23, 2012, January 29, 2013.
- Mori, B.M., Wildlife Biologist. Bryan Mori Biological Consulting Services, Watsonville, CA. Personal communications, October 16 & 23, 2012.
- Reed, R. 1980 Final Report: The 1979-1980 Study of the Santa Cruz Long-toed Salamander (*Ambystoma macrodactylum croceum*) at Ellicott Slough, Santa Cruz, California.
- Ruth, S.B. 1989. Seascape Uplands Santa Cruz long-toed salamander study. Science Research and Consulting Services. Marina, California. 159 pp.
- Stebbins, R.C. 2003. A field guide to western reptiles and amphibians. Houghton Mifflin Co., Boston, MA.
- US Fish and Wildlife Service. 1999. Santa Cruz long-toed salamander (*Ambystoma macrodactylum croceum*) draft revised recovery plan. Prepared for Region 1 U.S. Fish and Wildlife Service.

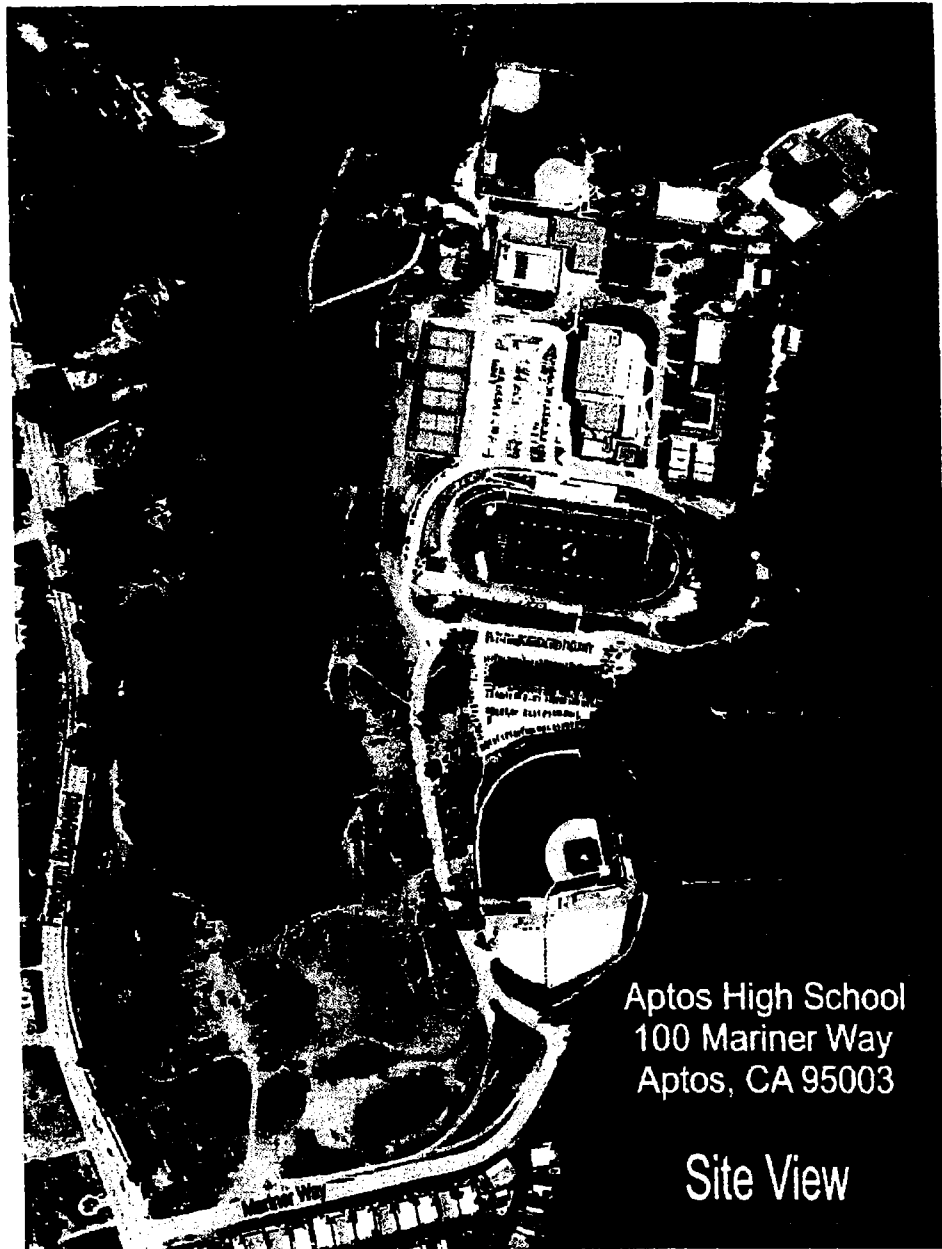


Photo 1. Soccer Field Site (lower left photo) in 2010



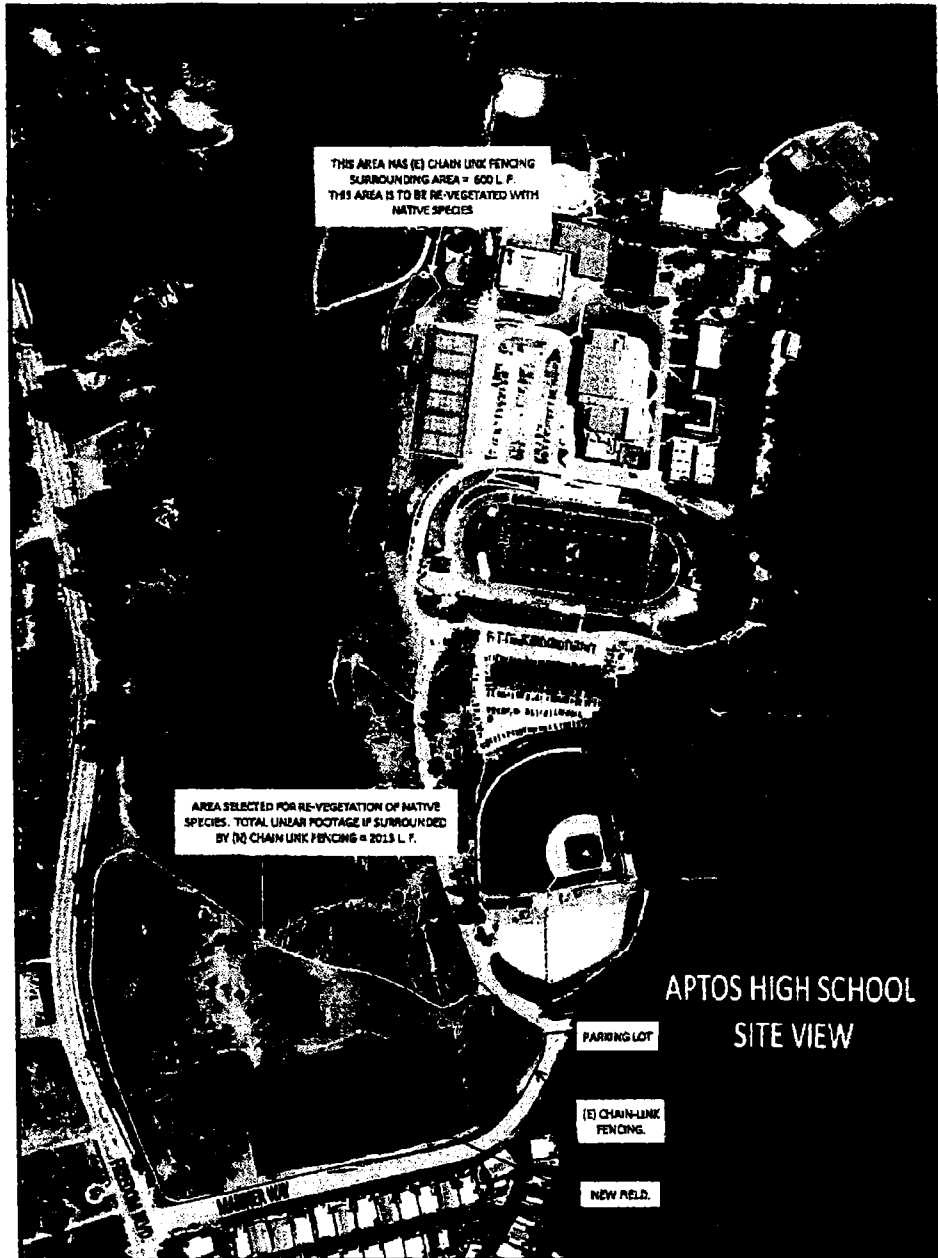


Photo 2. Areas to be revegetated near tennis courts and south campus near Mariner Way and Freedom Blvd.



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

May 17, 2013

Pajaro Valley Unified School District  
294 Green Valley Rd  
Watsonville, CA 95076

APN: 041-291-39  
Situs: Aptos High School  
App #: REV131045

The review of your Biological Assessment by John Gilchrist & Associates, dated March 2013, has been completed. The report was produced in order to assess the potential impacts to sensitive species of animals or plants that would result as a direct impact of the grading associated with the proposed soccer practice field.

After a thorough review of the report submitted, the resources on site, and the previous initial study issued related to these development of the baseball field on the subject campus, the County makes the following findings:

1. Regarding special status plant species, the County concurs with the reports determination that the site of the proposed soccer field does not support special status plants, due to heavy disturbance of the project area.
2. Regarding special status wildlife species, the County concurs with the reports determinations that while both the California red legged frog and the Santa Cruz long-toed salamander may traverse the project area, they would not be impacted as a result of field construction

The County also recognizes the presence of oak woodland immediately adjacent to the proposed development. The Assessment makes two recommendations, based upon coordination between the District and the US Fish and Wildlife Service (USFWS), regarding the enhancement of oak woodland in two locations near the proposed development. This enhancement of degraded habitat is in conformance with Santa Cruz County General Plan section 5.1.12, which requires that restoration of degraded sensitive habitat be a condition of approval for development on a parcel where degraded habitat exists, commensurate with the scope of the proposed development. Therefore, the two recommendations offered in the Assessment shall be incorporated into the Grading Permit conditions. In order to ensure the restoration plan is complete and implemented, a third condition shall be that the District provide to the Planning department a commitment from the Pajaro Valley Unified School District Board of Trustees to implement the proposed

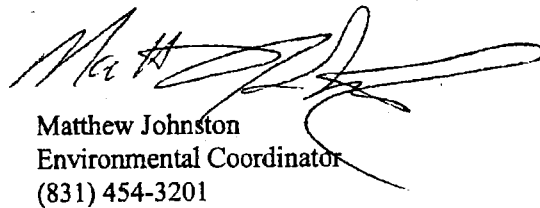
EXHIBIT D

Attachment C

restoration plan. This commitment must be a resolution made on record and the signed resolution must be submitted prior to the issuance of the Grading Permit. The County understands that the implementation of this restoration plan will be over the course of several years. The plan development is being done in coordination with the USFWS, and implementation will be through an environmental stewardship program that involves and educates Aptos High students.

A copy of this letter has been forwarded to Carolyn Burke, the engineer responsible for issuing the grading permit, for her records. Please call me if you have any questions regarding this letter.

Sincerely,



Matthew Johnston  
Environmental Coordinator  
(831) 454-3201

Cc: Carolyn Burke



## Board Agenda Backup

Item No: 9.3

**Date:** June 12, 2013

**Item:** Approval Memorandum of Understanding (MOU) with the United States Fish and Wildlife Service (USFWS) and Aptos High School Campus

**Overview:** In April 2012, the Aptos High School Sports Foundation contacted the PVUSD regarding the feasibility of constructing a practice soccer field on a vacant area along Mariner Way, below the main campus of Aptos High School. This area of the school campus has historically been underutilized and never improved.

The PVUSD contacted the County Planning Department, the County Public Works Department, and the California Department of Education, on behalf of the Sports Foundation, to determine the viability of this proposed project and whether permits or other forms of authorization would be required to move forward. There were no restrictions or requirements placed on the proposed project at that time.

Simultaneously, members of the Foundation were in discussions with the CalTrans general contractor responsible for the Highway 1/Soquel to Morrissey Auxiliary Lane project regarding the disposal of the excess dirt generated during that project. As a result of these discussions, the contractor agreed to transport approximately 12,000 cubic yards of surplus material from the highway project and to perform the necessary fill and grading operations for the proposed project. This construction activity occurred during an approximately 3-week period between May-June 2012.

Upon the completion of the fill and grading operations, a group of Aptos High School neighbors residing on Freedom Boulevard contacted the PVUSD and the County of Santa Cruz Planning Department with complaints about the project scope; its compliance with the requirements of the California Environmental Quality Act (CEQA); and whether it satisfied the Santa Cruz County permitting authority. Upon further review of the State Education Code of Regulations and the County Code, the County concluded that it indeed had the authority to require a grading permit for public school projects and a "Stop Work" notice was issued.

EXHIBIT D

Attachment 7

The PVUSD and the County of Santa Cruz then held several meetings in an effort to resolve all issues relating to the scope of the proposed project and the submittal requirements for a grading permit. As a result of these meetings, the County allowed the PVUSD to complete the winterization of the project site and to install perimeter fencing. In addition, the County staff requested that the consulting biologist for the PVUSD document the pre-project site conditions for purposes of developing an environmental baseline for the site and that the biologist reviews the drainage plans for the proposed project. A Biologic Assessment was required by Santa Cruz County to accompany the grading permit request.

Staff researched what we had related to our original CEQA.

A Biological Assessment prepared in 2004 (John Gilchrist and Associates) and incorporated into the environmental documents prepared and certified for the new construction and facility modernization project, established that habitat for endangered animal species and special plant species are not present on the school campus.

The Aptos High School campus is within the vicinity of known habitat of the Federally and State of California listed endangered Santa Cruz long-toed salamander. The species typically live in oak woodlands, except during the rainy winter months when they travel to breed in areas with ponding water, lasting at least 6 months, which support their early life cycle. Oak woodlands border the east and southeast quadrant of the high school campus. The vegetation to the north and west, also contain oak trees but is also heavily forested with Eucalyptus trees and other non-native and invasive vegetation.

The PVUSD contacted Chad Mitcham of the local U.S. Fish and Wildlife Service (USFWS) in the fall of 2012 as an out-reach effort. The California Department of Fish and Wildlife (CDW) staff has authorized Mr. Mitcham to act on its behalf. The District's purpose of the outreach to these agencies is in recognition of the existence of the endangered species habitat and breeding areas in the vicinity of Aptos High School.

District has committed to working with US Fish and Wildlife Service and other partners to develop a comprehensive restoration plan for the area around Freedom Field and the original re-vegetation area by the water tanks on the Aptos High School Campus. When that plan is completed it will be presented to the PVUSD Board for final approval

The re-vegetation plan will create upland rufugia and facilitate potential travel routes for the salamander species that may exist in the vicinity of the Aptos High School. In addition, the USFWS has agreed to assist the PVUSD in obtaining grant funding for their environmental stewardship efforts and student education of endangered species habitat. The PVUSD is committing to all elements of these collaborative efforts, to the satisfaction of the USFWS, with the adoption of a Resolution by the Board of Trustees prior the County's issuance of the Grading Permit.

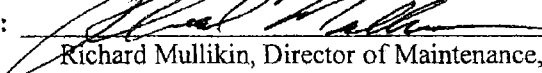
**Recommendation:** It is recommended that the Board approve the MOU with USFWS for Revegetation Plan for the new Freedom Athletic Field at the Aptos High School Campus.

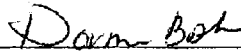
**Budget Considerations:**

**Funding Source:** Measure L Bond Funds

**Budgeted:** Yes: ☒ No: ☐

**Amount:** \$100,000.00

**Prepared By:**   
Richard Mullikin, Director of Maintenance, Operations & Facilities

**Superintendent's Signature:**   
Dorma Baker



## Board Agenda Backup

Item No: 11.2

**Date:** June 26, 2013

**Item:** Approval of completion and utilization guidelines for the Aptos High School Freedom Field Project

**Overview:** On June 10, 2013 district staff held a public hearing to hear community concerns regarding the completion of the Aptos High School Freedom Field project. The hearing was required as part of the grading permit process under the jurisdiction of the County of Santa Cruz Planning Department. Attached are the minutes and notes from that meeting. Issues brought to the attention of district staff fall into the following categories:

Parking: Possible illegal parking on Mariner Way, poor enforcement by the school already, not enough parking near the proposed field

Field use: Limit hours of operation, restrict use, no Sunday use, no amplified sound, seek noise abatement and/or mitigation, no stadium lights (safety lighting ok), garbage abatement

Security/safety: Illegal activity during non-school hours, vandalism, safety of residents and nearby homes resulting from increase in teams/visitors using the field

Environmental and permitting: Field completion should be done according to current permitting and environmental requirements; consideration of local species and water quality impacts

Public notification and communication: District should adhere to a public notification and communication process regarding changes to use; district should strive to be "good neighbor" and place restrictions regarding field use and work cooperatively with local residents impacted by the field

At the completion of the meeting, district staff stated they would take these matters before the Board of Trustees for review and consideration. Staff further suggested that the board could consider possible guidelines regarding field utilization and the adherence of a public notification process when considering possible future changes to Freedom Field's utilization by the school site or district.

EXHIBIT D

Attachment 8

The proximity of Freedom Field to nearby residents warrants that the district initiate steps to address community concerns identified above. Remediating neighbor concerns must be balanced with the needs of the school site and athletic community, along with recognition that a large comprehensive school site will, by its nature, generate a level of traffic, noise, and other indirect impacts. Any possible compromise must be appropriately balanced within the realm of these two issue areas.

Staff recommends that the board adopt the following policy guidelines regarding the completion and subsequent utilization of Freedom Field:

1. No stadium or other lighting for evening games/practices shall be installed and/or allowed. Hours of operation shall be during the instructional day and conclude by sunset each evening.
2. No amplified sound or use of bullhorns shall be permitted at any time.
3. No permanent structures are to be erected on the field or adjacent area (portable bathrooms will be allowed).
4. Access to the field will be restricted during nights and non-use. The district will maintain a fence with locking gate(s) around the field with appropriate security lighting for the parking lot and adjacent walkways.
5. Aptos High School will utilize the field solely for practice and P.E. purposes during the instructional day.
6. Community use during evenings and weekends shall be authorized via the district facility use review and permit process. Community members and/or organizations will be required to adhere to these guidelines as a condition of authorization.
7. No parking will be allowed on Mariner Way. Parking for non-school use shall be directed to the upper campus area.
8. School site staff will work with neighbors to identify security issues and maintain appropriate oversight over field use.
9. The district will work with county officials to resurface Mariner Way and install appropriate speed control measure, landscaping, walkways, and safety lighting along the roadway via the Measure L bond project process. The district will install appropriate vegetation to mitigate viewing access into adjacent homes/backyards in the Aptos Pine Mobile Home Park.
10. The district will work with county, state, and federal wildlife officials to address noise abatement, water quality, invasive species removal, and species protection issues.

EXHIBIT D



11. Future changes to these guidelines shall require public notification and hearing with residents within 1,000 feet of the field prior to implementation.

**Recommendation:** It is recommended that the Board of Trustees approve the project completion and field utilization guidelines enumerated above. The board further recommends that school site and district staff work proactively with nearby residents to address other non-field related issues raised during the project review process.

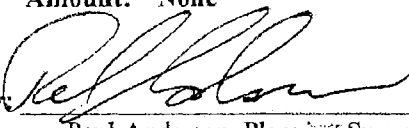
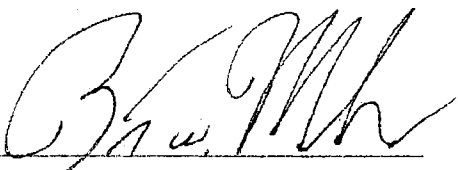
**Budget Considerations:**

**Funding Source:** None

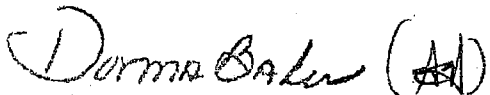
**Budgeted:** Yes: ☐ No: ☒

**Amount:** None

**Prepared By:**

  
Paul Anderson, Planning Supervisor  
  
Brett W. McFadden, Chief Business Officer

**Superintendent's Signature:**

 (AD)  
Dorna Baker



**PAJARO VALLEY UNIFIED SCHOOL DISTRICT**  
Maintenance, Operations & Facilities Department  
294 Green Valley Road, Watsonville, CA 95076  
Phone: (831) 786-2100 Ext. 2380 Fax: 728-0136

**Paul Anderson, Planning Supervisor**

## Neighborhood Meeting Notes

Topic: Freedom Field Grading Permit Neighborhood Meeting

Date and Time: 7:00 PM June 10, 2013

Location: Aptos High School New Gym 100 Mariner Way, Aptos CA 95003

Attendees:

**Santa Cruz County:**

The Honorable Zach Friend 2<sup>nd</sup> District Supervisor, Allyson Violante County Supervisor's Analyst 2<sup>nd</sup> District

**Pajaro Valley Unified School District:**

Dorma Baker Superintendent, Brett McFadden Chief Business Officer, Paul Anderson Planning Supervisor, Greg Giuffre Planning Assistant, Theresa Davis Administrative Secretary, Maureen Owen Planning Consultant

**Members of the public:**

List of those who were sent meeting notices and sign in sheets and summaries attached.

Paul Anderson opened the meeting by welcoming everyone to the meeting and thanking them for coming out to discuss the project. Paul provided the meeting guidelines-Paul will present the project and provide details about the grading process. We requested people who were interested in speaking to submit a card with their name on it to help with record keeping. We ask that only one person speaks at a time, try to limit your input to 3:00 minutes each. The purpose of the meeting is to obtain feedback and document comments. The District will review the comments heard tonight with our respective teams and provide steps to be taken to address areas of concern. For areas of concern we cannot address, staff will provide reasons why.

Paul Anderson described the project overview and timeline for grading the remaining 2,000 cubic yards of soil. The District is not planning on bringing in any additional fill dirt or exporting any fill dirt from the site. Depending on the test results of the existing soil, top soil and other soil amendments will be added to the existing soil to aid in growing the field turf and landscaping. The plans show the District adding an additional 13 parking spaces at the northwest corner of the project site for ADA accessibility as well as an access path from the field and parking lot to the upper campus. There are no plans to install stadium lighting, a sound system or other permanent structures on or around this field at this time. The District is planning on installing safety lighting in the new parking lot and along the walkway path from the new parking lot to the upper campus.

Paul Anderson answered a few project specific questions and then requested public input.

EXHIBIT D

Public input started at approximately 7:15 and continued until approximately 8:30. Notes from each speaker follow this summary.

The areas of concern appeared to fall into four major categories:

- 1) Noise from:
  - a. People on the field playing sports-voices
  - b. Cars with loud stereos
  - c. Public address systems on the field
  - d. Existing public address system on main campus
- 2) Parking Concerns:
  - a. Not enough parking spaces near field
  - b. People will park on Mariner Way
  - c. Illegal parking and general parking enforcement
  - d. Headlights shining into homes as cars leave parking lot
- 3) Lights:
  - a. No stadium lighting; ever
  - b. No electricity at the field for amplified sound
  - c. Existing stadium lights at the Stadium are very strong
  - d. Install more lighting on Mariner Way
- 4) Field Use and Security:
  - a. Limit hours
  - b. No events on Sunday
  - c. Less use on weekends
  - d. Use by local sports on weekends
  - e. Amount of use by adult leagues
  - f. Limitations through facilities use agreements are effective
  - g. Practice during the day not at nights
  - h. Will field be locked when not in use?
  - i. Can the field be used for Life Flight?
  - j. Will field be able to be used without a facilities use agreement?
  - k. Enforcement of field use rules

Other Areas of concern not in the above

- 1) Landscaping:
  - a. Do not cut down the Acacia trees they are blocking the sound
  - b. Landscaping on Mariner Way both sides
- 2) Mariner Way Paving and Sidewalks:
  - a. There is not a side walk from the entry arch to the main campus  
(this is above the project site)
  - b. Mariner Way is in need of repaving

Adjournment

Pajaro Valley Unified School Districts response to the concerns raised at the meeting:

The areas of concern appeared to fall into four major categories:

<b>1) Noise from:</b>	<b>Possible Solution</b>
a. People on the field playing sports-voices	No direct action – but could restrict use of bullhorns, amplified sound, other activities
b. Cars with loud stereos	Not related to grading- This issue is more of a general issue not related to grading but to use of the field. District will add restrictions to facilities agreement form
c. Public address systems on the field	Not related to grading- No public address system is planned- District will add to Facilities use agreement.
d. Existing public address system on main campus	Not related to grading- This issue is more of a general issue not related to grading but to use of the field. District has sent a note to Casey O'Brian the principle to look into this.
<b>2) Parking Concerns:</b>	<b>Possible Solution</b>
a. Not enough parking spaces near field	Not related to grading- The school has parking on campus. Most field use will be by students already on the campus. If used by outside groups, parking will be explained and directed in the facilities use agreement.
b. People will park on Mariner Way	Not related to grading- The school has parking on campus. Most field use will be by students already on the campus. If used by outside groups, parking will be explained in the facilities use agreement.
c. Illegal parking enforcement	Not related to grading- The school has parking on campus. Most field use will be by students already on the campus. If used by outside groups, parking will be explained in the facilities use agreement.
d. Headlights shining in homes as cars leave parking lot	Not related to grading- The parking lot will be closed prior to darkness
<b>3) Lights:</b>	<b>Possible Solution</b>
a. No Stadium Lights Ever	Not related to grading-The District is not planning on installing lights in the near future. The District has proposed a Board item outlining a formal process for notifying neighbors of future projects and obtaining their input. Board item attached.
b. Electricity at the field for amplified sound	Not related to grading-The District is not planning on installing amplified sound in the near future. The District has proposed a Board item outlining a formal process for notifying neighbors of future projects and obtaining their

	input. Board item attached.
c. Existing stadium lights are very strong	Not related to grading-No action planned
d. Install more lighting on Mariner Way	Not related to grading-The District will work with PG&E to review why existing lights are not working
<b>4) Field Use and Security:</b>	<b>Possible Solution</b>
a. Limit hours b. No events on Sunday c. Less use on weekends d. Use by local sports on weekends e. Adult Leagues f. Limitations through facilities use agreements are effective g. Practice during the day not at nights h. Will field be locked when not in use? i. Can the field be used for Life Flight? j. Will field be able to be used without a facilities use agreement? k. Enforcement of field use rules	Not related to grading-The District will update the facilities use agreement for this field to include rules for parking, amplified noise and hours of use. The field would not be able to be used by non-Aptos High School departments without a facilities use agreement. Groups who do not follow the rules would need to meet stricter guidelines for future use. Some of these stricter guidelines could include requiring private security, custodians, etc...
<b>Other Areas of concern not in the above</b>	
<b>1) Landscaping:</b>	<b>Possible Solution</b>
a. Do not cut down the Acacia tress they are blocking sound	Not related to grading-The District has an agreement with USF&WS and CSF&W Services to remove non-native plants and trees from the area around the field and replant with native species.
b. Landscaping on Mariner Way both sides.	Not related to grading-The District will look into landscaping both sides of Mariner Way.
<b>2) Mariner Way Paving and Sidewalks:</b>	<b>Possible Solution</b>
a. There is not a side walk from the entry arch to the main campus	Not related to grading-The District is in planning stage with adding additional paths from the arch to the main campus.
b. Mariner Way is in need or repaving	Not related to grading-The District is in planning stage with paving Mariner Way from Freedom Road to the Arch.

EXHIBIT D

Actual meeting notes:

Aptos High School –Lower field Community Meeting  
6/10/13 – 7:00 PM New Gymnasium

**PVUSD Representatives and Consultants**

- Dorma Baker - Superintendent
- Brett McFadden – Chief Business Officer
- Paul Andersen – Planning Supervisor
- Gregory Giuffre – Planning Assistant
- Theresa Davis – Administrative Secretary
- Maureen Owens – Owens Hill Consulting

**County Representatives**

- The Honorable Zach Friend – County Supervisor
- Allyson Violante - County Supervisor's Analyst 2<sup>nd</sup> District

A – Janice Boardman (attended ahs as well as kids, pro kids

Live in area, cannot leave area, good neighborhood policy, aware of football games, etc, not notified of new sound system (this appears to be the existing public address system), aware of sports schedule

Concerned about the use of field all the time, there should be a limit on hours, no activity on Sundays, 14 spaces? Not enough parking fire dept doesn't have manpower to enforce, how will school enforce parking rules, more parking and better enforcement, no more hanging out, appropriate permits ahead of time, NO LIGHTS EVER.

B – Anne Leslie (7326 Freedom BLVD) across Freedom, lighting concerns, NO LIGHTS EVER, no more meeting to address lights,

Sound – travels, does not want the existing Acacia trees cut down, other trees are slow growing, hears Frisbee golf, hears PE classes and games, can we have Sunday breaks no events, less use on weekends.

Brett – give input to board of trustees; want to see some kind of proposal with parameters, to be a practice field, no lights, resolution that says no lights, would require public comment. Would include restrictions on installing a sound system as well

Casey – Field in general would not be used during the weekdays for PE

Brett – resolutions for a period of time, notifications to neighborhood, local sports on weekends, no sound system or bullhorns, boom boxes, stipulations through facilities

A – Property values!!

Field not a part of school when I bought my house

Will adult leagues play?

Practice field for student only

C – Kip & Melissa (Scott – educators and AHS students, excited by field for kids, students don't get home till late do to everyone trying to use the one existing field, sports are very important to

students, special needs students, part of community, local sports – use the coaches to help enforce the rules. coaches can monitor.

D – Michael Rhodes (22 Eugenia Ave.) Across from field, glad about field, concerned about amount of cars. 13 parking spaces not enough, where will others park, early morning noise and late night noise.

E – Claudia Stevens (taught in public schools, artist, has a studio across street, needs quiet for work, supports students but concerned about noise, parking concerns, Expressed existing concerns with past parking in church parking, fights, broken glass in yards. Has safety concerns. District needs to be empathetic with neighbors

F – Kim Tshantz (7176 Freedom Blvd) kids attended S=AHS, attended HS, donated money & time, Owns Cypress Environmental, participated in other meetings, noise, lighting, parking traffic, security. All issues could be solved by PVUSD being good neighbor. District has not been one in last year, not notified of grading, lots of noise and dust from project in May 2012, Stated in the meeting notification letter already had a meeting in May of 2012, did not know about meeting in May. What was meeting about? Field just practice field but will also be used for other teams, etc. PVUSD needs to be honest, work together. This is more than just a grading project, but much more. Results – go to board, there's other issues and the what we do to resolve issue with people that live in the school district. More important than sports are people's home. County must comply with codes-provision that says adverse environmental affects will be denied.

G – April Barkley (7158 Freedom BLVD) April – across street for 20 years – concerned about sound, possibility of lighting, security. Natividad worker, concerned about injuries from locations close to parks.

H – Alan Barclay (7158 Freedom BLVD) Parking issues, gate for baseball field, can the District use church parking? Noise, lights, electricity at new field? Limitations for use agreements can be effective, concerned about value of homes,

I – Joe Padote (7476 Freedom Blvd.), lives across street, parking, drive way – people park in his driveway, he is good with students, concerned with parking

J – Carole Linder (104 Cherry Blossom Lane) –was a teacher in PVUSD, feels complete distain from PVUSD because she lives in a mobile home park, not a trailer park. She lives in a home not Winnebago. Feels she is treated badly because she is a mobile home park resident. District needs to keep residents informed. People park behind homes on Freedom Blvd. It affects quality of life, completely inadequate parking, insulted by the small amount of parking, have consideration, noise, garbage, can hear Mr. O'Brien's announcements over existing sound system.

K – Brent Chapman (Aptos Sports foundation – non-profit for athletics in Aptos (AHS specifically) Explained the overall plan of the foundation, the foundation is made up of mostly alumni. Wants to assist with relevant issues of noise, parking, etc. and work with neighbors, cleaner, efficient. Understand and appreciate the problems and is glad to be here and hear the issues.

L – Daniel Bronson (70 Cherry Blossom Lane) parking proposed unreasonable and inadequate, impact boundary should not be 300', can hear everything over the existing sound system.  
O'Brien –Explained the current sound system is temporary sound system for now and does seem louder

L – Daniel Bronson (70 Cherry Blossom Lane) AHS not efficient with following up on reported problems. He has picked up trash on campus. Does not receive helpful response from PVUSD. There are reckless drivers, vandalism, drug use and break ins. School already attracts problems, people park in the red zone already, there is no enforcement on road – parking in red zone, There are 32 AHS sports events plus other sports groups. The money should be spent on building classrooms instead of sports. The soccer field is regulation size. The new field will need even more enforcement. Value of home concerns, traffic noise is no problem but inconsiderate people with load stereos are worse the school has never addressed the problem even when he submits reports about load music from cars passing on Mariner Way. No sidewalk from Freedom Blvd. to campus....why. 30-40 minutes response time from sheriff, not soon enough, and no one ever caught, Feels only mailing to neighbors in the legal 300' boundary is an end run around neighbors so we don't have to deal with neighbors.

M – Tim Doherty (108 Cherry Blossom Lane) noise no problem, it's a practice field not a play field, more students now, and AHS has done a good job with everything.

N – Very noisy, is hard of hearing but hears the noise from the existing activities, lights are very strong at their home.

M – Tim Doherty – Can the District practice during the day instead of at night,

O – Basil – across street, 28 years ago meeting to propose use of Freedom Field in the past, a skate park, lease for \$1.00 a year, PVUSD paid 800,000.00 for acreage, no planning or thought out project and affecting neighbors, noise, traffic from sports events, find a better use for valuable land, no revenue but lots of costs, trash. Against project because of use. Better use – corporate offices for PVUSD, act like a business, treat as asset and use as a higher use, wasting money or trying to make a buck. Not a playground, will be noise with this project, project done too quickly, no lighting because no one there, Could not hear anyone speak at this meeting because no one used the microphone.

? – appreciates sports, played, no problem with field being there, but no night activities, no lights, etc, be good neighbors and give them all information we have, security must be present, mid-day use only.

A – Janice Boardman - Fire dept stated to her re: Mariner Way, no resources to tow, CHP cannot be there either, AHS would give tickets to people parking in red. Use boulders on the side to prevent parkers.

Claudia – contain the noise?

D – Michael Rhodes - Prevent problems by repaving and re-designate parking on Mariner Way, supports project

Brett – resurface with walking paths and possible security walking

Joe – students walking have to walk on road, need descent walkway

Dan – use to have street lights, disconnected and never put back up, but would support more lighting on Mariner Way to keep people away, stadium lights are problem not security lights  
63 Plumosa – land between Mariner way and back of houses, who maintains it? Landscaping would be helpful for more privacy.

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EXHIBIT D -



Zach Friend stated Mariner Way is not a county maintained road -- County is working on a MOU to specify maintenance of Mariner way

Brett -- wants to do landscaping both sides of Mariner Way.

Dan -- headlights in windows because of turning out of parking lot

63 Plumosa- will field be locked? Used as a park? Brett says no. Who controls keys, AHS custodial controls, keys loaned out per event?

Dan -- can the field be used for lifeline helicopters in the past?

Brett -- Jim A. -- bring to his attention

Kim- Bring in more dirt for a bigger berm for noise blocking, or build a solid wood fence for noise blocking, would address security concerns, solve accessibility issues too.

Restrooms? No permanent structures, portable bathrooms.

Brett --

1. Take a board item at an open meeting
2. Take up an MOU between PVUS & parties
  1. Parking -- enforcement directions in terms of in and out, parking needs, use other parking lots, paving baseball field, stipulations for parking there.
  2. Utilization -- days of use, hours of use, type of use, facility use permit, no lighting, garbage pick up
  3. Security-- patrols, security person, i.e., adult to enforce (ticket) parking behavior, notify fire department
  3. Environmental -- noise, water, us fish and wildlife concerns
  4. Neighborhood notification ad communication,

Can memorialize or put a period of time to uphold but board can change on their own.

Board Item should include notification and public meeting stipulations.

June 26<sup>th</sup> board Meeting -- Freedom Filed on agenda? Need to check agenda on website, or Paul will email.

---

EXHIBIT D

**NOTICE OF EXEMPTION****CEQA Form D**

**To:** Office of Planning and Research  
PO Box, 3044, Room.212  
Sacramento, CA 95812-3044

**From:** Pajaro Valley Unified School District  
294 Green Valley Road  
Watsonville, CA 95076

Santa Cruz County Clerk  
701 Ocean Street  
Santa Cruz, CA 95060

**Project Title:** Aptos High School New Athletic Field

**Project Location: (Specific)** 100 Mariner Way, Aptos CA

**Project Location (City):** Aptos CA 95003

**Description of Project:** The project consists of the construction of a new athletic practice field on the campus of an existing high school. The project involves the import of 15,000 yards of imported soils, grading of a ±200,000 square foot area, and the installation of irrigation and turf. The project also includes the placement of two (2) disabled parking places in conformance with the California Education Code and Department of the State Architect accessibility standards.

**Name of Public Agency Approving Project:** Pajaro Valley Unified School District

**Name of Person or Agency Carrying out Project:** Pajaro Valley School District

**Exempt Status (Check One)**

- ☐ Ministerial Sec. 21080(b)(1);15268):  
☐ Declared Emergency (Sec. 21080 (b)(3);15269(a):  
☐ Emergency Project (Sec. 21080(b)(4);15269(b)(c):  
☐ Statutory Exemption: State code number  
☒ **Categorical Exemption:** Class 14 Sec.15314

**Reasons why project is exempt:** The project meets the criteria of a Class 14 Categorical Exemption, *Minor Additions to Schools*. The project is a minor addition of a sports practice field to the existing athletic facilities within the school campus grounds of Aptos High School. The project does not increase the original student capacity by more than 25% or ten classrooms.

Brett McFadden

831-728-8160 ext: 2531

**Lead Agency Contact Person:**

**Telephone/Extension**



Chief Business Officer

5/25/12

Signature /Title

Date

☒ **Signed by Lead Agency**

**Date Received for filing at OPR:** \_\_\_\_\_

☐ **Signed by Applicant**

PVUSD Aptos High School  
Owens Hill Consulting  
May 2012

EXHIBIT D

Attachment 9

California Home

Thursday, July 25, 2013

[CPR Home](#) > [CEQAnet Home](#) > [CEQAnet Query](#) > [Search Results](#) > [Document Description](#)

## Aptos High School New Athletic Field

**SCH Number:** 2012058304**Document Type:** NOE - Notice of Exemption**Project Lead Agency:** Pajaro Valley Unified School District

### Project Description

The project consists of the construction of a new athletic practice field on the campus of an existing high school. The project involves the import of 15,000 yards of imported soils, grading of a +/- 200,000 square foot area, and the installation of irrigation and turf. The project also includes the placement of two (2) disabled parking places in conformance with the California Education Code and Department of the State Architect accessibility standards.

### Contact Information

**Primary Contact:**

Brett McFadden  
Pajaro Valley Unified School District  
831 728 8160 x2531  
294 Green Valley Road  
Watsonville, CA 95076

### Project Location

County:  
City:  
Region:  
Cross Streets:  
Latitude/Longitude:  
Parcel No:  
Township:  
Range:  
Section:  
Base:  
Other Location Info: 100 Mariner Way, Aptos CA.

### Exempt Status

- ☐ Ministerial  
☐ Declared Emergency  
☐ Emergency Project  
☒ Categorical Exemption  
☐ Statutory Exemption

**Type, Section or Code Number** S:15314**Reasons for Exemption**

Minor Addition to Schools.

**Date Received:** 5/29/2012[CEQAnet HOME](#) | [NEW SEARCH](#)

EXHIBIT D



JOHN J. PRESLEIGH  
DIRECTOR OF PUBLIC WORKS

# County of Santa Cruz

## DEPARTMENT OF PUBLIC WORKS PARKS, OPEN SPACE, AND CULTURAL SERVICES DIVISION

979 17<sup>TH</sup> AVENUE, SANTA CRUZ, CA 95062  
(831) 454-7901 FAX: (831) 454-7940 TDD: (831) 454-7978

July 11, 2013

CASEY O'BRIAN, PRINCIPAL  
APTOS HIGH SCHOOL  
100 Mariner Way  
Aptos, CA 95003

SUBJECT: APTOS HIGH SCHOOL SOCCER FIELD

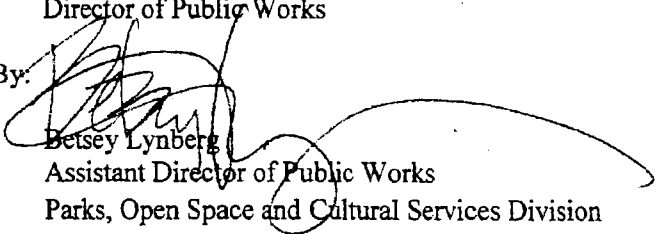
The Planning Department is in receipt of application no. 131110 to recognize the transport of fill in order to grade and fill a new soccer field and 12 parking spaces at Aptos High School in the RA-D zone district. The "D" designation is a Park Site Combining District and denotes those parcels which have been designated by the County General Plan to be acquired for development for future park facilities. The proposed soccer field will provide for an interim recreational use on the property, and as such, staff does not intend to trigger the park site review process in County Code 13.10.418 by taking this forward to the Parks and Recreation Commission. The "D" designation will remain on the property allowing for future consideration for park site acquisition and appropriate recreational development.

Should you have any questions, please contact Betsey Lynberg, Assistant Public Works Director - Parks Division at 454-7901.

Yours truly,

JOHN J. PRESLEIGH  
Director of Public Works

By:

  
Betsey Lynberg  
Assistant Director of Public Works  
Parks, Open Space and Cultural Services Division

BAL:mh

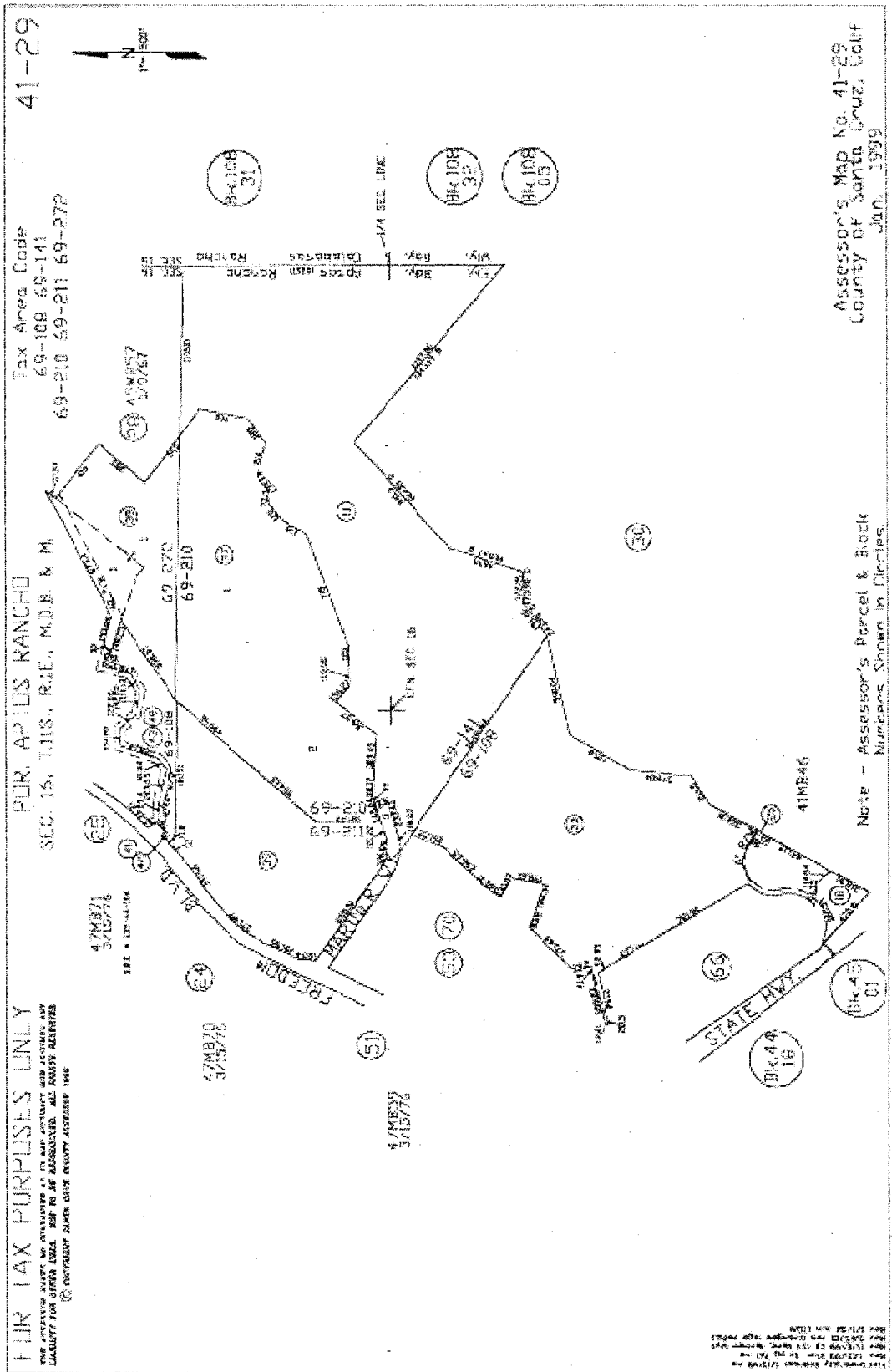
Copy to: Kathy Previsich, Director, Planning Department ✓

Aptos Soccer Field2.doc

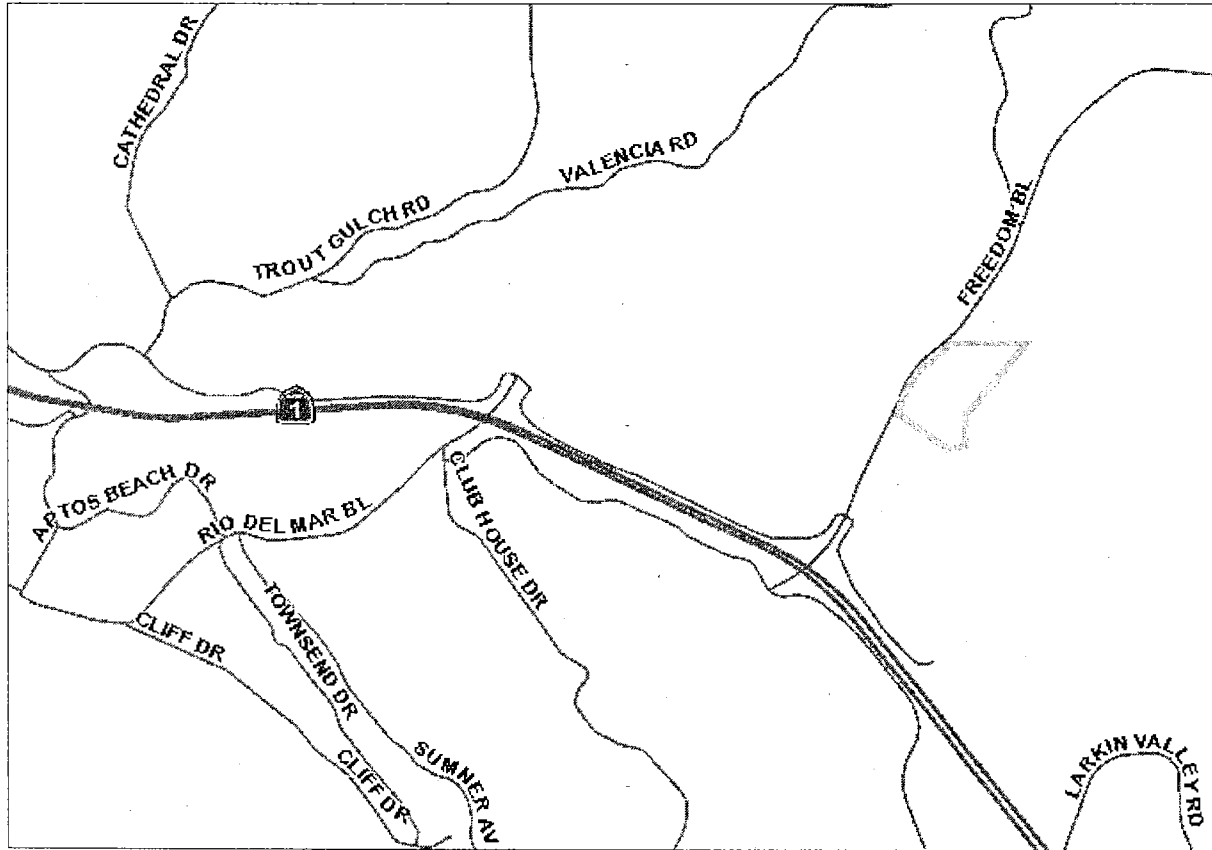
EXHIBIT D

*The Mission of the Santa Cruz County Parks, Open Space and Cultural Services is to provide safe, well designed and maintained parks and a wide variety of recreational and cultural opportunities for our diverse community*

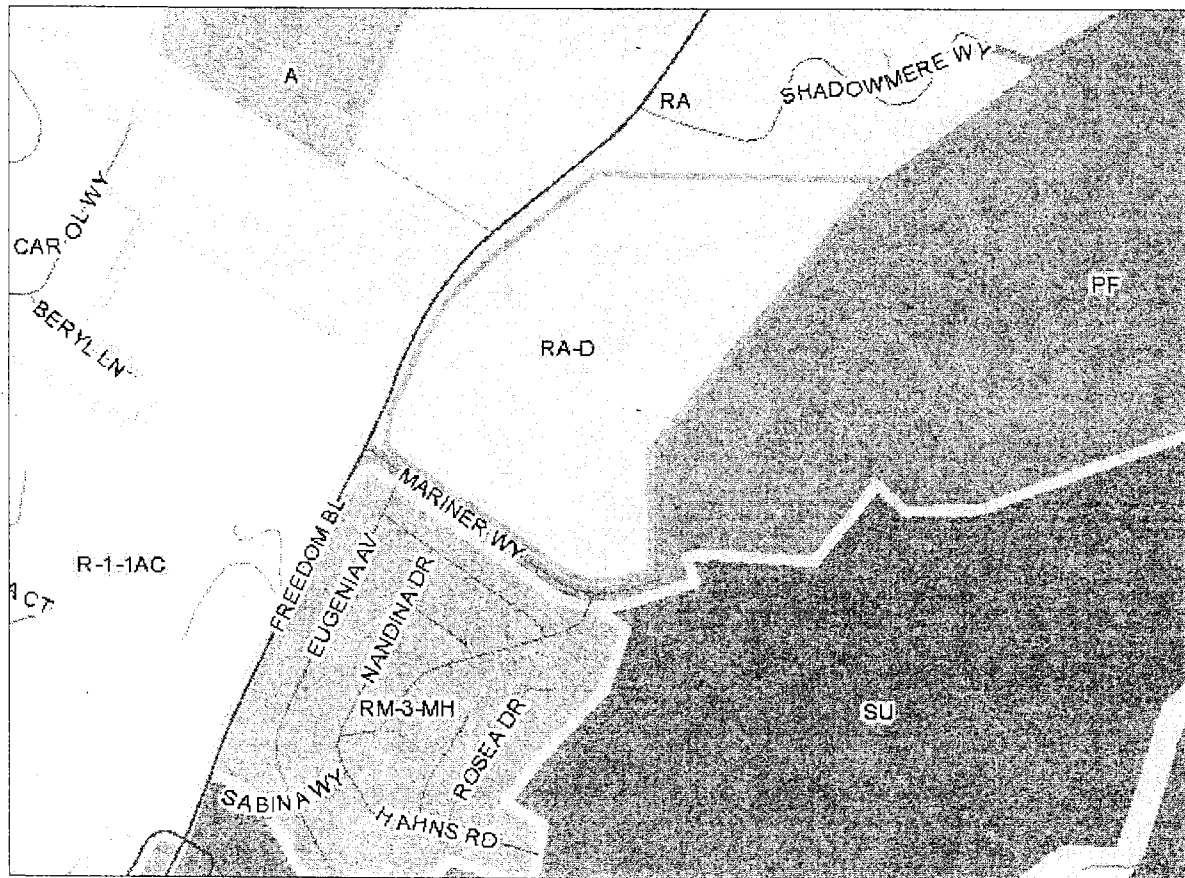
ASSESSOR PARCEL MAP  
 APTOS HIGH  
 100 MARINER WAY, APTOS  
 APN 041-291-39



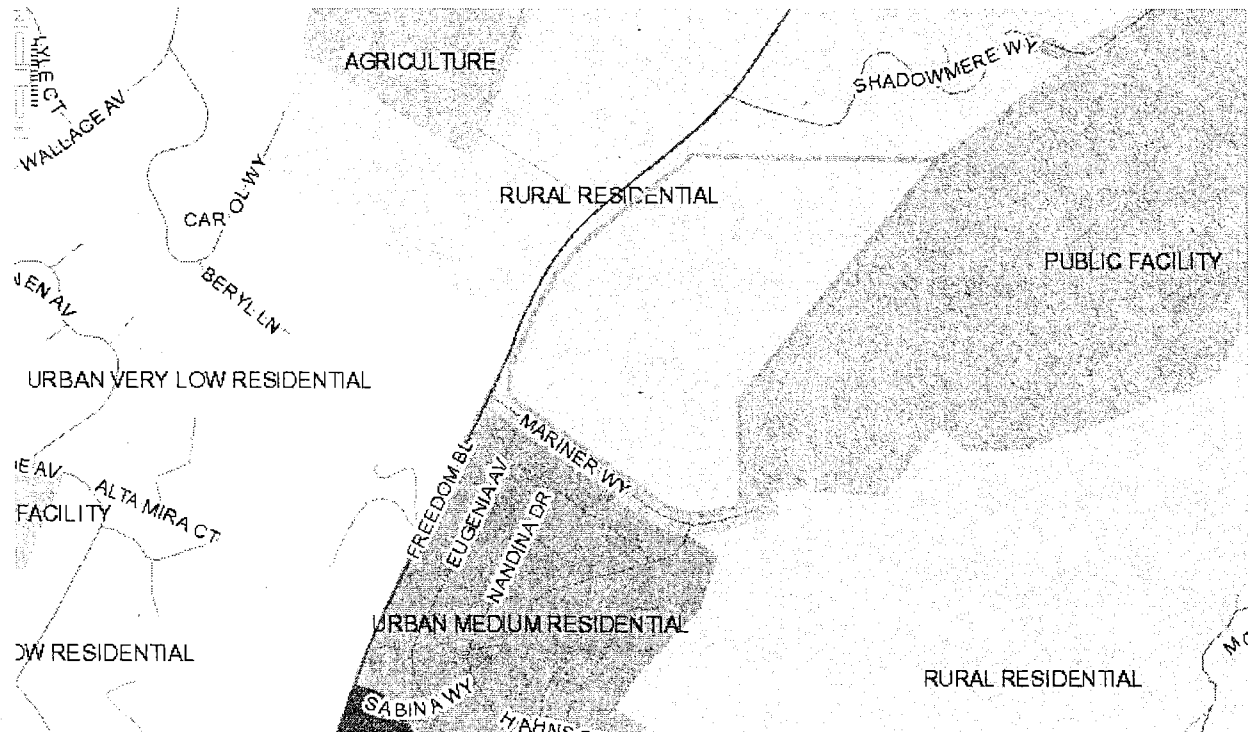
VICINITY MAP  
APTOS HIGH  
100 MARINER WAY, APTOS  
APN 041-291-39



MAP OF ZONING DISTRICTS  
APTOS HIGH  
100 MARINER WAY, APTOS  
APN 041-291-39



MAP OF GENERAL PLAN DESIGNATIONS  
APTOS HIGH  
100 MARINER WAY, APTOS  
APN 041-291-39







JOHN J. PRESLEIGH  
DIRECTOR OF PUBLIC WORKS

# County of Santa Cruz

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July 11, 2013

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APTOS HIGH SCHOOL  
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SUBJECT: APTOS HIGH SCHOOL SOCCER FIELD

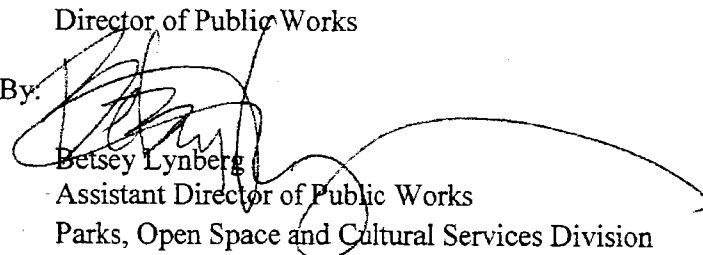
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Should you have any questions, please contact Betsey Lynberg, Assistant Public Works Director - Parks Division at 454-7901.

Yours truly,

JOHN J. PRESLEIGH  
Director of Public Works

By:

  
Betsey Lynberg  
Assistant Director of Public Works  
Parks, Open Space and Cultural Services Division

BAL:mh

Copy to: Kathy Previsich, Director, Planning Department ✓

Aptos Soccer Field2.doc

EXHIBIT F