



Staff Report to the Planning Commission

Application Number: **211088**

Applicant: Santa Cruz Metropolitan Transit District
Owner: Santa Cruz Metropolitan Transit District
APN: 025-054-06
Site Address: Paul Sweet Road (No Situs Address)

Agenda Date: November 10, 2021
Agenda Item #: 8
Time: After 9:30 a.m.

Project Description: Proposal to construct a 4,815 square foot administrative office building for the Santa Cruz Metropolitan Transit District. Requires a Commercial Development Permit, Master Site Plan, Soils Report Review, and Archaeological Report Review.

Location: Property is located at the intersection of Soquel Drive and Paul Sweet Road (former Park and Ride lot).

Permits Required: Commercial Development Permit, Master Site Plan

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 211088, based on the attached findings and conditions.

Project Description & Setting

The subject property is a vacant parking lot (formerly used as a park and ride lot for highway commuters) located at the southwest corner of the intersection of Paul Sweet Road and Soquel Drive adjacent to the Highway 1 north onramp. The property is bounded to the south and east by Highway 1, to the west by Arana Gulch, and to the north by an existing medical facility and residential development.

This project is a proposal to construct a 4,815 square foot administrative office building and ancillary improvements for use by the Santa Cruz Metropolitan Transit District. The proposed building would be one story in height and would include office space for transit district employees relocated from two other facilities. The parking area would accommodate parking for the administrative office staff as well as providing parking for paratransit vehicles that would be stored on the project site and used to provide transportation services during daytime hours.

A Commercial Development permit is required due to the proposed office use and office building.

A Master Site Plan approval is required for projects located within the PF (Public Facilities) zone district.

Zoning & General Plan Consistency

The subject property is a 2.9 acre parcel, located in the PF (Public Facilities) zone district, a designation which allows public facilities uses. The proposed public facility is a permitted use within the zone district and the zoning is consistent with the site's P (Public Facilities) General Plan designation. The western third of the site is designated as O-U (Urban Open Space) and contains a portion of the Arana Gulch riparian area. No development is proposed within the O-U designated portion of the site.

Administrative Office Building

The proposed project would allow for the relocation and consolidation of Santa Cruz Metro Transit District staff in one central location. For this purpose, a 4,815 square foot administrative office building is proposed on the site of the former park and ride lot off Paul Sweet Road. The proposed office building would be one story in height, with a maximum total height of approximately 24 feet. An administrative office building for a public entity is an allowed use within the PF zone district. Adequate parking for the proposed office building would be provided on the project site.

The proposed office building would be in conformance with all required site standards for the PF zone district as indicated in the chart below.

	Site Standards (PF)	Proposed
Front yard setback	20' min. (adj. to residential)	50'
Rear yard setback	20' min. (adj. to residential)	29'
Side yard setbacks	20' min. (adj. to residential)	30' & 250'+
Maximum height	35' max.	24'
Maximum number of stories	3	1
Parking (4,815 sf office)	16 required (1:300 sf)	27 standard spaces provided + 32 shuttle van spaces

Master Site Plan

A master site plan approval is required for any new or expanded use located within the PF zone district. The purpose of the master site plan approval is to illustrate all immediate and future phases of construction for the proposed public facilities use and to determine that adequate access and public services are available for each phase. Additionally, the master site plan for each public facilities approval shall be reviewed for consistency with the General Plan.

The facility proposed for the subject property would be constructed within a single phase, consisting of a new administrative office building and a parking area for employees and paratransit vans. No additional or later phases are proposed or considered at this time. Adequate access (from Paul Sweet Road) is present to serve the site and all urban services are available to serve the proposed development. Additionally, the proposed administrative office for a public transit district is a permitted use within the PF zone district and the PF zoning is consistent with the P (Public Facilities) General Plan land use designation for the site.

Design Review & Scenic Resources

The proposed administrative office building complies with the requirements of the County Design Review Ordinance, in that the design of the administrative office building would be a modern architectural style, with vertical slats to provide shading and to break up the visual bulk of the proposed structure and reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The architectural style of the proposed building will be complementary to the site and the design will be compatible with newer commercial development in the project area.

The subject property is located within the viewshed of Highway 1, which is designated as a scenic highway. Development within the viewshed of urban scenic roadways is required to minimize visual impacts to scenic resources through proper siting, architectural design, and landscaping. The location of the proposed administrative office building would be partially screened from view by the grade of the highway onramp and existing vegetation within the highway right of way. The architectural style of the proposed structure would be consistent with the urban backdrop visible from Highway 1 within the urban area.

Conclusion

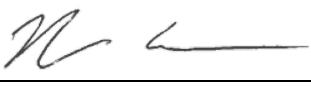
As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

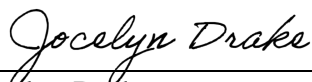
Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **211088**, based on the attached findings and conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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

Report Reviewed By: 
Jocelyn Drake
Principal Planner
Development Review
Santa Cruz County Planning Department

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 211088
Assessor Parcel Number: 025-054-06
Project Location: Paul Sweet Road (No Situs Address)

Project Description: Construct a 4,800 square foot administrative office building.

Person or Agency Proposing Project: Santa Cruz Metropolitan Transit District

Contact Phone Number: 831-459-9992

- A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. _____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. _____ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. X **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of an administrative office building in an area designated for public facilities with all urban services available.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Randall Adams, Project Planner

Date: _____

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for public facilities uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that the proposed location of the public facility and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PF (Public Facilities) zone district as the primary use of the property will be an administrative office building for a public agency and the proposed structure will comply with all site standards of the PF zone district.

The proposal would be in compliance with County Code section 13.10.365, which requires a Master Site Plan approval for all new developments within the PF zone district. The facility proposed for the subject property would be constructed within a single phase, consisting of a new administrative office building and a parking area for employees and paratransit vans. No additional or later phases are proposed or considered at this time. Adequate access (from Paul Sweet Road) is present to serve the site and all urban services are available to serve the proposed development. County Code section 13.10.365 also requires a General Plan consistency determination for public facility master plans. The proposed administrative office for a public transit district is a permitted use within the PF zone district and the PF zoning is consistent with the P (Public Facilities) General Plan land use designation for the site.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed public facilities use is consistent with the use and density requirements specified for the P (Public Facilities) land use designation in the County General Plan. The proposed administrative office for a public transit district is a permitted use within the PF zone district and the PF zoning is consistent with the P (Public Facilities) General Plan land use designation for the site. The western third of the site is designated as O-U (Urban Open Space) and contains a portion of the Arana Gulch riparian area. No development is proposed within the O-U designated portion of the site.

The proposal is consistent with General Plan policy 8.5.2 (Commercial Compatibility with Other Uses) in that the project site is located in the vicinity of other medical offices, public facilities, and commercial development and the proposed use is compatible with the surrounding pattern of

development in the area.

The subject property is located within the viewshed of Highway 1, which is designated as a scenic highway in the County General Plan. Per General Plan policy 5.10.12, development within the viewshed of urban scenic roadways is required to minimize visual impacts to scenic resources through proper siting, architectural design, and landscaping. The project is consistent with GP policy 5.10.12, in that the location of the proposed administrative office building would be partially screened from view by the grade of the highway onramp and existing vegetation within the highway right of way. Additionally, the architectural style of the proposed structure would be consistent with the urban backdrop visible from Highway 1 within the urban area.

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

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

This finding can be made, in that the proposed public facility is to be constructed on an existing park and ride lot. The expected level of traffic generated by the proposed project is anticipated to be 143 daily trips (with 36 trips during the AM peak hour and 25 trips during the PM peak hour) which is a net increase of 32 daily trips over the prior park and ride use of the site. The proposed net increase of 32 daily trips would not adversely impact existing roads or intersections in the surrounding area. All utilities and services are available to serve the proposed project.

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

This finding can be made, in that the proposed structure is located in an existing park and ride lot adjacent to existing medical office buildings and the proposed public facility is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the design of the administrative office building would be a modern architectural style, with vertical slats to provide shading and to break up the visual bulk of the proposed structure and reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The architectural style of the proposed building will be complementary to the site and the design will be compatible with newer commercial development in the project area.

Conditions of Approval

Exhibit D: Project plans, prepared by Spector Corbett Architects, revised 7/30/21.

- I. This permit authorizes the construction of an administrative office building as indicated on the approved Exhibit "D" for this permit. 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 Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this development permit.
 3. Grading, drainage, and erosion control plans.
 4. A sign plan for the proposed administrative office building and public facilities use shall be provided.
 5. Details showing compliance with fire department requirements.
 - B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.

- C. Meet all requirements of the City of Santa Cruz Water District. Proof of water service availability is required prior to application for a Building Permit.
 - D. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
 - E. Meet all requirements of the Environmental Planning section of the Planning Department.
 - F. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - G. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
 - H. Pay the current fees for Roadside and Transportation improvements for 32 net new daily trips. Currently, these fees are, respectively, \$300 and \$300 per new daily trip.
 - I. Provide required off-street parking for 27 cars as indicated on the approved Exhibit "D" for this permit. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building 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 16.42.080 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 16.42.080, shall be observed.

IV. Operational Conditions

A. Master Site Plan

1. The current approval is for an administrative office building and associated improvements to be built in a single phase. Any additional site or facility modifications that cannot be processed as a Minor Variation to this approval will require an amendment to this permit.
2. Signs
 - a. Monument signage for the development shall be facing Paul Sweet Road and shall be directed away from the Highway 1 scenic corridor.
 - b. Building mounted signage facing Highway 1 is not allowed by this permit.

- B. 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. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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.

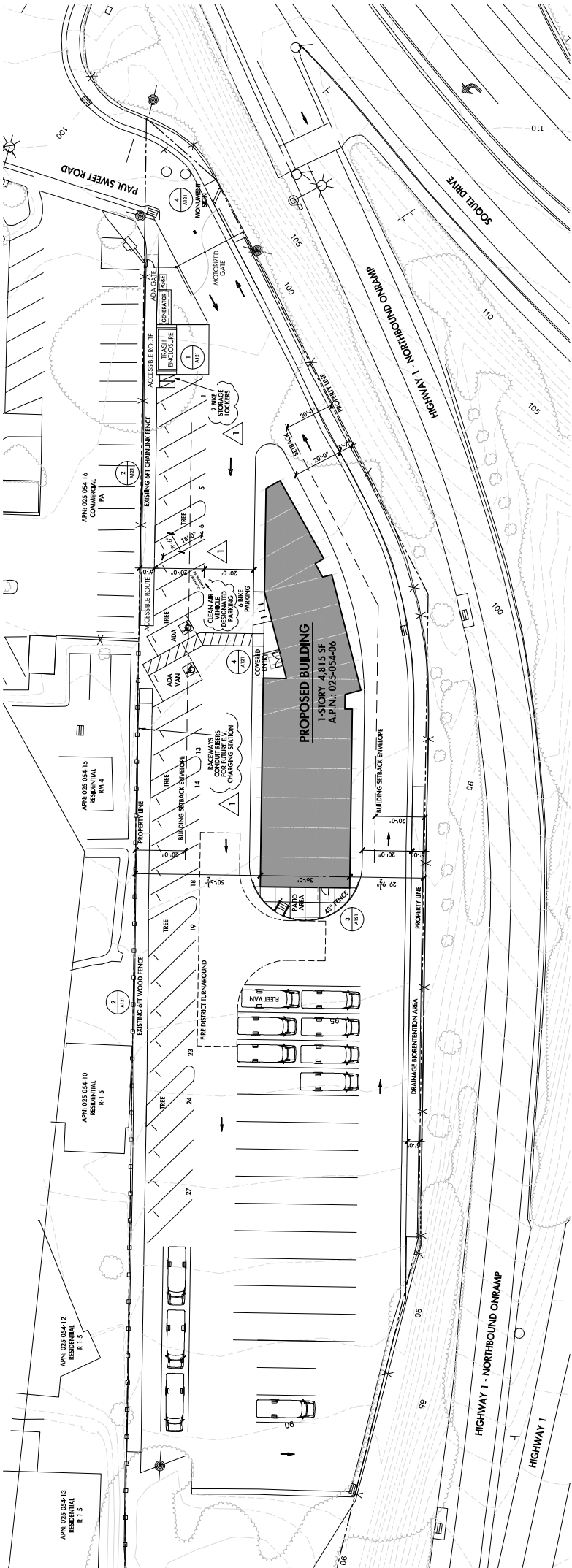
Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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



1 OVERALL PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE: 1"=20'-0"

PROJECT INFORMATION

PROJECT NAME:	SC METRO PARATRANSIT FACILITY
ADDRESS:	XX PAUL SWEET ROAD, SANTA CRUZ, CA 95065
A.P.N.:	025-054-06
PROJECT DESCRIPTION:	PROPOSED NEW CONSTRUCTION OF A 4,815 SF ADMINISTRATIVE OFFICE BUILDING AND ASSOCIATED PARKING LOT, FLEET VAN AREA, AND DESIGNATED METROPOLITAN TRANSIT DISTRICT. THE FACILITY WILL HOUSE THE DISTRICT'S PARACRUIZ PROGRAM AND DISPATCH SHUTTLE VANS.
ZONING:	PF (PUBLIC AND COMMUNITY FACILITIES)
GENERAL PLAN:	O-U: P
PARCEL AREA:	2.92 ACRES (ASSESSOR'S ACREAGE)
EXISTING USE:	PARK AND RIDE FACILITY
PROPOSED USE:	PARACRUIZ ADMIN OFFICES AND SHUTTLE VANS

VICINITY MAP



SHEET INDEX

A101	PROPOSED SITE PLAN
A102	EXISTING SITE PLAN
A201	FLOOR PLAN AND ROOF PLAN
A301	EXTERIOR ELEVATIONS & BLDG SECTIONS
A302	3D MODEL VISUALIZATIONS
C1	TITLE SHEET
C2	3D MODEL VISUALIZATIONS
C3	3D MODEL VISUALIZATIONS
C4	3D MODEL VISUALIZATIONS
C5	3D MODEL VISUALIZATIONS
C6	3D MODEL VISUALIZATIONS
C7	3D MODEL VISUALIZATIONS
L1.0	PRELIMINARY LANDSCAPE
E1	LIGHTING ANALYSIS
P1	LIGHTING ANALYSIS

ZONING REGULATIONS

ZONING:	PF (PUBLIC AND COMMUNITY FACILITIES)
MAXIMUM HEIGHT:	35 FT, 3-STORIES
FRONT SETBACK:	20FT (ABUTS RESIDENTIAL USE)
SIDE SETBACK:	20FT (ABUTS RESIDENTIAL USE)
REAR SETBACK:	20FT (ABUTS RESIDENTIAL USE)
PROPOSED BUILDING	
BUILDING AREA:	4,815 SF
STORIES:	1-STORY
BUILDING HEIGHT:	24 FT MAX (FROM EXISTING AND FINISH GRADE)
DESCRIPTION OF USE:	ADMINISTRATIVE OFFICE BUILDING
OCCUPANCY GROUP:	B
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	BUILDING SHALL BE FULLY SPRINKLERED

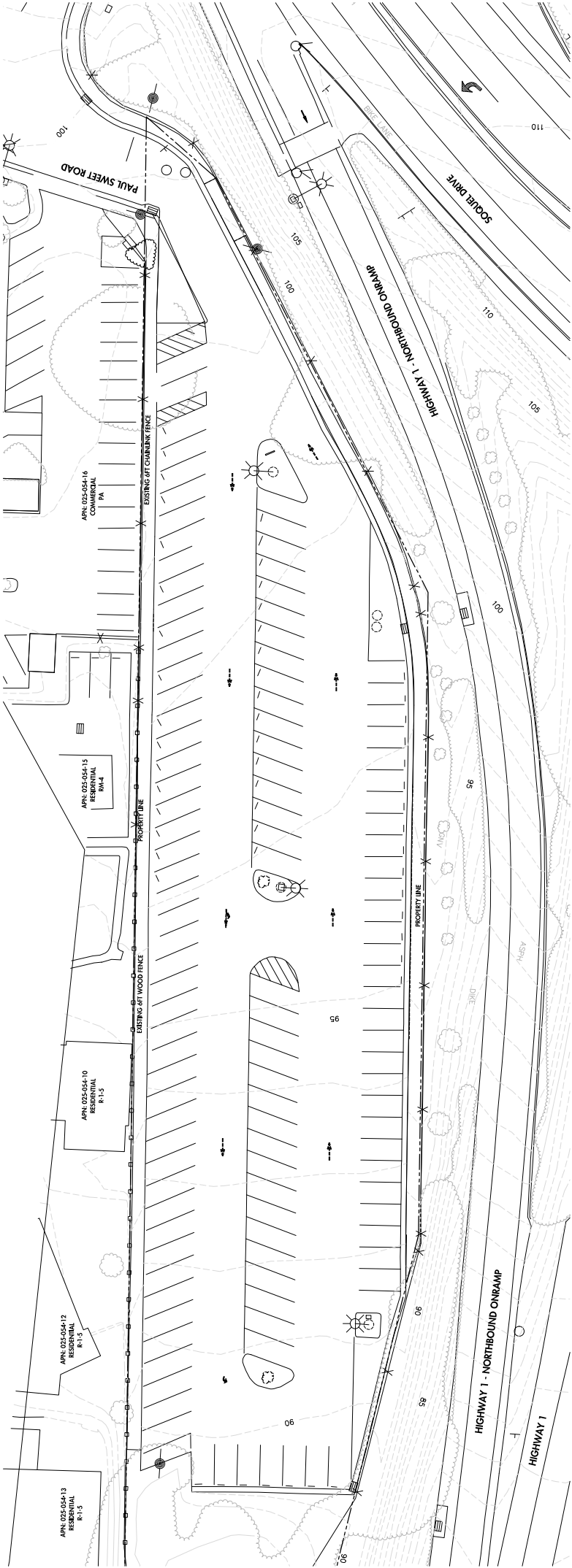
PARKING CALCULATIONS

BUILDING AREA:	4,815 SF
DESCRIPTION OF USE:	ADMINISTRATIVE OFFICE BUILDING
REQUIRED PARKING:	1 PARKING SPACE PER 300 SF 4,815 SF / 300 = 16 PARKING SPACES
REQUIRED BIKE PARKING:	1 BIKE PARKING PER 1,000 SF 4,815 SF / 1,000 = 4.8 ≈ 5 BIKE PARKING
EXISTING PARKING COUNT:	117 PARKING SPACES
PROPOSED PARKING:	25 PASSENGER VEHICLE PARKING 1 ADA VAN ACCESSIBLE PARKING SPACE 27 TOTAL PARKING SPACES (PER EMPLOYEE COUNT)
PROPOSED BIKE PARKING:	6 BIKE PARKING
PROPOSED FLEET VEHICLE PARKING:	32 SHUTTLE VAN PARKING SPACES

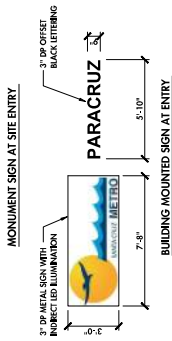
CALGREEN PARKING CALCULATIONS

(PER NON-RESIDENTIAL MANDATORY MEASURES)	
CALGREEN BICYCLE PARKING REQUIREMENTS (CALGREEN 5.106.4)	
SHORT-TERM BICYCLE PARKING (PER 5.106.4.1.1): [PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FT OF ENTRANCE] FOR 3% OF VEHICLE PARKING SPACES (MIN OF ONE TWO-BIKE CAPACITY RACK). TOTAL VEHICLE PARKING SPACES: 27 SPACES @ 3% = 1.35 REQUIRED. 6 PROVIDED (3 TWO-BIKE CAPACITY RACKS).	
LONG-TERM BICYCLE PARKING (PER 5.106.4.1.2): [BIKE LOCKER, LOCKABLE ENCLOSURE, OR A BIKE ROOM] FOR 3% OF VEHICLE PARKING SPACES (MIN OF ONE BICYCLE PARKING FACILITY). TOTAL VEHICLE PARKING SPACES: 27 SPACES @ 3% = 1.35 REQUIRED. 2 BIKE LOCKERS PROVIDED.	
CALGREEN DESIGNATED PARKING FOR CLEAN AIR VEHICLES (CALGREEN 5.106.5.2) (25-50) 5 TOTAL VEHICLE PARKING SPACES: 27 SPACES BETWEEN (25-50) 5 SPACE SHALL BE STRIP PAINTED WITH "CLEAN AIR VEHICLE" (V). 1 DEDICATED CLEAN AIR VEHICLE PARKING SPACE PROVIDED.	
CALGREEN ELECTRIC VEHICLE (EV) CHARGING (CALGREEN 5.106.5.3) REQUIREMENT: TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). TOTAL VEHICLE PARKING SPACES: 27 SPACES = 2 REQUIRED EV CHARGING SPACES	

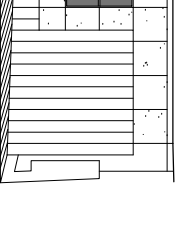
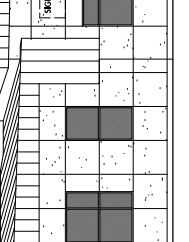
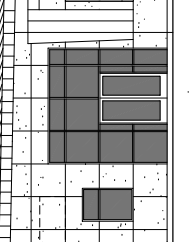
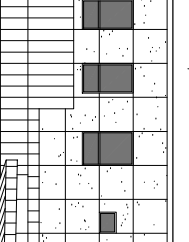
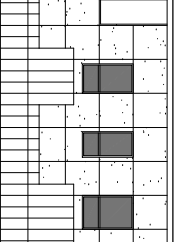
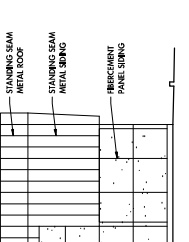
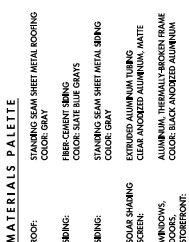
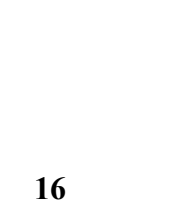
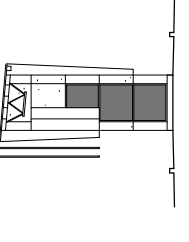
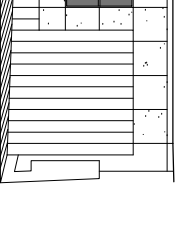
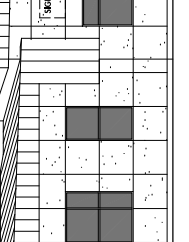
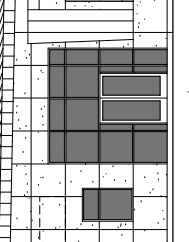
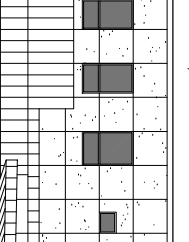
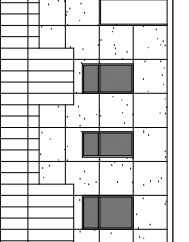
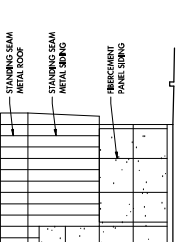
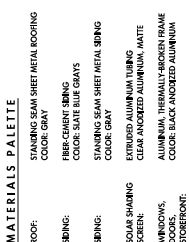
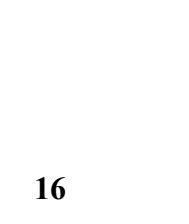
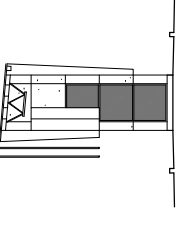
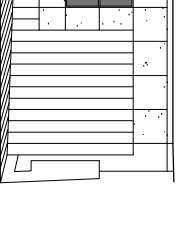
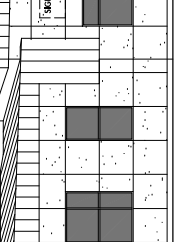
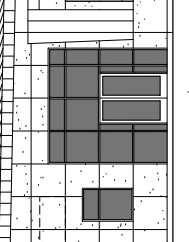
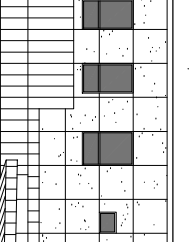
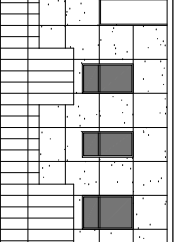
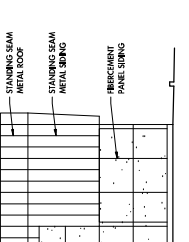
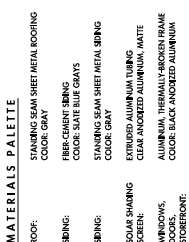
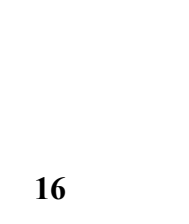
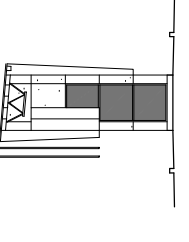
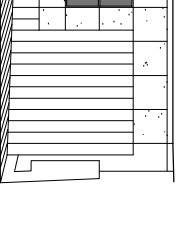
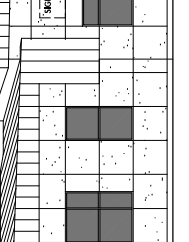
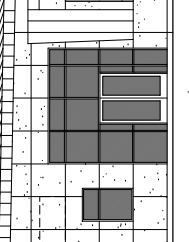
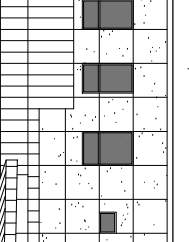
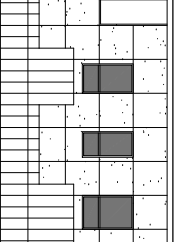
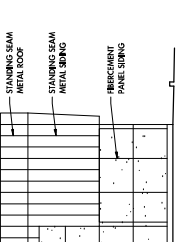
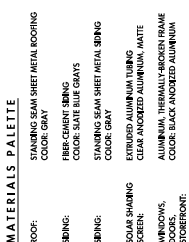
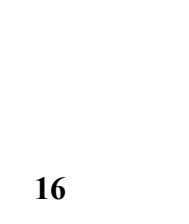
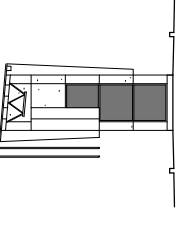
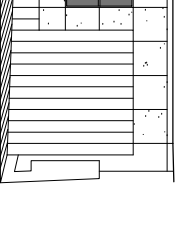
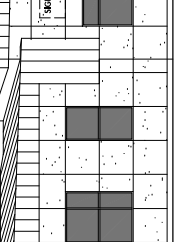
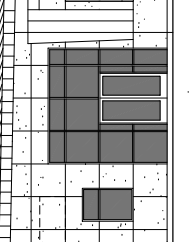
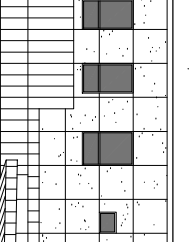
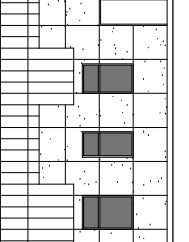
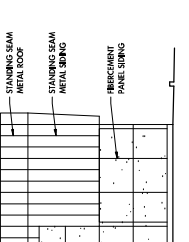
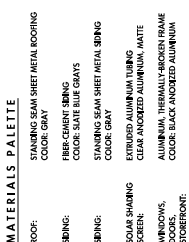
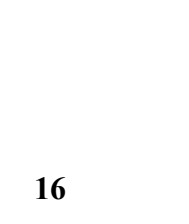
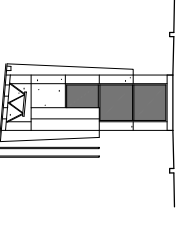
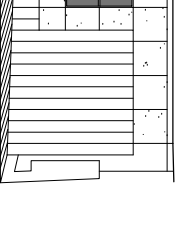
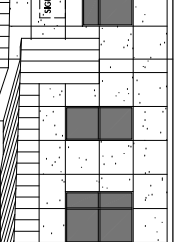
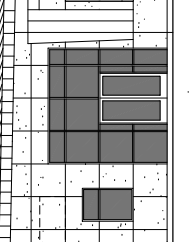
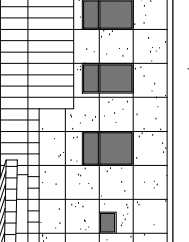
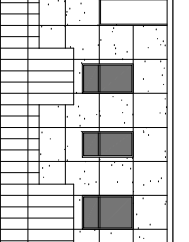
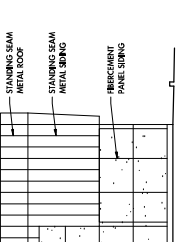
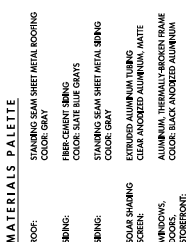
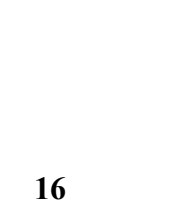
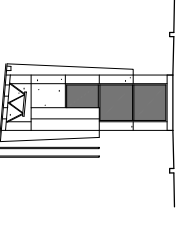
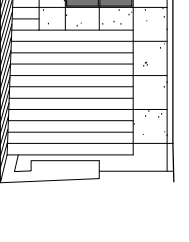
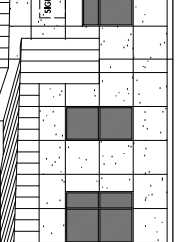
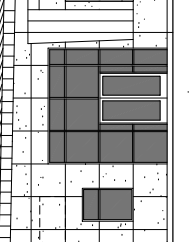
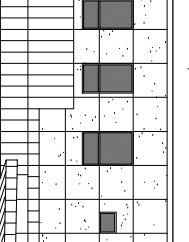
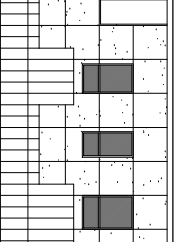
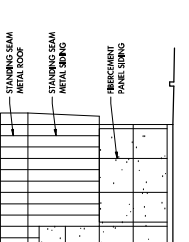
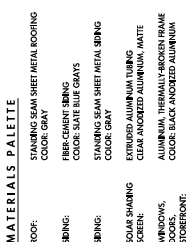
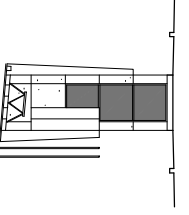
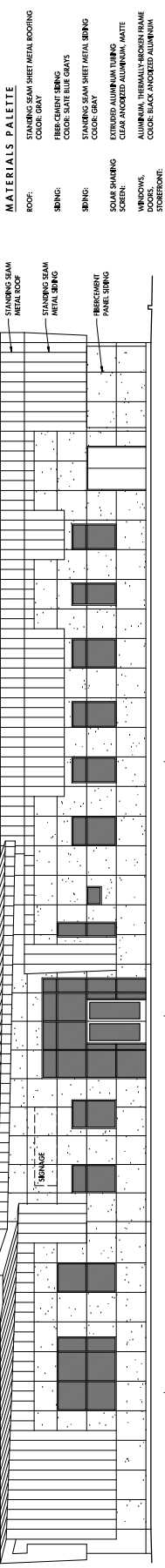
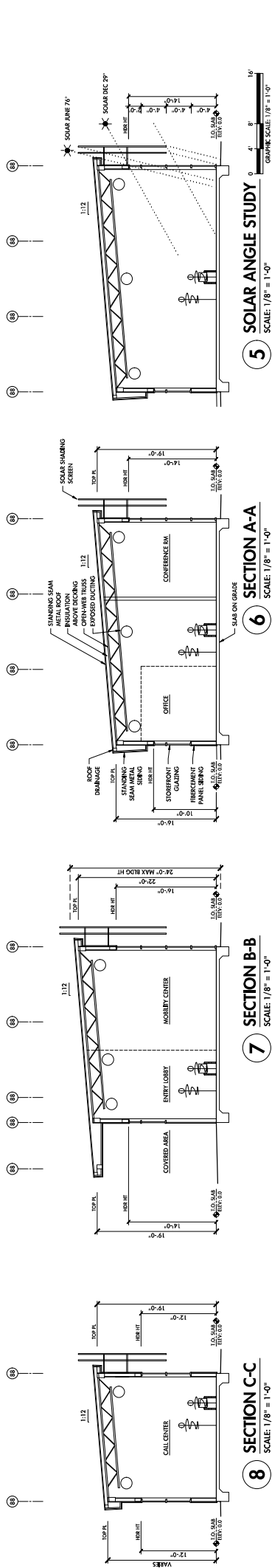
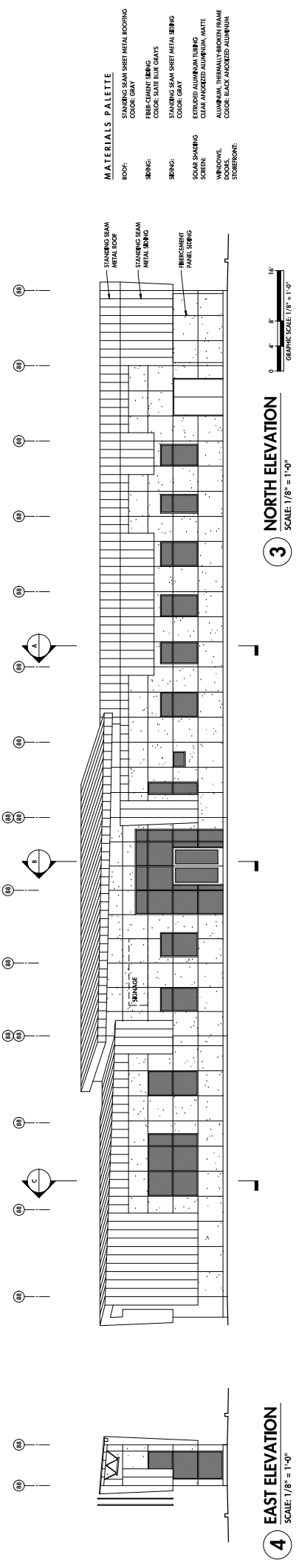
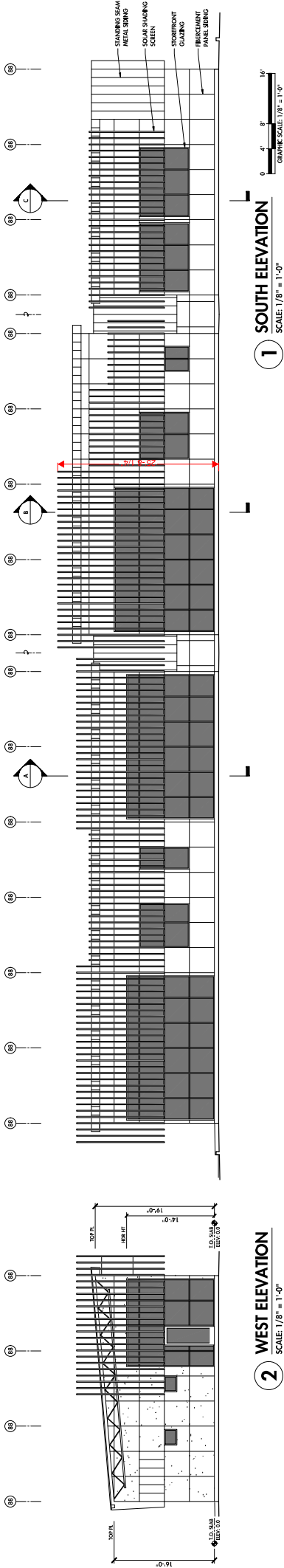
5.106.5.3.2 MULTIPLE CHARGING SPACE REQUIREMENTS.
... BICYCLE RACKS ARE REQUIRED ... BICYCLE RACKS ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION.
1. THE TYPE AND LOCATION OF THE EYE.
2. THE TYPE AND LOCATION OF THE EYE.
3. THE TYPE AND LOCATION OF THE EYE.
4. THE TYPE AND LOCATION OF THE EYE.
5. THE TYPE AND LOCATION OF THE EYE.

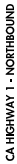
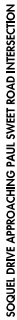


1 OVERALL EXISTING SITE PLAN
SCALE: 1" = 20'-0"
GRAPHIC SCALE 1"=20'-0"

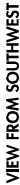
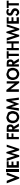


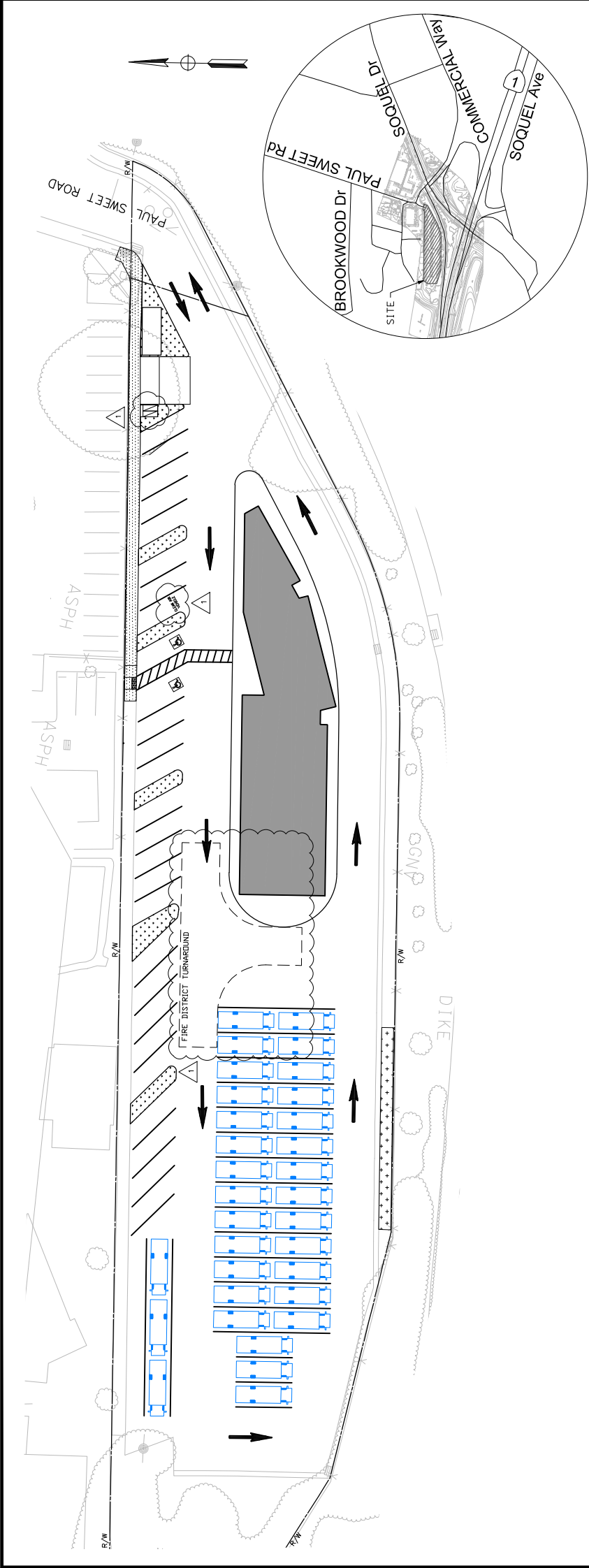






VISUALIZATIONS OF GRAYSCALE 3D MODEL





GENERAL NOTES:

1. OWNER:

SANTA CRUZ METROPOLITAN TRANSIT DISTRICT
110 VERNON STREET
SANTA CRUZ, CA 95060
2. ENGINEER:

MARK THOMAS & COMPANY, INC.
360 22ND STREET, SUITE 501
OAKLAND, CA 94612
3. SOILS ENGINEER:

DEES & ASSOCIATES, INC.
1000 CALIFORNIA STREET, SUITE 8A
SANTA CRUZ, CA 95060
4. ARCHITECT:

SPECTOR CORRETT ARCHITECTS, INC.
1000 CALIFORNIA STREET, SUITE 246
SANTA CRUZ, CA 95060
5. EXISTING USE:

PARKING LOT
6. PROJECT AREA:

1.23± AC
7. OWNERSHIP AND MAINTENANCE:

OWNED AND MAINTAINED BY SANTA CRUZ METROPOLITAN TRANSIT DISTRICT
8. THIS PROPERTY LIES IN THE JURISDICTION OF:

—CENTRAL FIRE PROTECTION DISTRICT
—CITY OF SANTA CRUZ
—DOMESTIC WATER: SANTA CRUZ SANITATION DISTRICT
—SANITATION SEWER: SANTA CRUZ SANITATION DISTRICT
—STORM DRAIN WITHIN PUBLIC STREET/EASEMENT: CITY OF SANTA CRUZ
9. ASSESSOR PARCEL NUMBERS:

02505406

ELEVATIONS SHOWN ARE NAVD83 BASED ON SANTA CRUZ COUNTY AND CALTRANS DISTRICT 5 BENCHMARKS. THE FOLLOWING BENCHMARKS WERE TIED TO VERTICALLY TO CONTROL THE NETWORK OF ADJUSTMENTS:

POINT	BM1486 SCRT DN323	ELEVATION	32.06	DESCRIPTION	CT LEAD & TACK
POINT	BM-44A	ELEVATION	39.79		

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CC83, ZONE 3. (2017.50) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 8801-8818 SAID COORDINATES (US SURVEY FEET) AND BEARINGS ARE BASED ON THE SAN FRANCISCO MERIDIAN. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA SPATIAL REFERENCE NETWORK:

- P212 (N)1811539.974 (E)6163514.713 (Elev.)230.96
- P213 (N)1899275.801 (E)6127479.735 (Elev.)656.51
- P534 (N)1849474.814 (E)6054667.384 (Elev.)782.18
- S00B (N)1886225.298 (E)6146305.297 (Elev.)3341.36

PREPARED BY MARK THOMAS & COMPANY, INC., DATED DECEMBER 15, 2020

ZONED AE
SANTA CRUZ COUNTY PARCEL INFORMATION DETAIL REPORT
MAP NUMBER: 06097C0351E
EFFECTIVE DATE: FEBRUARY 2, 2021

VICINITY MAP

NO SCALE

GENERAL NOTES:

1. OWNER:

SANTA CRUZ METROPOLITAN TRANSIT DISTRICT
110 VERNON STREET
SANTA CRUZ, CA 95060
2. ENGINEER:

MARK THOMAS & COMPANY, INC.
360 22ND STREET, SUITE 501
OAKLAND, CA 94612
3. SOILS ENGINEER:

DEES & ASSOCIATES, INC.
1000 CALIFORNIA STREET, SUITE 8A
SANTA CRUZ, CA 95060
4. ARCHITECT:

SPECTOR CORRETT ARCHITECTS, INC.
1000 CALIFORNIA STREET, SUITE 246
SANTA CRUZ, CA 95060
5. EXISTING USE:

PARKING LOT
6. PROJECT AREA:

1.23± AC
7. OWNERSHIP AND MAINTENANCE:

OWNED AND MAINTAINED BY SANTA CRUZ METROPOLITAN TRANSIT DISTRICT
8. THIS PROPERTY LIES IN THE JURISDICTION OF:

—CENTRAL FIRE PROTECTION DISTRICT
—CITY OF SANTA CRUZ
—DOMESTIC WATER: SANTA CRUZ SANITATION DISTRICT
—SANITATION SEWER: SANTA CRUZ SANITATION DISTRICT
—STORM DRAIN WITHIN PUBLIC STREET/EASEMENT: CITY OF SANTA CRUZ
9. ASSESSOR PARCEL NUMBERS:

02505406

ELEVATIONS SHOWN ARE NAVD83 BASED ON SANTA CRUZ COUNTY AND CALTRANS DISTRICT 5 BENCHMARKS. THE FOLLOWING BENCHMARKS WERE TIED TO VERTICALLY TO CONTROL THE NETWORK OF ADJUSTMENTS:

POINT	BM1486 SCRT DN323	ELEVATION	32.06	DESCRIPTION	CT LEAD & TACK
POINT	BM-44A	ELEVATION	39.79		

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CC83, ZONE 3. (2017.50) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE, SECTIONS 8801-8818 SAID COORDINATES (US SURVEY FEET) AND BEARINGS ARE BASED ON THE SAN FRANCISCO MERIDIAN. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA SPATIAL REFERENCE NETWORK:

- P212 (N)1811539.974 (E)6163514.713 (Elev.)230.96
- P213 (N)1899275.801 (E)6127479.735 (Elev.)656.51
- P534 (N)1849474.814 (E)6054667.384 (Elev.)782.18
- S00B (N)1886225.298 (E)6146305.297 (Elev.)3341.36

PREPARED BY MARK THOMAS & COMPANY, INC., DATED DECEMBER 15, 2020

ZONED AE
SANTA CRUZ COUNTY PARCEL INFORMATION DETAIL REPORT
MAP NUMBER: 06097C0351E
EFFECTIVE DATE: FEBRUARY 2, 2021

DRAWN BY:	OK
DESIGNED BY:	AL
CHECKED BY:	AL
SCALE:	1" = 20'

PARATRANSIT FACILITY
SANTA CRUZ METROPOLITAN TRANSIT DISTRICT
TITLE SHEET



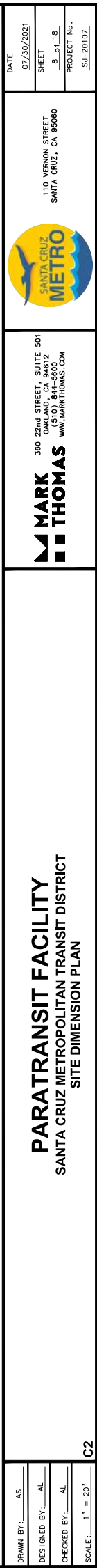
MARK THOMAS
360 22ND STREET, SUITE 501
OAKLAND, CA 94612
(510) 844-5900
WWW.MARKTHOMAS.COM



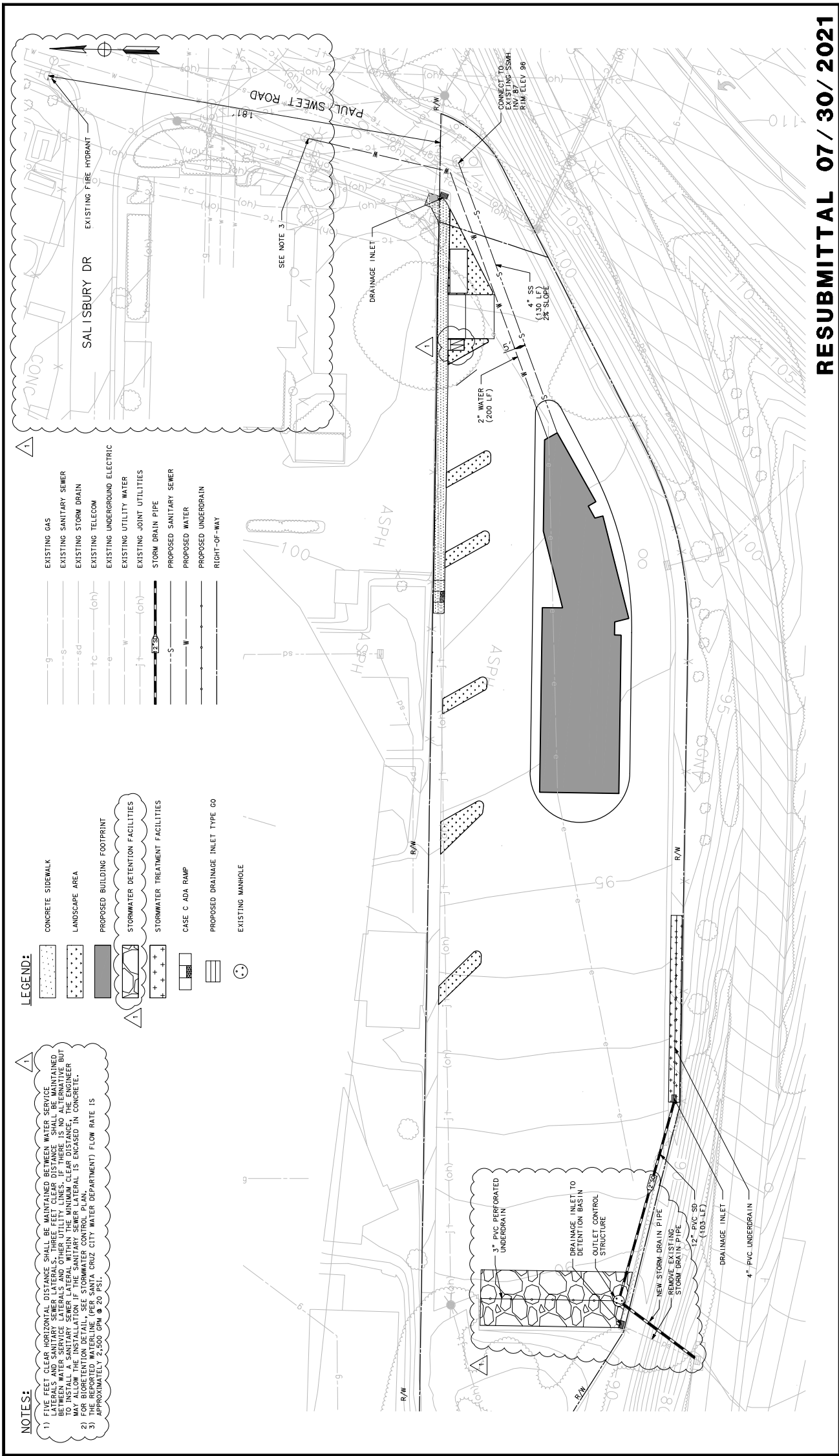
110 VERNON STREET
SANTA CRUZ, CA 95060

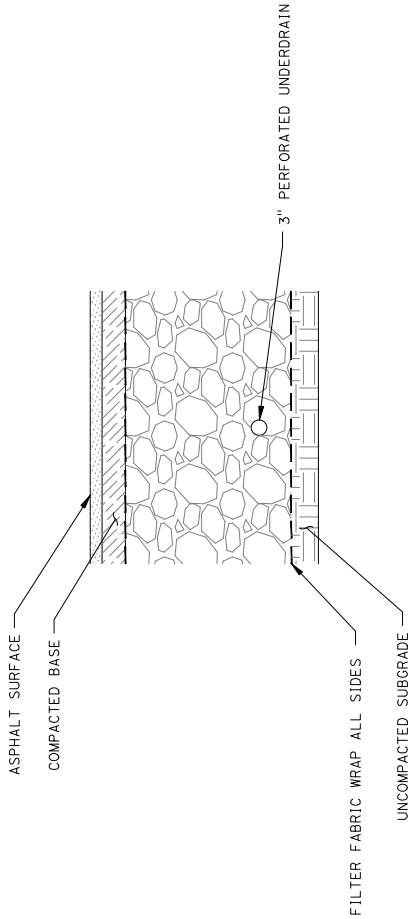
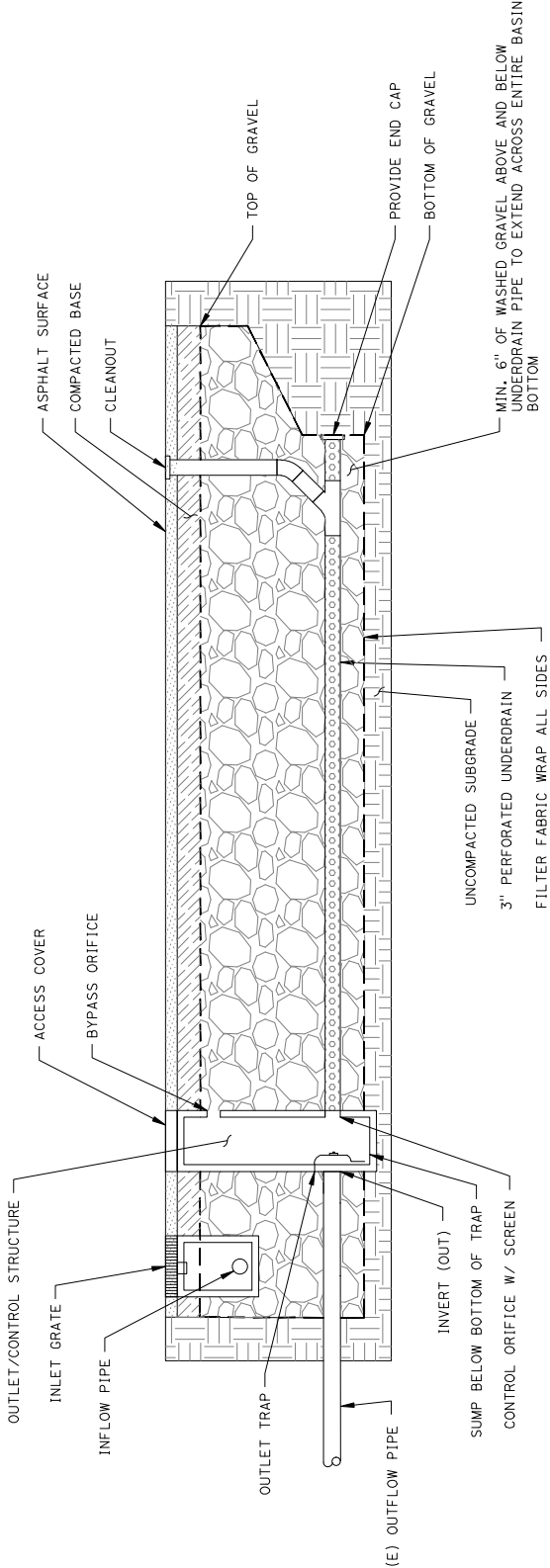
DATE	07/30/2021
SHEET	7 of 18
PROJECT NO.	SJ-20107

RESUBMITTAL 07 / 30 / 2021









RESUBMITTAL 07 / 30 / 2021

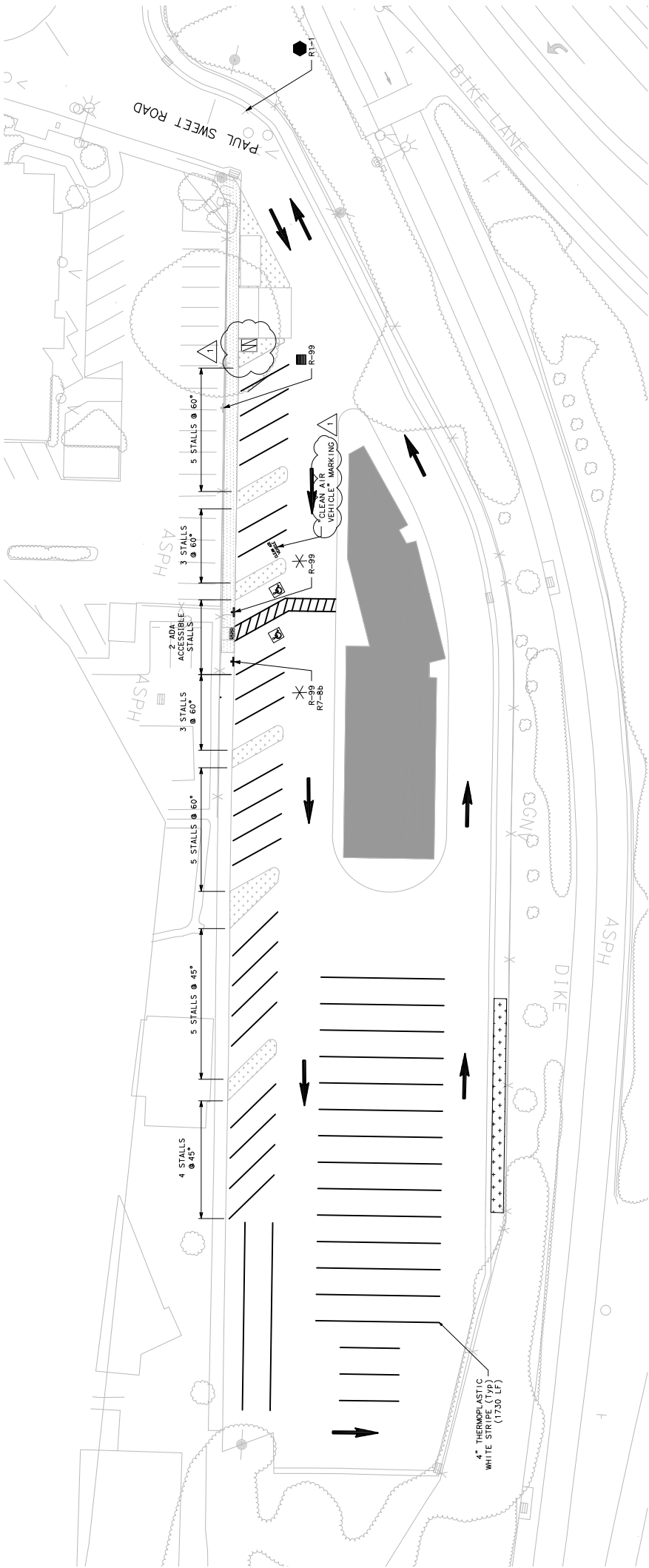
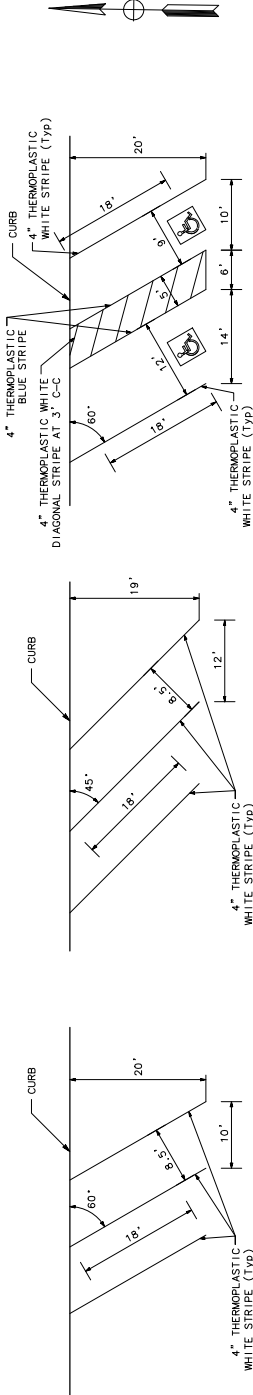
DRAWN BY: <u>OK</u>		 <div>110 VERNON STREET SANTA CRUZ, CA 95060</div>	DATE <u>07/30/2021</u>
DESIGNED BY: <u>AL</u>			SHEET <u>13 of 18</u>
CHECKED BY: <u>AL</u>			PROJECT No. <u>SJ-20107</u>
SCALE: <u>1" = 20'</u>			
<div>PARATRANSIT FACILITY SANTA CRUZ METROPOLITAN TRANSIT DISTRICT DETENTION BASIN DETAIL</div>			
<div><div>360 22nd STREET, SUITE 501 OAKLAND, CA 94612 (510) 844-5900 WWW.MARKTHOMAS.COM</div></div>			
C7			

GENERAL NOTES:

1. REMOVE CONFLICTING EXISTING STRIPING AND MARKING.
2. ALL PERMANENT STRIPING AND PAVEMENT MARKING SHALL BE THERMOPLASTIC.
3. FOR DETAILS NOT SHOWN, SEE CALTRANS Std. PLANS AND CA MOTCD, PART 2 AND PART 3.
4. FOR SIGNING AND STRIPING SEE CALTRANS Std. PLANS, UNLESS OTHERWISE NOTED.

LEGEND:

- TYPE 1 10'-0" ARROW, SEE Std PLAN A24A
- NEW SIGN
 - EXIST SIGN
 - REMOVE SIGN
 - EXISTING SIGN TO REMAIN
 - NEW SIGN
 - ISA SYMBOL, SEE Std PLAN A24C



RESUBMITTAL 07 / 30 / 2021

DRAWN BY: OK
DESIGNED BY: AL
CHECKED BY: AL
SCALE: 1" = 20'

PARATRANSIT FACILITY
SANTA CRUZ METROPOLITAN TRANSIT DISTRICT
SIGNING AND STRIPING PLAN

MARK THOMAS
360 22nd STREET, SUITE 501
SANTA CRUZ, CA 95060
(510) 844-5900
WWW.MARKTHOMAS.COM



110 VERNON STREET
SANTA CRUZ, CA 95060

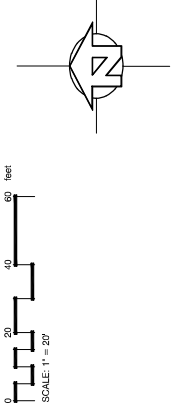
DATE: 07/30/2021
SHEET: 14 of 18
PROJECT NO.: SJ-20107

Paul Sweet Road
Santa Cruz, CA 95065
A.P.N.: 025-054-06

OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER, MICHAEL ARNONE LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.

PRELIMINARY LANDSCAPE

SHEET **L-1.0**



bike racks (typical)
 style and manufacturer to be selected
 gray concrete with sand finish
 entry
 30" diameter plant container (typical)
 style and color to be selected
 planting
 6' movable bench (typical)
 style and manufacturer to be selected
 gray concrete with sand finish
 4' diameter table and chairs (typical)
 style and manufacturer to be selected
 planting
 proposed building

TREES



Quercus agrifolia / Coast Live Oak



Lophostemon confertus / Brisbane Box

SHRUBS



Acrostaphylos x 'Emerald Carpet'
/ Emerald Carpet Manzanita



Acrostaphylos densiflora 'Howard McMinn'
Howard McMinn Vine Hill Manzanita



Oeanthus griseus horizontalis / Carmel Creeper



Cistus ladanifer
Crimson Spot Rockrose



Cistus x skanbergii / Coral Rockrose



Myrica californica / Pacific Wax Myrtle



Pittosporum tobira / Mock Orange



Polystichum munitum
Western Sword Fern



Rhamnus californica 'Eve Case'
California Coffeeberry



Ribes sanguineum glutinosum
Red Flowering Currant



Rosa x 'Flower Carpet Red'
Red Flower Carpet Rose



Rosa x 'Flower Carpet White'
White Flower Carpet Rose



Salvia leucantha 'Purple Velvet'
Purple Velvet Mexican Bush Sage

RETENTION BASIN PLANTS



Juncus patens / California Gray Rush

GROUND COVERS



Sisynchium californicum / Yellow Eyed Grass

ORNAMENTAL GRASSES



Lomandra longifolia Platinum Beauty
Variegated Mat Rush

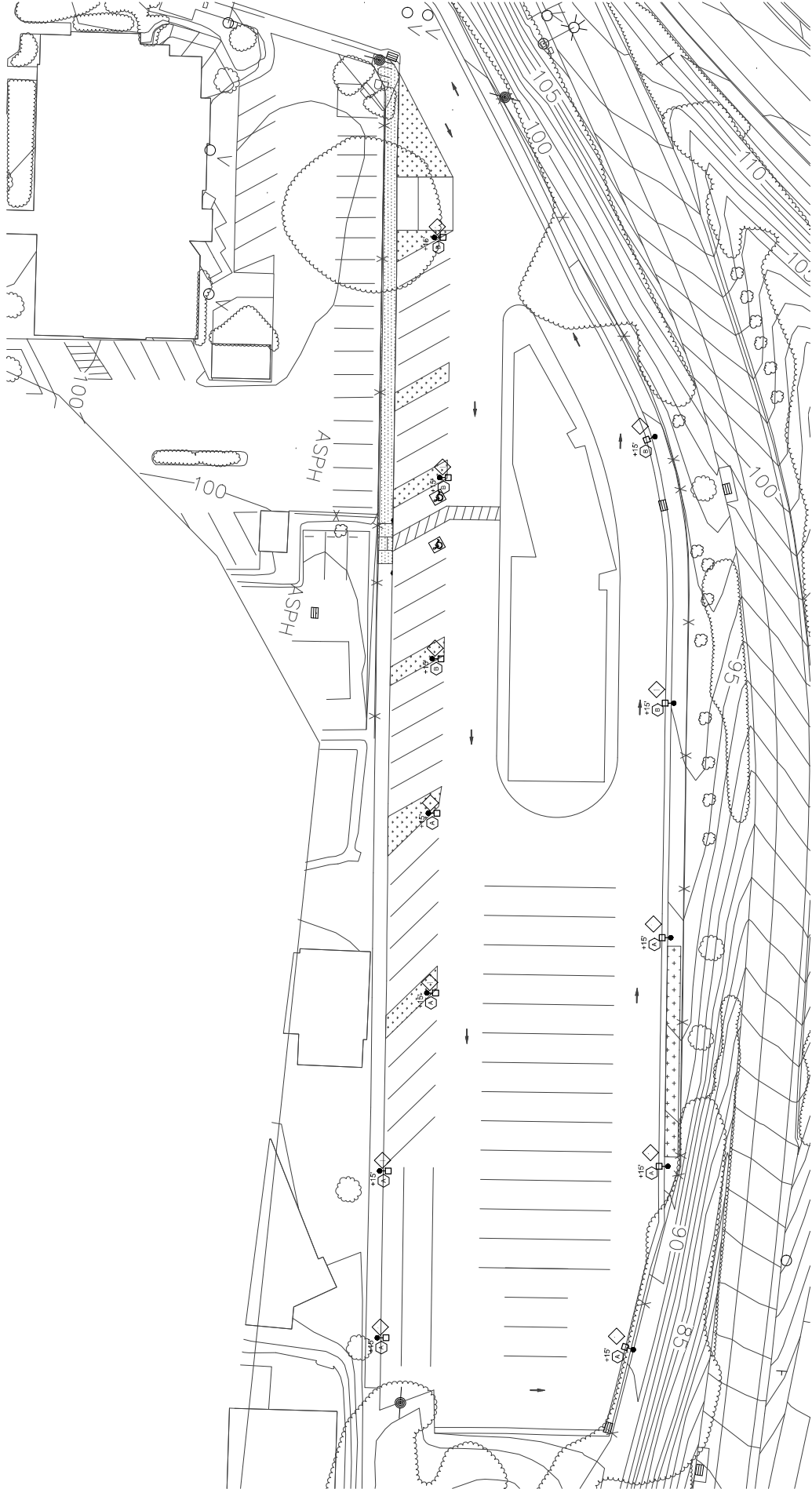
PLANT IMAGES

REVISIONS

© Michael Arnone
Landscape Architect - 2021
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE
ISSUED FOR A ONE-TIME SINGLE USE BY THE
CLIENT. ANY REUSE, REPRODUCTION, OR
MODIFICATION OF THESE DRAWINGS WITHOUT
THE WRITTEN CONSENT OF MICHAEL ARNONE
RETAINS ALL RIGHTS AND TITLE. NO PART MAY BE
REPRODUCED OR TRANSMITTED IN ANY FORM
WITHOUT PRIOR WRITTEN PERMISSION OF
MICHAEL ARNONE. THE LANDSCAPE ARCHITECT
IS NOT RESPONSIBLE FOR THE USER'S
RESPONSIBILITY WITHOUT LIABILITY TO
THE LANDSCAPE ARCHITECT.
OWNER SHALL ASSUME RESPONSIBILITY FOR
OBTAINING ALL NECESSARY PERMITS, ZONING
REQUIREMENTS AND PROPERTY LINES. OWNER
IS REQUIRED TO PERFORM WORK SHOWN ON PLANS.
BASE INFORMATION HAS BEEN PROVIDED BY THE
CLIENT. MICHAEL ARNONE ASSUMES NO LIABILITY FOR THE
ACCURACY OF THE INFORMATION PROVIDED, AND
ACCEPTS LIMITS OF PROPERTY CORNERS.

Landscape design for:
CD Metro ParaTransit Facility
Paul Sweet Road
Santa Cruz, CA 95065
A.P.N.: 025-054-06

TREES



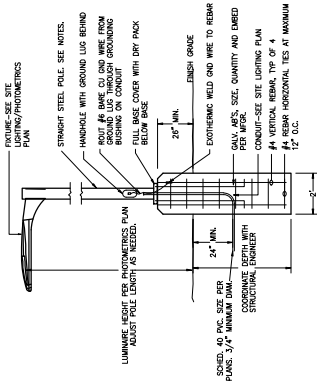
1 LIGHTING SITE PLAN
SCALE: 1" = 20' - 0"
SHEET NOTES
◆ NEW POLE MOUNTED LIGHTING FIXTURE. SEE FIXTURE SCHEDULE AND MOUNTING DETAIL.

Approx. Qty.	Type	Description	Manufacturer / Part #	Model Rating	Control Method	Electrical	Notes
7	A	Non-ducted pole-mounted area lighting with 1 type A distribution and 1 type B distribution in parking lot.	Feature One OSD-A-M4-AM-8-48K-01-02- Mount One OSD-A-M4-AM-8-48K-01-02- Accessory One OSD-A-M4-AM-8-48K-01-02- BUSH Pole: Type/Part: 401-3011-13	81-10-02	PC/TC	Driver: Integral Volt: 120 Watt: 85	*Contractor shall provide pole metal parts in matching finish. *Contractor shall provide pole metal parts in matching finish.
5	B	Non-ducted pole-mounted area lighting with 1 type B distribution in parking lot.	Feature One OSD-A-M4-AM-8-48K-01-02- Mount One OSD-A-M4-AM-8-48K-01-02- Accessory One OSD-A-M4-AM-8-48K-01-02- BUSH Pole: Type/Part: 401-3011-13	81-10-02	PC/TC	Driver: Integral Volt: 120 Watt: 85	*Contractor shall provide pole metal parts in matching finish.

General Notes:

- Contractor shall provide all as necessary for a complete, functioning, and finished system. Provide all lighting fixtures as shown complete with all lamps, completely wired, controlled and security attached to supports.
- Where both written and pictorial feature descriptions are provided, the written description shall take precedence and prevail.
- Contractor shall provide and install fixtures to meet the standards and regulations of: Underwriters Laboratories, state building codes, and local building codes, and all applicable codes, and according to manufacturer's instructions.
- At all times as and workmanship shall be guaranteed free of defects and fully open and free for a minimum of one year after the acceptance of this project by the Owner. Any fixtures or workmanship (including lamps) found to be defective during the warranty period will be either fixed or replaced by the Contractor at no cost to the Owner.
- Fixtures are shown diagrammatically and do not indicate means and methods of installation. Verify exact location and spacing with Architect at the site during installation. Notify Architect about field conditions at variance with drawings.
- Provide adequate and sturdy support for each lighting fixture. Contractor shall be responsible for verifying weight and mounting method of all fixtures and furnish and install suitable supports. Fixture mounting assemblies shall comply with all local seismic codes and regulations.
- At the completion of construction, Contractor shall clean lenses and reflectors of all lighting fixtures so as to render them free of any material or film foreign to the fixture. Blasted, damaged, or unusable fixtures shall be replaced by the Contractor.
- Contractor shall replace all burned-out or inoperative lamps, and inspective ballasts in all fixtures before the building is accepted by the Owner so that all lighting fixtures will be in an "as new" operating condition.
- Contractor shall review existing and verify new trade and panel capacity. Contractor shall notify Architect if a conflict between design documents and field conditions occur.
- Where dimming control is noted, Contractor shall provide dimming controls per manufacturer recommendations, control wiring diagrams, and Engineer's direction.
- Unless otherwise noted, all electrical ratings are to be considered. Contractor shall notify Architect in writing if any electrical ratings are to be exceeded due to field conditions.

2 PARKING LOT POLE LIGHT DETAIL
SCALE: NOT TO SCALE





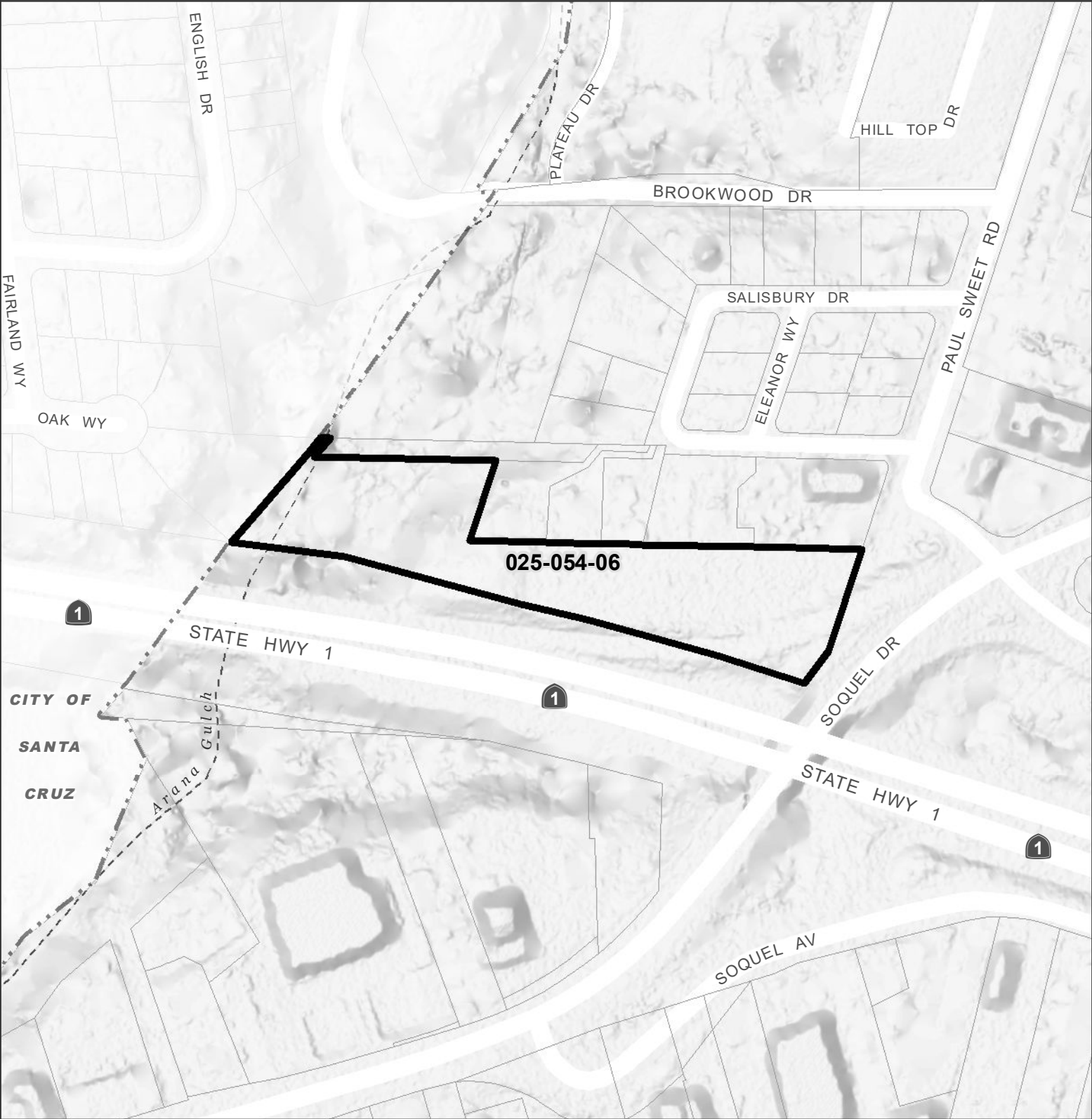
Note - Assessor's Parcel & Block Numbers are Shown in Circles.

Assessor's Map No. 25-05
County of Santa Cruz, Calif.
Dec. 2001

EXHIBIT E



Parcel Location Map



Parcel: 02505406

- Study Parcel
- Assessor Parcel Boundary
- City Limits

Map printed: 18 Oct. 2021

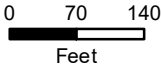
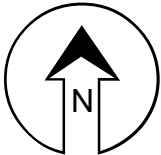


EXHIBIT E



Parcel General Plan Map

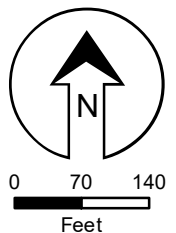


Mapped
Area



- C-C Commercial Community
- C-O Commercial Office
- C-S Commercial Services
- C-V Commercial Visitor Accommodation
- O-U Urban Open Space

- P Public Facilities
- R-UM Res. Urban Medium Density

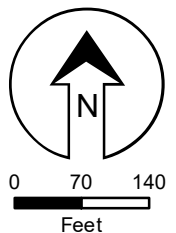




Parcel Zoning Map



- | | |
|------------------------------------|-------------------------------|
| C-2 Community Commercial | R-1 Single-Family Residential |
| C-4 Commercial Services | RM Residential Multi-Family |
| PA Professional/Admin Office | VA Visitor Accommodations |
| PF Public/Community Facilities | |
| PR Parks, Recreation, & Open Space | |



Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Santa Cruz
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5 Flood Control District

Parcel Information

Parcel Size: 2.92 acres
Existing Land Use - Parcel: Parking lot
Existing Land Use - Surrounding: Medical building, residential, Highway 1
Project Access: Paul Sweet Road
Planning Area: Live Oak
Land Use Designation: P (Public Facilities), O-U (Urban Open Space)
Zone District: PF (Public Facilities)
Coastal Zone: Inside X Outside
Appealable to Calif. Coastal Comm. Yes X No

Technical Reviews: Soils Report Review (REV211179), Archaeological Report Review (REV211248)

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: 2-5%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 315 cubic yards (site grading for drainage improvements)
Tree Removal: No trees proposed to be removed
Scenic: Highway 1 scenic viewshed
Archeology: Report reviewed and accepted

Santa Cruz Metro ParaCruz Facility Project Description

The project consists of the construction of a 4,815 square foot administrative office building and associated site improvements by the Santa Cruz Metropolitan Transit District. The facility will house the District's ParaCruz program and Customer Service staff, and 32 vans associated with the program.

The project would result in the relocation of the following three components of the Santa Cruz Metro ParaCruz operations onto the project site: Customer Service staff currently located at the District's Pacific Station in downtown Santa Cruz; ParaCruz administrative staff from the Vernon Street District office; and ParaCruz vans currently dispatched from a Research Park Drive property. The building would house 27 office staff. In addition, drivers of the 14 vans in use on any given day will be dispatched from the site.

All 32 vans in the ParaCruz fleet would be relocated to the project site from the research Park Drive location and would be stored on site. These vans would be out in the field all day, directed to their requested locations by a central dispatch office located on the project site. A total of 14 of these vans would be in the field each day, each staffed with one driver. The 14 ParaCruz drivers would drive to the site each day in their personal vehicle. They depart the site in the ParaCruz vans during the morning, leaving their personal vehicles in the space vacated by their van. Upon returning to the site at the end of their shift, they would depart in their personal vehicle. Like the office workers, the ParaCruz drivers would have staggered hours.

The site has been laid out in such a way as to avoid the need for backing movements by the vans, hence the van back up beepers would not be activated. The noise study concludes that the County General Plan Noise standards would be met for noise emanating from operation of the ParaCruz Program. Exposure to Highway 1 traffic noise at the proposed outdoor patio can be reduced to an acceptable level.

Santa Cruz Metro ParaCruz Project Public Meeting

A public meeting was held on Thursday, February 19th at 6:00 pm to present information about the project and to solicit feedback from neighbors. Mailed notice of the meeting was provided to residents and property owners whose parcels are within 300 feet of the parcel boundary of the Metro District property. Copies of the meeting invitation and the mailing list to whom it was provided are attached.

Community Members in Attendance:

1. Andrew Werner (Salisbury Drive) (831) 246-2457
2. Joan Smith (Inquired about vehicle back up beeper noise)
3. Michael Pervin (Neighbor that shares fence with property; Inquired about noise wall, construction noise, construction hours, maintaining dust from construction)
4. Kristen Marinovic (Neighbor that shares the fence, expressed need to update fencing)
5. Jeanette Engle Ramirez (Dominican Hospital Representative) (925) 819-1919
6. (831) 246-2457 Unknown

Board of Director/City/County Attendees:

1. Mayor Meyers, City of Santa Cruz
2. Supervisor Koenig
3. Supervisor McPhersen

METRO Staff Attendees/Consulting:

1. Alex Clifford
2. Margo Ross
3. Sandi Woods
4. Daniel Zaragoza
5. Danielle Glagola
6. Ken Hart

Here are the comments received during the meeting: Q: Question; A: Answer; C: Comment

1. Joan Smith (neighbor to the lot)

Q: Noise concern. Is the idea that there is one way traffic to pull forward as the vans are used?

A: Ken described the parking lot design, with first row of vans out to prevent need for driving in reverse and engaging back-up beepers. METRO staff creates a map at the end of the shift to show how the vans are parked. This is used to assign vans to the morning drivers of the next day.

2. Michael Pervin (neighbor to the lot)

Q: Concern for noise. Are there plans for a sound wall? Or a new fence? The current fence is old. Up early around 0530 same as ParaCruz operations.

A: Ken replied we had a noise study completed, which included readings for engine and beeper noise. The biggest noise is the back-up beepers; METRO has gone to great lengths to design the flow of traffic to minimize noise.

A: Ken described that from the noise study completed, the project will meet the city noise standards. No sound wall is necessary.

C: Fencing to be replaced with something durable

Q: Construction Hours and Dust Control? Concern for Silica, Asbestos, etc. Will there be screening to protect the surrounding area?

A: Ken replied that the county has restrictions on noise generation during the hours of 0700-1800 (7am to 6pm) (Not shared during meeting, but FYI; see attachment below Table 9-3 from

https://www.sccoplanning.com/Portals/2/County/userfiles/106/GP_Chapter%209_Noise.pdf)

A: There will not be any weekend construction without prior approval

A: Dust management will be included in the building permit and bid process. Likely to use water to keep dust down.

C: Michael commented that there would most likely be an inspector and project manager onsite to oversee concerns with dust to neighboring areas

3. Manu Koenig, Supervisor:

Q: What happens if grant funding is not awarded?

A: Alex replied that we would continue with the design and apply for grant funding the following year. If not successful, METRO can reprioritize projects and budget to get the building built.

4. Kristen Marinovic (neighbor to the lot)

a. C: Had noise and privacy concerns for the neighbors, glad Michael asked the questions on these topics. Hadn't thought about dust but good to bring it up.

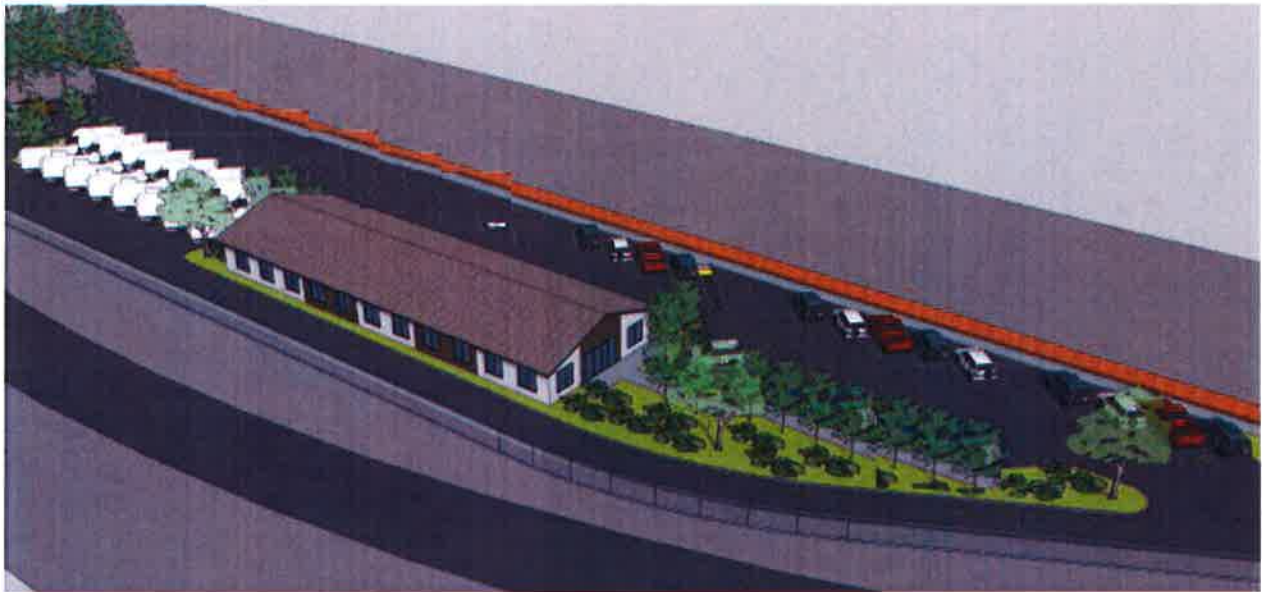
b. C: Concern for fencing as they have been dealing with it in their own way in regards to noise and privacy.

5. Danielle Glagola mentioned several times throughout the meeting to reach out to METRO any time with follow up questions or concerns.

Table 9-3 Maximum Allowable Noise Exposure Stationary Noise Sources⁽¹⁾		
	Daytime⁽⁵⁾ (7 AM to 10 PM)	Nighttime^(2,5) (10 PM to 7 AM)
Hourly Leq – average hourly noise level, dB ⁽³⁾	50	45
Maximum level, dB ⁽³⁾	70	65
Maximum level dB – Impulsive Noise ⁽⁴⁾	65	60
dB = decibel (1) As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures (2) Applies only where the receiving land use operate or is occupied during nighttime hours (3) Sound level measurements shall be made with “slow” meter response (4) Sound level measurements shall be made with “fast” meter response (5) Allowable levels shall be raised to the ambient noise levels where the ambient levels exceed the allowable levels. Allowable levels shall be reduced 5 dB if the ambient hourly Leq is at least 10 dB lower than the allowable level.		



Community Meeting To Discuss Proposed Development of a ParaCruz Administrative Office



You are invited to participate in an online virtual meeting to discuss a potential development project located adjacent to Paul Sweet Road, Soquel Drive, and Highway 1 on a parcel owned by the Santa Cruz Metropolitan Transit District (District). The proposal consists of the construction of an administrative office building and parking facility for use by the District's ParaCruz program. No development will occur outside of the location of the existing Park and Ride Lot. The purpose of the meeting is to present information about the project and to obtain input from community members.

Date: Thursday, February 18, 2021

Time: 6:00PM - 6:30PM PST

To RSVP & Join Meeting Visit: <https://www.scmttd.com/publicmeeting>

Or to Join Meeting Manually Visit: <https://us02web.zoom.us/j/86448792762>

Call into the Meeting by Dialing: 1 (669) 900-9128

Meeting ID: 864 4879 2762

([scmttd.com/publicmeeting](https://www.scmttd.com/publicmeeting) will redirect to the meeting on February 18, 2021)

Questions regarding this meeting may be directed to Ken Hart, Swift Consulting Services, at 831-459-9992 or Ken@swiftconsultingservice.com or publicmeeting@scmttd.com

*110 Vernon Street, Santa Cruz, CA 95060 (831) 426-6080, FAX (831) 426-6117
Santa Cruz METRO On-line at <http://www.scmttd.com>*

Keith Higgins

Traffic Engineer

December 18, 2020

Ken Hart
Swift Consulting Services
500 Chestnut Street, Suite 100
Santa Cruz, CA 95060

Re: Santa Cruz Metro Project, Santa Cruz County, CA

Dear Ken,

Per your request, this letter summarizes a trip generation and vehicle miles traveled (VMT) analysis for the proposed Santa Cruz Metropolitan Transit District (Santa Cruz Metro) office building. It is proposed to be located at the former Soquel Drive park-and-ride lot, adjacent to Paul Sweet Road and Soquel Drive in Santa Cruz County, California. In addition, the existing ParaCruz operations would be relocated from Pacific Avenue in downtown Santa Cruz to the proposed project site, and all ParaCruz vans would be stored within the park-and-ride parking area. **Exhibit 1** depicts the project location.

The Santa Cruz County Public Works and Planning Departments indicated that the project could require a formal traffic and Vehicle Miles Traveled (VMT) analyses but may be exempt from either or both studies. One threshold for determining whether these studies are required is the net project trip generation. Several other aspects of the project could result in the project being exempt from further VMT analysis. This report explores those issues, thereby serving as an initial assessment of the transportation aspects of the project.

A. PROJECT DEFINITION

The project would relocate the following three components of the Santa Cruz Metro ParaCruz operations onto the project site: Customer Service staff, other office staff, and ParaCruz vans.

All service and office staff would work in a new office building to be constructed on the project site. Customer Service comprises 7 to 9 employees, including 6 to 8 service staff and 1 office staff. The other ParaCruz staff includes 4 Administrative office staff. All of these employees would be relocated from Pacific Station in Downtown Santa Cruz. These staff would have slightly staggered hours such that some employees would arrive on site outside of the AM street peak hour and leave the site outside of the PM peak hour.

All 32 vans in the ParaCruz fleet would be relocated to the project site from an existing business park located northwest of Capitola. All of these vans would be stored on site. These vans would be out in the

Ken Hart
December 18, 2020

field all day, directed to their requested locations by a central dispatch office located on the project site. A total of 14 of these vans would be in the field each day, each staffed with one driver. The 14 ParaCruz drivers would drive to the site each day in their personal vehicle. They would then depart the site in the ParaCruz vans during the morning and return to the site in the afternoon/evening. They would then leave the site by personal vehicle. Similar to the office workers, the ParaCruz drivers would have staggered hours.

Maintenance workers – 2 to 4 employees – will also arrive nightly to clean and perform light maintenance on the ParaCruz vans. However, they will arrive and depart outside of the AM and PM peak hours.

B. PROJECT TRIP GENERATION ESTIMATE

Exhibit 2 summarizes the project trip generation estimate for the project on an average weekday. As the project as a whole is a unique use, a customized trip generation has been developed, using the staffing information summarized in Part A of this letter and operational information provided by Santa Cruz Metro. The project is estimated to generate 143 daily trips, with 36 trips (24 in, 12 out) during the AM peak hour and 25 trips (7 in, 18 out) during the PM peak hour. All of these staffing and operations information and assumptions are listed on **Exhibit 2**. A summary of the core assumptions are as follows:

1. Office workers are assumed to generate 3.05 trips/employee. This is based trips per employee for Land Use 110 - General Light Industrial, *Trip Generation Manual*, 10th Edition, Institute of Transportation Engineers (ITE), 2017. This rate includes employee personal trips during the workday as well as visitors. To be conservative, deliveries are included separately.
2. Each employee (office workers, ParaCruz drivers and maintenance workers) is assumed to drive alone to and from the project site.
3. Deliveries to the site will include USPS, FedEx/UPS packages, and pickups/drop-offs from a uniform laundry company. It is assumed that two deliveries occur per day, one during the AM peak hour and one during the PM peak hour. Each delivery is assumed to arrive and leave within the same hour.
4. Visitors to the site – such as supervisors and other Santa Cruz Metro staff – will only be periodic. It is therefore assumed that no visitors come to the site on an average day other than what is included in the standard ITE trip generation rate per employee discussed in Item 1 above.

As mentioned in the introduction, the project site was previously a 120-space park-and-ride lot for use by commuters along State Route 1. The park-and-ride lot is currently closed, but Santa Cruz Metro could reopen the lot to the public at any time. Hence, the previous use of the site is considered as the project site baseline traffic generation. This recent trip activity is deducted from the anticipated ParaCruz trip generation to estimate the net increase in site trip generation.

The park-and-ride lot was used by commuters along State Route 1 traveling to and from Santa Cruz. It was also previously serviced by the Highway 17 Express, a bus route funded jointly by Santa Cruz Metro, Santa Clara Valley Transportation Authority (VTA) and Amtrak that connects Santa Cruz County with

Ken Hart
December 18, 2020

downtown San Jose. Hence, State Route 17 commuters who lived in central and southern Santa Cruz County also used this park-and-ride lot.

Park-and-ride driveway traffic volumes and parking occupancy were not collected. However, the trip generation of the park-and-ride lot can be estimated using trip rates for Land Use 090 – Park-And-Ride Lot with Bus or Light Rail Service, *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE) in 2017. The ITE rates are based on a 73% occupancy rate of the parking spaces. The occupancy of the park-and-ride lot is based on Google Earth aerials of the project site between 2002 and 2018. The park-and-ride lot was closed to the public in November 2018, according to Santa Cruz Metro staff. **Appendix A** summarizes this review. The average vehicle occupancy of the park-and-ride lot was 29 vehicles, or 24.2% occupancy. A trip generation rate of 33% of the ITE Park-And-Ride rate (i.e., 24% divided by 73%) was therefore used in the trip generation estimate of the park-and-ride lot. This resulted in a rate of 0.92 daily trips, 0.14 AM and PM peak hour trips per parking space. The previous park-and-ride lot is estimated to have generated an average of about 111 daily trips, 17 AM peak hour trips and 17 PM peak hour trips.

The net increase in trip generation of the project site – with the change from a park-and-ride lot to the proposed use – will be about 32 daily trips, with 19 trips (11 in, 8 out) during the AM peak hour and 8 trips (3 in, 5 out) during the PM peak hour. The project would result in a net trip generation during both the AM and PM peak hours less than the Santa Cruz County's threshold of 20 trips per peak hour that would require a formal traffic study. A formal traffic study for this project is therefore not required.

Access to the project would be via a single driveway on Paul Sweet Road approximately 80 feet west of Soquel Drive.

C. VEHICLE MILES TRAVELED

In October 2020, Santa Cruz County issued *Analyzing Vehicle Miles Traveled for CEQA Compliance – SB 743 Implementation Guidelines for the County of Santa Cruz*. This document summarizes the procedures for reviewing and quantifying Vehicle Miles Traveled (VMT) for new development projects within the unincorporated portions of the project. The project site is subject to these procedures.

The project is not anticipated to increase VMT. This is mostly because the employees and vans will be relocated from other locations in northern and central Santa Cruz County. No new employees will need to be hired to staff this project. Hence, regionally, no additional trips will be generated by the project above current traffic levels.

The project would also be exempt from a detailed quantification of its Vehicle Miles Traveled (VMT). This is because Santa Cruz County VMT guidelines exempt government office buildings from more detailed VMT analysis. As the project is to be staffed by Santa Cruz Metro employees, it qualifies for this government office exemption. In addition, projects that generate fewer than 110 daily trips are exempt from VMT analysis and the project is only expected to result in a net increase of 32 daily trips above the previous park-and-ride use. The project would be exempt on the basis of trip generation as well.

Ken Hart
December 18, 2020

E. CONCLUSION

To summarize, the project would generate a net 32 daily trips, with 19 trips during the AM peak hour and 8 trips during the PM peak hour. The project would not be required to prepare a traffic operations analysis because it would generate fewer AM and PM peak hour trips than the Santa Cruz County's threshold of 20 peak hour trips.

According to Santa Cruz County VMT guidelines, the project would also be exempt from preparing a VMT analysis because it would qualify as a government office and it would generate less than the 110 daily trips.

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

Respectfully submitted,

Keith B. Higgins, PE, TE
enclosures



W A T E R D E P A R T M E N T

212 Locust Street, Suite C Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

August 25, 2020

Swift Consulting Services, Inc.
Ken Hart
500 Chestnut Street, Suite 100
Santa Cruz, CA 95060

Re: APN 025-054-06 – PROPOSED NEW OFFICE BUILDING FOR SANTA CRUZ METRO DISTRICT

Dear Mr. Hart:

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

At the present time:

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

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

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

Sincerely,

Rosemary Menard
Water Director



SANTA CRUZ COUNTY SANITATION DISTRICT

701 OCEAN STREET, SUITE 410 · SANTA CRUZ, CA · 95060-4073

(831) 454-2160 · FAX (831) 454-2089 · TDD: (831) 454-2123 · WWW.SCCSD.US

MATT MACHADO, DISTRICT ENGINEER

10/7/2021

KEN HART/SWIFT CONSULTING SERVICES
500 CHESTNUT STREET, SUITE 100
SANTA CRUZ CA 95060

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR
THE FOLLOWING PROPOSED DEVELOPMENT
APN: 025-054-06
PARCEL ADDRESS: NO ADDRESS ASSIGNED
PROJECT DESCRIPTION: NEW 5,000 SF ADMINISTRATIVE BUILDING – SANTA CRUZ
METROPOLITAN DISTRICT

Dear Mr. Ken Hart with Swift Consulting Services:

The District has received your inquiry regarding sewer service availability for the subject parcel(s). Sewer service is available in Paul Sweet Road for the subject development.

No downstream capacity problem or other issue is known at this time. Note, however, that downstream sewer requirements will again be evaluated at time of Planning Permit review, at which time the District reserves the right to add or modify downstream sewer requirements, though none are anticipated at this time.

This notice is valid for one year from the date of this letter. If, after this time frame, this project has not yet received approval from the Planning Department, then this determination of availability will be considered to have expired. If that occurs or is likely to occur prior to an upcoming submittal or public hearing, please call us ahead of time for a new letter. At that time, we can evaluate the then proposed use, improvements, and downstream capacity, and provide a new letter.

Also, for your reference, we have attached a list of common items required during the review of sanitation projects. Thank you for your inquiry. If you have any questions, please call Bryan Wardlow at (831) 454-2160.

Yours truly,

MATT MACHADO
District Engineer

DocuSigned by:

By:

A handwritten signature in blue ink, appearing to read "Ashleigh Trujillo", is written over a blue circular DocuSign verification mark.

528D647137C44D4
Ashleigh Trujillo
Sanitation Engineer

BW/tlp:21-143.docx
Attachment

Common Items Required During the Review of Sanitation Projects

What to show on the drawings: When you begin the design process, please show:

On the plot/site/utility plan:

1. Location of any **existing** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.
2. Location of any **proposed** on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer on the site (plot) plan.

Place a note, “*Existing*” or “(E)”, on each existing item that is to be removed.

Place a note, “*To be removed*”, on each existing item that is to be removed.

Place a note, “*New*” or “(N)”, on each item that is to be new.

On a floor plan:

1. All plumbing fixtures both existing and new (label “(E)” or “(N)”) on a floor plan of the entire building. Completely describe all plumbing fixtures according to table T-702.1 of the California Plumbing Code.

(Sanitation District Code sections 7.04.040 and 7.04.430)

Design and Construction Standards

The project sewer design and connection of the project to the Santa Cruz County Sanitation District system will be required to conform to the County of Santa Cruz Design Criteria (CDC) Part 4, Sanitary Sewer Design, February 2017 edition.

Reference for County Design Criteria:

<http://www.dpw.co.santa-cruz.ca.us/Portals/19/pdfs/Design%20Crit/DESIGNCRITERIA.pdf>

New Connection

If the proposed plans will involve one or more new sewer connections, we must issue a new sewer connection permit for each new connection. The final connection charges can be determined only after the District and, as needed, other Department of Public Works divisions have reviewed and approved the final engineered sewer improvement plans. (Sanitation District Code section 7.04.410)

Non-residential water use

Provide to the District a written estimate the amount of domestic water (average gallons per day) that will be used on this parcel after it is fully developed. You may need to engage an engineer or other knowledgeable person to provide an accurate estimate. This information will be used in the determination of both fees and waste pretreatment requirements. Connection permits can only be issued after these requirements are determined. (Sanitation District Code section 5.04.100)

Backflow prevention device

A backflow preventive device may be required. While this determination is often made “in the field” at the time of installation, if you are engaging a surveyor, civil engineer, or knowledgeable contractor, there is nothing to prevent you from making that determination while in the design process. (Sanitation District Code section 7.04.100 and 7.04.375.A.4)