Staff Report to the Planning Commission

Application Number: **05-0280**

Applicant: Robert Corbett
Owner: Pajaro Valley Unified School District
APN: 050-241-15, 16, and 050-251-18

Date: July **11,2007**
Agenda Item #: 8
Time: 9:00 a.m.

Project Description: Proposal to relocate Pajaro Valley Unified School District (PWSD) maintenance and operations facilities to a portion of the Amesti Elementary School site (APNs 050-241-15 and 16) with access off of Green Valley Road through APN 050-251-18 by demolishing existing barns and miscellaneous sheds and outbuildings and constructing three new buildings to include a 4,000 square foot office building (proposed for future construction), an 8,000 square foot warehouseishop building, and a 22,500 square foot office/warehouse/shop building with additional mezzanine storage area of 14,062 square feet. The total proposed footprint is 34,500 square feet. The total proposed interior area, including the mezzanine storage **area,** is 48,562 square feet

Officially known as the Instructional Support Operations Center (ISOC), the proposed facility would consolidate PVUSD's maintenance and operations, environmental health, safety service, and data processing departments currently functioning at other District facilities. Further, the proposed ISOC development includes electrical, mechanical, and plumbing repair and maintenance shops; general warehousing; office support functions for each department; and fleet parking. According to the PWSD, "(v)ehicle repair and maintenance will be performed off-site **by** a private contractor and will not be done at **the** ISOC."

Storage ofhazardous material is proposed at the ISOC. PWSD maintains a Hazardous Materials Management Plan and a Hazardous Materials Business Plan detailing information on hazardous materials stored at existing District facilities. Both documents are on file with the County Environmental Health Service and the Pajaro Valley Fire Department. The documents will **be** revised/updated before occupancy of the ISOC.

Location: South side of Amesti Road about 200 feet west of Green Valley Road in Watsonville.

Supervisorial District: Second District (District Supervisor: Pirie)

Permits Required: **Requires** a Commercial Development Permit, a Variance to reduce the rear setback from 20 feet to about 11 feet, a Grading permit to grade approximately 2,800 cubic yards of cut and 1,000 cubic yards of fill, an Agricultural Buffer Determination to reduce the required 200 foot buffer to about 11 feet, and an Archaeological Site Review.

Staff Recommendation:

- Approval of Application 05-0280, based on the attached findings and conditions.

Exhibits

A.	Project plans	F.	Zoning map, General Plan map
B.	Findings	***G.***	200 foot agricultural buffer map
C.	Conditions	H.	APAC Minutes
D.	Initial Study & Mitigated Negative Declaration	**I.**	Correspondence
E.	Assessor's parcel map, Location map		

Parcel Information

Parcel Size:	Approximately 13 acres
Existing Land **Use** - Parcel:	Miscellaneous agricultural outbuildings
Existing Land **Use** - Surrounding:	Single-family residential to east, school to north, agriculture to south and west
Project Access:	Existing: Amesti Road. Proposed: Green Valley Road
Planning Area:	Pajaro Valley
Land Use Designation:	P (Public Facility/Institutional)
Zone District:	PF (Public and Community Facilities)
Supervisorial District:	Second (District Supervisor: Pine)
Within Coastal Zone:	__ Inside _X_ Outside

Environmental lnformation

Geologic Hazards:	None mapped
Soils:	Elder sandy loam
Fire Hazard:	Not a mapped constraint
Slopes:	0 - 2 percent **slopes**
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	2800 cubic yards cut; 1000 cubic yards fill
Tree Removal:	***Yes.*** At least ***6*** of 14 existing **oaks** and at least 7 of 11 existing redwoods will **be** removed. It is possible that all 25 trees will be removed.
Scenic:	Not a mapped resource
Drainage:	All drainage coming into and generated on **the** site will be directed to a retention basin where it will percolate into **the** soil.
Archaeology:	Mapped resource, but no physical evidence on site

Services Information

Inside Urban/Rural Services Line:	__ **Yes** _X_ No
Water Supply:	city of Watsonville
Sewage Disposal:	Freedom County Sanitation District
Fire District:	Pajaro Valley Fire Protection District
Drainage District:	Zone 7 Flood Control/Water Conservation District

History

A similar, but smaller, project of 12,000 square feet was reviewed by the County's Agricultural Policy Advisory Commission (APAC) in 1999, when APAC approved a reduction of the standard 200 foot agricultural buffer setback to about 10 feet. The commercial development permit was subsequently abandoned.

PVUSD applied for the current proposal in May of 2005. APAC reviewed the current proposal on May 17,2007, and approved a reduction of the standard 200 foot agricultural buffer to about 11 feet, as proposed by PWSD, consistent with APAC's action in 1999.

Project Setting and Description

Three parcels comprise the Amesti School site, totaling about 13 acres. **The** school is located on two of the parcels, APNs 050-241-15 and 16 and occupies about 10 acres. About 3 acres is proposed for the ISOC. APN 050-251-18 is about one-third of an acre and connects APN 050-241-16 with Green Valley Road and will provide the main access to the ISOC.

The PVUSD properties are bordered on the south and west by CA land, on the north across Amesti Road by lands zoned R-1-9, and on the east by lands zoned R-1-15.

The proposed ISOC would be located on the southerly portion of the parcel now partially occupied by the Amesti Elementary School, which occupies the northerly portion of the site. The proposed ISOC facility would have a foot print of 34, 500 square **feet** and would consist of three buildings: a 4,000 square foot office building located on the **east** side of the site (proposed for future construction), an 8,000 square foot warehouse/shop building that would back against the existing school playground to the north, and a 22,500 square foot office/warehouse/shop building that would back against and be about 11 feet from commercial agriculture (CA) zoned land to the south of the project property. The 22,500 square foot officelwarehouseishop building would have additional mezzanine storage areas of 14,062 square feet. The total proposed interior area is 48,562 square feet. According to the PWSD:

> The proposed project will accommodate the District's maintenance and operations, environmental health, safety service, and data processing departments currently functioning at other District facilities. **These** departments provide operational support throughout the District for its facilities and employees.
>
> The new maintenance and operations facilities will include repair and maintenance shops, general warehousing, office support functions for each department, and fleet parking. Vehicle repair and maintenance will be performed off-site by a private contractor and will not be done at the ISOC.

Proposed repair and maintenance activities performed on-site will consist of carpentry, electrical, glazing, mechanical, plumbing, and welding work. As stated by PWSD, no vehicle maintenance will occur on the site. Fleet parking will consist *of* a variety of service vehicles such as pickups that will be parked in the service yard area overnight. During the day those vehicles will be going to various schools throughout the district.

Materials to be stored at the ISOC will include those considered hazardous. PVUSD has prepared and maintains a Hazardous Materials Management Plan and a Hazardous Materials Business Plan detailing information on hazardous materials stored at existing District facilities. Both documents are on file with the Environmental Health Service and the Pajaro Valley Fire Department. The documents will be revised/updated before occupancy of the ISOC. No new types of materials not now stored at existing District facilities are proposed to be stored at the proposed ISOC.

Zoning & General Plan Consistency

The PF (Public Facilities) zone district allows schools and school-related facilities and buildings. The site of the proposed ISOC is partially occupied by Amesti Elementary School and so is devoted to school uses. The proposed ISOC is a school use in that it supports the operations and maintenance of the Pajaro Valley schools and is therefore consistent with the PF zone district. The proposed ISOC is also consistent with the site's General Plan designation of Public Facility/Institutional (P), which allows public facilities and "integrally related public facility support facilities."

Both General Plan Policy 2.21.5 and County Code Section 13.10.365 require a master plan when new or expanded public facilities are proposed in the P land use designation and the PF zone district. General Plan Policy 2.21.5 states that master plans

> should be coordinated with adjacent uses and include neighboring development when the public facility use affects adjacent uses or encourages related support service development. Master Plans should also demonstrate that the proposed use and projected expansion area is compatible with County population growth goals.

Here, the public facility use does not affect adjacent uses nor does it encourage related support service development nor is it related to County population growth. Therefore the General Plan Policy is not applicable.

County Code Section 13.10.365(2) states, in relevant part, that a master plan "shall include all proposed immediate and future phases of construction and shall include provisions for adequate access and public services for each phase." Here, the submitted plans indicate that the two larger buildings are to be constructed initially, with the smaller office building to be constructed at a later date. The proposal has been reviewed by all agencies based on the entirety of the proposal and all access and public services are available for the entire project. Thus, the proposal is consistent with Section 13.10.365(2).

Approval of application 05-0280 shall he considered approval of a master plan for the ISOC

Parking

Parking Requirements Based on Several Use Categories

The particular ISOC uses proposed do not fall clearly into one or more discrete, standard categories of uses. The proposed uses include offices, shops, and warehouse. The total parking that would be required by County Code for each of these separate types of uses based on the proposed square footage of each is 111. Office uses require one space/200 square feet, shop uses required one

space/300 square feet, and warehouse uses require one space/1,000 square feet.

Parking Requirements Based on a Single, Inclusive Use Category

However, the kinds of uses proposed and the categories of uses listed in the parking requirement table, County Code Section 13.10.552(b), overlap. For example, the category that encompasses warehouses is listed as "Warehouses, storage buildings and storage facilities combined with commercial or industrial uses." Commercial and industrial uses both include offices and repair shops such as plumbing shops, heating and ventilating shops, and office equipment shops; types of uses very similar to those proposed for the ISOC.

Therefore, the single use category most similar to the proposed use is "Warehouses, storage buildings and storage facilities combined with commercial or industrial uses." That use category requires 1 parking space per 1000 square feet of gross floor area. With a total floor area of 48,562 square feet (including the 14,062 square foot mezzanine area), 49, parking spaces are needed. The applicant is proposing **49** parking spaces, including two accessible spaces. Based on that use category, the proposed 49 parking spaces meet the requirements of the ordinance.

Agricultural Buffer Determination

As mentioned above, the proposal has received approval for a reduced agricultural buffer from APAC and is therefore consistent with County Code Section 16.050.095 and with General Plan Policy 5.13.23 et seq. Without encroachingon the existing elementary school playfields, the amount of land more than 200 feet from CA land is only about 35,000 square feet, about 80 percent of an acre. The total proposed building footprint is 34,500 square feet, virtually the same size as the area beyond the 200 foot agricultural buffer. Adding-in parking, vehicular access, and vehicle maneuver area, inevitably some of the proposed development must occur within the 200 foot agricultural setback. In approving a reduced agricultural buffer setback, APAC required the following:

1. Installation of a chain link fence along the entire southerly property line with the fence to include slats in two areas: a) from the southeast end of the building to the southeast property comer and b) from the northwest end of the building to the proposed retention pond.
2. Installation of a vegetative screen from the southeast end of the building to the southeast property **comer** and from the northwest end of the building to the westerlyproperty comer. The portion of the fence along the extent of the building is to be planted with vines, as shown on the applicant's preliminary landscape plans.

No openings are allowed on the south wall of the building adjacent to the CA zoned land. The applicant has already recorded a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts. Exhibit G shows the site with the 200-foot agricultural buffer. The APAC minutes are attached at Exhibit H

Variance

The standard setback for the PF zone district is 10 feet for all yards. However, County Code Section 3.10.363(b) requires the minimum yard adjacent to an agricultural zone district to be a minimum of

20 feet. Here, the applicant is proposing about 11 feet and a variance is required.

Because of the location of the existing school buildings and playfields, the proposed ISOC is restricted to a triangular portion of the property at the southern, or rear, part of the site abutting CA land. Because of the shape of that part of the property and the need for maneuverability of P W S D maintenance vehicles, the building proposed to be built along the southerly property line needs to be closer than 20 feet from that property line. The subject property is the only property in the vicinity with the PF zoning classification. Other properties in the vicinity are either agriculturally or residentially zoned. Neither the residential developments nor the agricultural operations have the constraints of the subject property nor do they have the same need for vehicle maneuverability.

The proposed ISOC development is compatible with the existing school use of the property and will not be materially detrimental to the adjacent existing residential development nor to the existing adjacent commercial agricultural operations. The County Agricultural Policy Advisory Commission has reviewed the proposal and approved reducing the standard 200-foot agricultural buffer setback to about 11 feet, finding that having a building that close to agricultural land will not adversely affect agricultural operations on the adjoining CA land.

Thus, staff recommends approval of the variance request. Please see Exhibit B for the variance findings.

Grading

Approximately 2,800 cubic yards of cut and 1,000 cubic yards of fill are proposed. The site is essentially level; grading would be needed to ensure proper runoff and construction of a detention basin. The proposed grading has been reviewed and approved by the Environmental Planning section of the Planning Department and so is consistent with County Code 16.20 and 16.22

Archeology

Although all of the three parcels lie in a mapped archeological resource area, a reconnaissance survey revealed no evidence of archaeological resources.

Visual

The project is not visible from any scenic road, as defined and designated in the General Plan. The site is visible from Airport Boulevard (about 1,000 feet to the south of the site), Amesti Road (abuts the north side of **the** site, with Amesti School between the road and the location of the new buildings), and Green Valley Road. The applicant is proposing landscaping that would soften views from these roads to the new buildings (Exhibit A, Landscape Plan). The lower half of the walls of the buildings are proposed to be painted "Rustic Red," a brownish-red color; the upper half of the walls are proposed to be painted "Light Stone," a light beige color; the gutters and trim are proposed to be painted "Weathered Copper," a dark coppery brown.

Design Review

The Urban Designer reviewed the proposal and found that as proposed it generally meets the

County's design criteria. Comments and requirements from the Urban Designer are incorporated into the conditions of approval.

Environmental Review

Environmental review has been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The PWSD, acting as lead agency, prepared an initial study that determined that the proposed project could have significant and/or adverse impacts on the environment and developed a negative declaration with mitigations to reduce potentially significant impacts to less than significant impacts. Subsequently, PVUSD held a duly noticed public hearing on the proposed negative declaration and adopted a Mitigated Negative Declaration on March 28, 2007. The mitigation measures identified by the PWSD have been incorporated into the conditions of approval of this permit. See Exhibit D for the Initial Study and Negative Declaration.

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.

RECOMMENDATION

- Staff recommends that your Commission **APPROVE** the Commercial Development Permit, Variance, and Grading Permit for the PWSD maintenance and instructional support buildings proposed under Application # 05-0280, based on the attached findings and recommended conditions.

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

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

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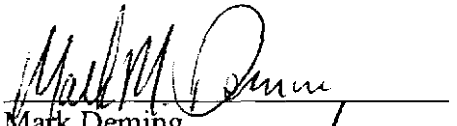
Report Reviewed By: 
Mark Deming
Assistant Director
Santa Cruz County Planning Department

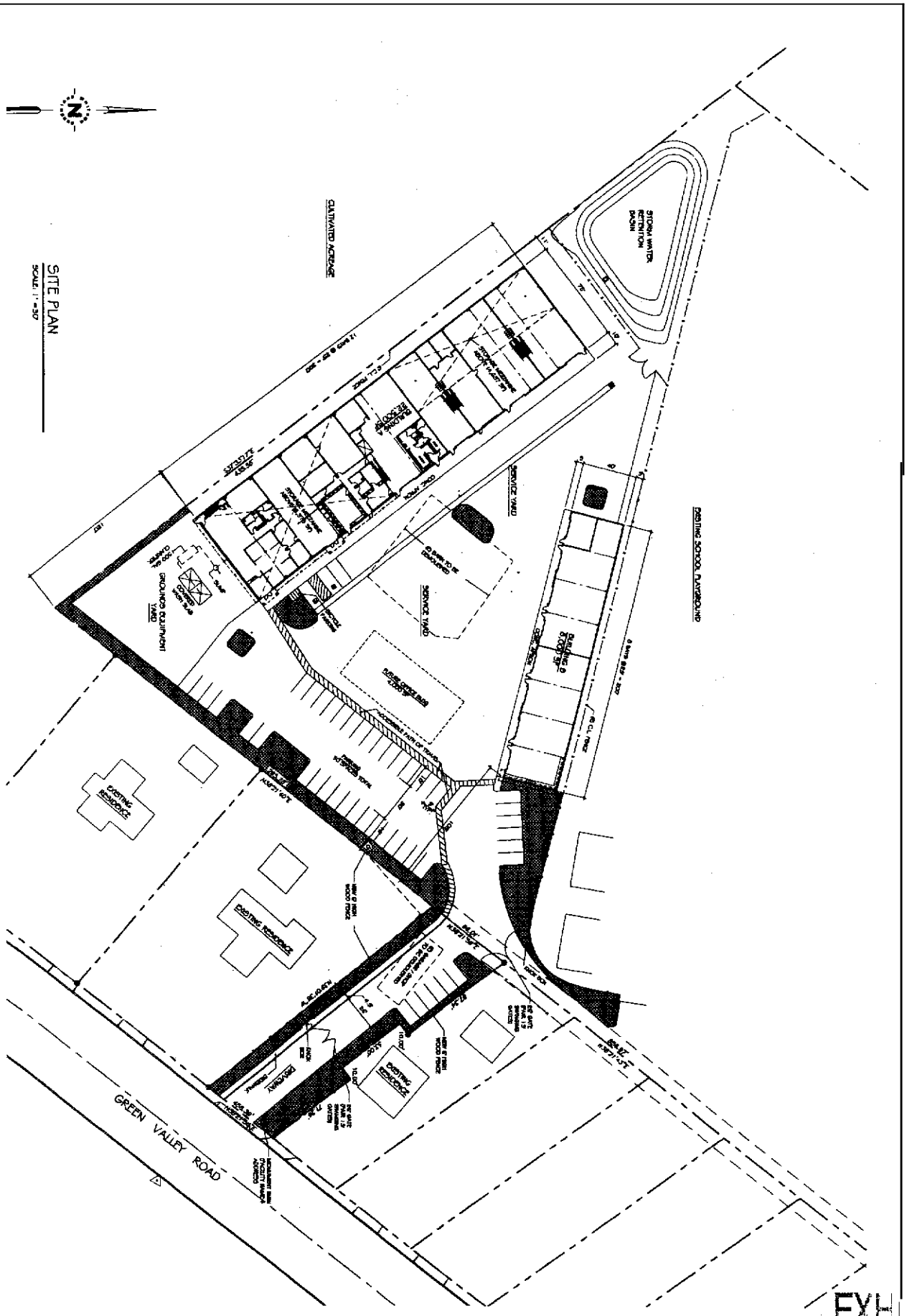


EXHIBIT A

A-1	SITE PLAN INSTRUCTIONAL SUPPORT & OPERATIONS CENTER PVUSD GREEN VALLEY RD WATSONVILLE	ROBERT D. CORBETT ARCHITECT AIA	- 8 -	SCALE: AS NOTED DATE: DRAWN: CHECKED:

REV	DATE	DESCRIPTION
	09 MAY 06	DSA PLANCHECK PERMIT APPLICATION
	11 JAN 07	REVISED SUBMITTAL
	05 JAN 07	REVISED SUBMITTAL
	10 APR 07	REVISED SUBMITTAL

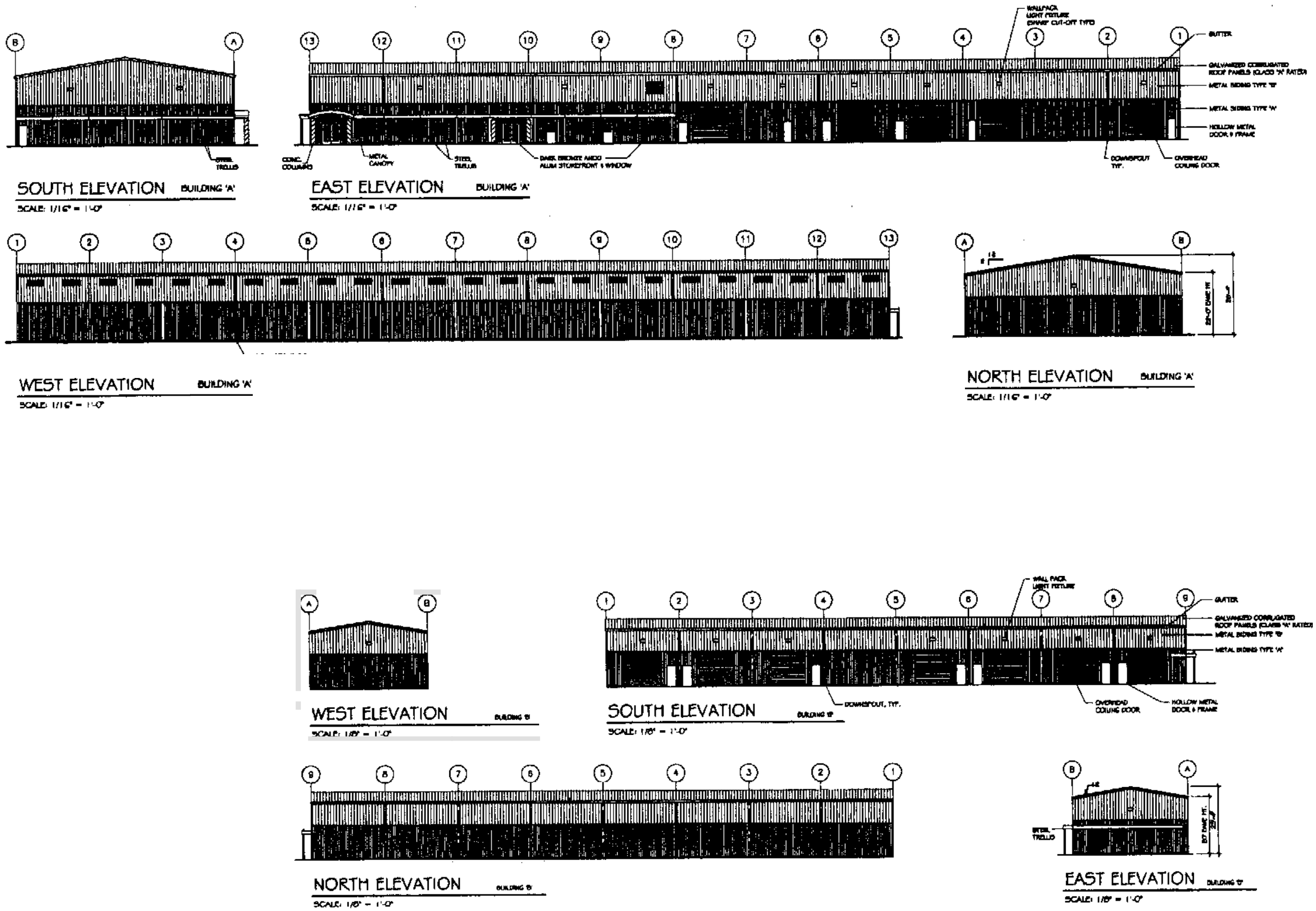

SOUTH ELEVATION BUILDING 'A'
SCALE: 1/16" = 1'-0"
EAST ELEVATION BUILDING 'A'
SCALE: 1/16" = 1'-0"
WEST ELEVATION BUILDING 'A'
SCALE: 1/16" = 1'-0"
NORTH ELEVATION BUILDING 'A'
SCALE: 1/16" = 1'-0"
WEST ELEVATION BUILDING 'B'
SCALE: 1/8" = 1'-0"
SOUTH ELEVATION BUILDING 'B'
SCALE: 1/8" = 1'-0"
NORTH ELEVATION BUILDING 'B'
SCALE: 1/8" = 1'-0"
EAST ELEVATION BUILDING 'B'
SCALE: 1/8" = 1'-0"
GUTTER
GALVANIZED CORRUGATED ROOF PANELS (CLASS 'A' RATED)
METAL SIDING TYPE 'B'
METAL SIDING TYPE 'A'
HOLLOW METAL DOOR & FRAME
OVERHEAD COILING DOOR
DOWNSPOUT, TYP.
WALLPACK LIGHT FIXTURE
CONC. COLUMNS
METAL CANOPY
STEEL TRELLIS
DARK BRONZE ANOD. ALUM STOREFRONT & WINDOW
WALL PACK LIGHT FIXTURE

EXHIBIT A1

EXTERIOR ELEVATIONS
INSTRUCTIONAL SUPPORT & OPERATIONS CENTER
PVUSD
GREEN VALLEY RD WATSONVILLE

ROBERT D. CORBETT
ARCHITECT A I A

A-2

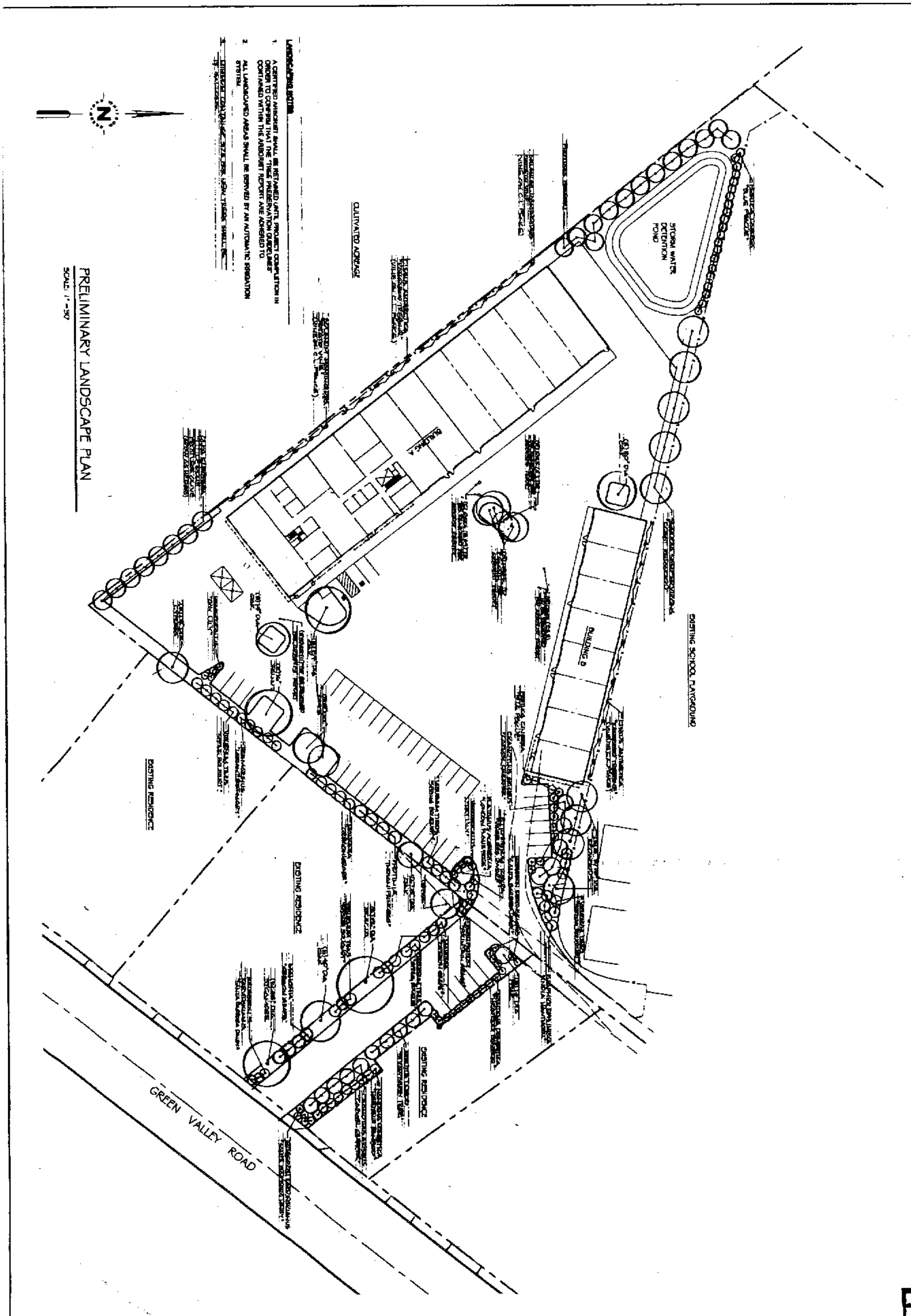


EXHIBIT A

SHEET NUMBER	L-1

PRELIMINARY LANDSCAPE PLAN

INSTRUCTIONAL SUPPORT & OPERATIONS CENTER

PVUSD

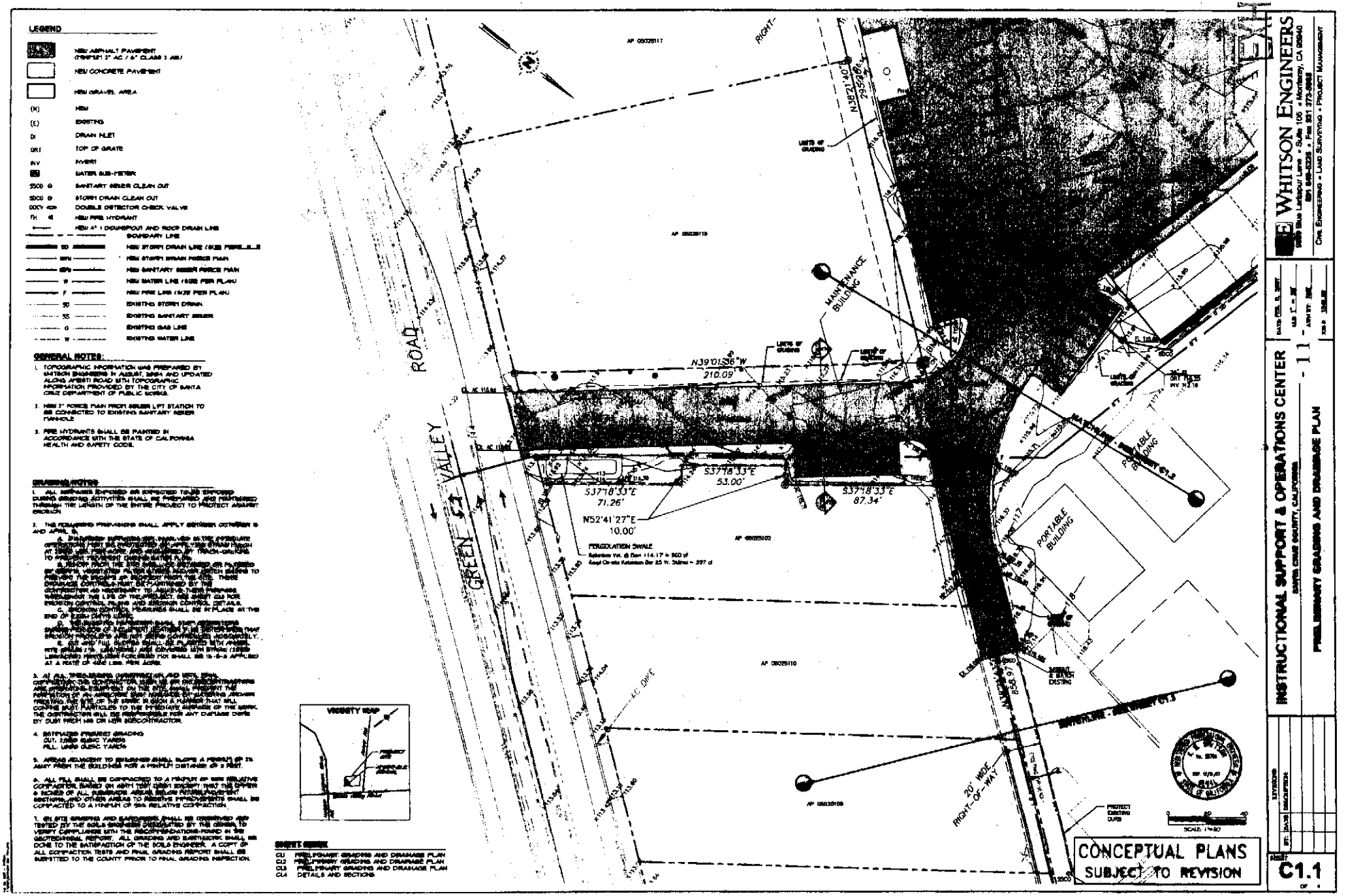
GREEN VALLEY RD WATSONVILLE

ROBERT D. CORBETT

ARCHITECT A I A

SCALE: AS NOTED	REV.	DATE	DESCRIPTION	BY
DATE:			DEVELOPMENT PERMIT APPLICATION	
DRAWN:			REVISED SUBMITTAL	
DESIGN:			REVISED SUBMITTAL	

EXHIBIT A


LEGEND
NEW ASPHALT PAVEMENT (TYPICAL 2" AC / 6" CLASS 2 AB)
NEW CONCRETE PAVEMENT
NEW GRAVEL AREA
(N) NEW
(E) EXISTING
DI DRAIN INLET
GRT TOP OF GRATE
INV INVERT
WATER SUB-METER
SSCO SANITARY SEWER CLEAN OUT
SDCO STORM DRAIN CLEAN OUT
DCCV DOUBLE DETECTOR CHECK VALVE
FH NEW FIRE HYDRANT
NEW 4" ↓ DOWNSPOUT AND ROOF DRAIN LINE
BOUNDARY LINE
NEW STORM DRAIN LINE (SIZE PER PLAN)
NEW STORM DRAIN FORCE MAIN
NEW SANITARY SEWER FORCE MAIN
NEW WATER LINE (SIZE PER PLAN)
NEW FIRE LINE (SIZE PER PLAN)
EXISTING STORM DRAIN
EXISTING SANITARY SEWER
EXISTING GAS LINE
EXISTING WATER LINE
GENERAL NOTES:
1. TOPOGRAPHIC INFORMATION WAS PREPARED BY WHITSON ENGINEERS IN AUGUST, 2004 AND UPDATED ALONG APTOS ROAD WITH TOPOGRAPHIC INFORMATION PROVIDED BY THE CITY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.
2. NEW 2" FORCE MAIN FROM SEWER LIFT STATION TO BE CONNECTED TO EXISTING SANITARY SEWER MANHOLE
3. FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE.
GRADING NOTES
1. ALL IMPROVED EXPOSED AREAS SUBJECT TO BE ERODED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
2. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
A. EXISTING DRAINAGE WAYS SHALL BE KEPT OPEN AT THE APPROXIMATE GRADES AND ALIGNMENTS EXISTING PRIOR TO GRADING AT ALL TIMES. THESE WAYS SHALL BE KEPT FREE OF DEBRIS AND OTHER OBSTRUCTIONS TO PREVENT THE BACKING UP OF WATER FROM THE SITE. THESE DRAINAGE CONTROLS SHALL BE MAINTAINED BY THE CONTRACTOR AND HE/SHE SHALL REMOVE DEBRIS FALLING TO PREVENT THE BLOCKAGE OF WATERWAY FROM THE SITE. THESE DRAINAGE CONTROLS SHALL BE MAINTAINED BY THE CONTRACTOR AND HE/SHE SHALL REMOVE DEBRIS FALLING TO PREVENT THE BLOCKAGE OF WATERWAY FROM THE SITE. THESE DRAINAGE CONTROLS SHALL BE MAINTAINED BY THE CONTRACTOR AND HE/SHE SHALL REMOVE DEBRIS FALLING THROUGHOUT THE LIFE OF THE PROJECT. SEE SHEET C2.0 FOR EROSION CONTROL PLANS AND EROSION CONTROL DETAILS.
C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
D. THE METHOD OF PREVENTING SILT, EARTH, CONSTRUCTION MATERIALS OR WASTE FROM BEING WASHED OFF THE SITE SHALL BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AND THAT EROSION PROVISIONS ARE BEING CONTROLLED HORIZONTALLY.
E. CUT AND FILL SLOPES SHALL BE PLANTED WITH GRASS, PITS AREAS 10' OR GREATER, AND COVERED WITH STRAW (2000 LBS/ACRE) MINIMUM MULCH FORMULAS NOT SHALL BE 19-8-8 APPLIED AT A RATE OF 1000 LBS. PER ACRE.
3. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND SPRINKLING SUFFICIENT ON THE SITE TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE. EXCAVATING, GRADING AND THE USE OF THE SITE IN SUCH A MANNER THAT WILL CAUSE DUST PARTICLES TO BE IMMEDIATE AVENUES OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.
4. ESTIMATED STREET GRADING
CUT: 1,000 CUBIC YARDS
FILL: 1,000 CUBIC YARDS
5. AREAS ADJACENT TO BUILDINGS SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 5 FEET.
6. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION, BASED ON ASTM TEST D1557 EQUIVALENT, EXCEPT THE UPPER 6 INCHES OF ALL SUBGRADE AREAS, BELOW PAVING, PATIO, WALKWAY AND OTHER AREAS TO RECEIVE HYDROCARBONS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
7. SOILS AND GEOLOGICAL REPORTS
8. ALL SITE GRADING AND IMPROVEMENTS SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER TO VERIFY COMPLIANCE WITH THE RECOMMENDATIONS FOUND IN THE GEOTECHNICAL REPORT. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE SOILS ENGINEER. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY PRIOR TO FINAL GRADING INSPECTION.
VICINITY MAP
SHEET INDEX
C1.1 PRELIMINARY GRADING AND DRAINAGE PLAN
C1.2 PRELIMINARY GRADING AND DRAINAGE PLAN
C1.3 PRELIMINARY GRADING AND DRAINAGE PLAN
C2 DETAILS AND SECTIONS
APTOS ROAD
GREEN VALLEY
RIGHT-
AP 03025117
AP 03025119
AP 03025102
AP 03025110
AP 03025109
LIMITS OF GRADING
MAINTENANCE BUILDING
PORTABLE BUILDING
N39°01'36"W 210.09'
S37°18'33"E 53.00'
S37°18'33"E 71.26'
S37°18'33"E 87.34'
N52°41'27"E 10.00'
PERCOLATION SWALE
AC DIKE
EXISTING
20' WIDE RIGHT-OF-WAY
PROTECT EXISTING CURB
CONCEPTUAL PLANS SUBJECT TO REVISION
WHITSON ENGINEERS
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
INSTRUCTIONAL SUPPORT & OPERATIONS CENTER
SANTA CRUZ COUNTY, CALIFORNIA
PRELIMINARY GRADING AND DRAINAGE PLAN
- 11 -
C1.1

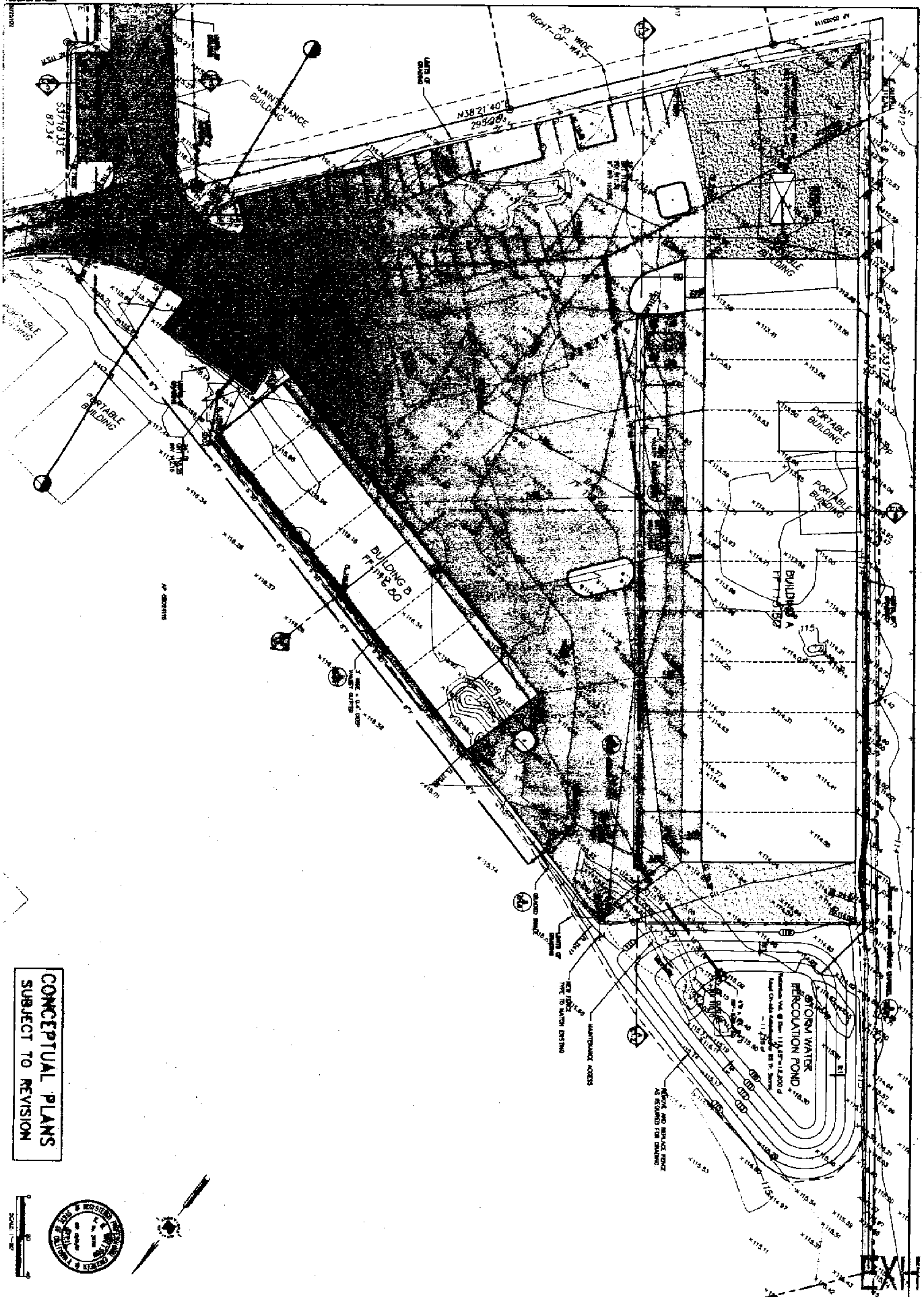


EXHIBIT A

C1.2	INSTRUCTIONAL SUPPORT & OPERATIONS CENTER SANTA CRUZ COUNTY, CALIFORNIA PRELIMINARY GRADING AND DRAINAGE PLAN
DATE FEB. 6, 2007	WHITSON ENGINEERS 9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940 831 649-5225 • Fax 831 373-5065 Civil Engineering • Land Surveying • Project Management

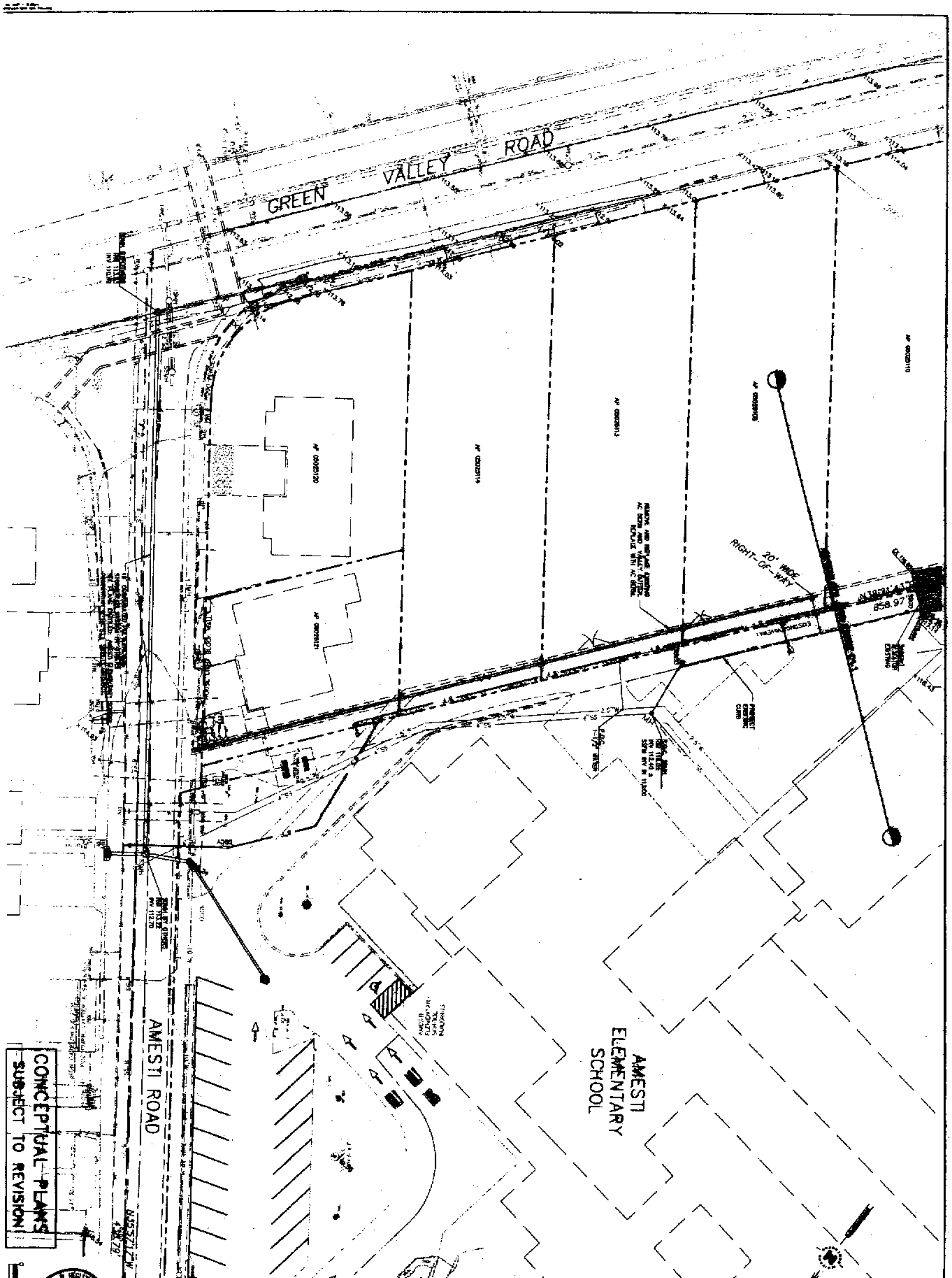
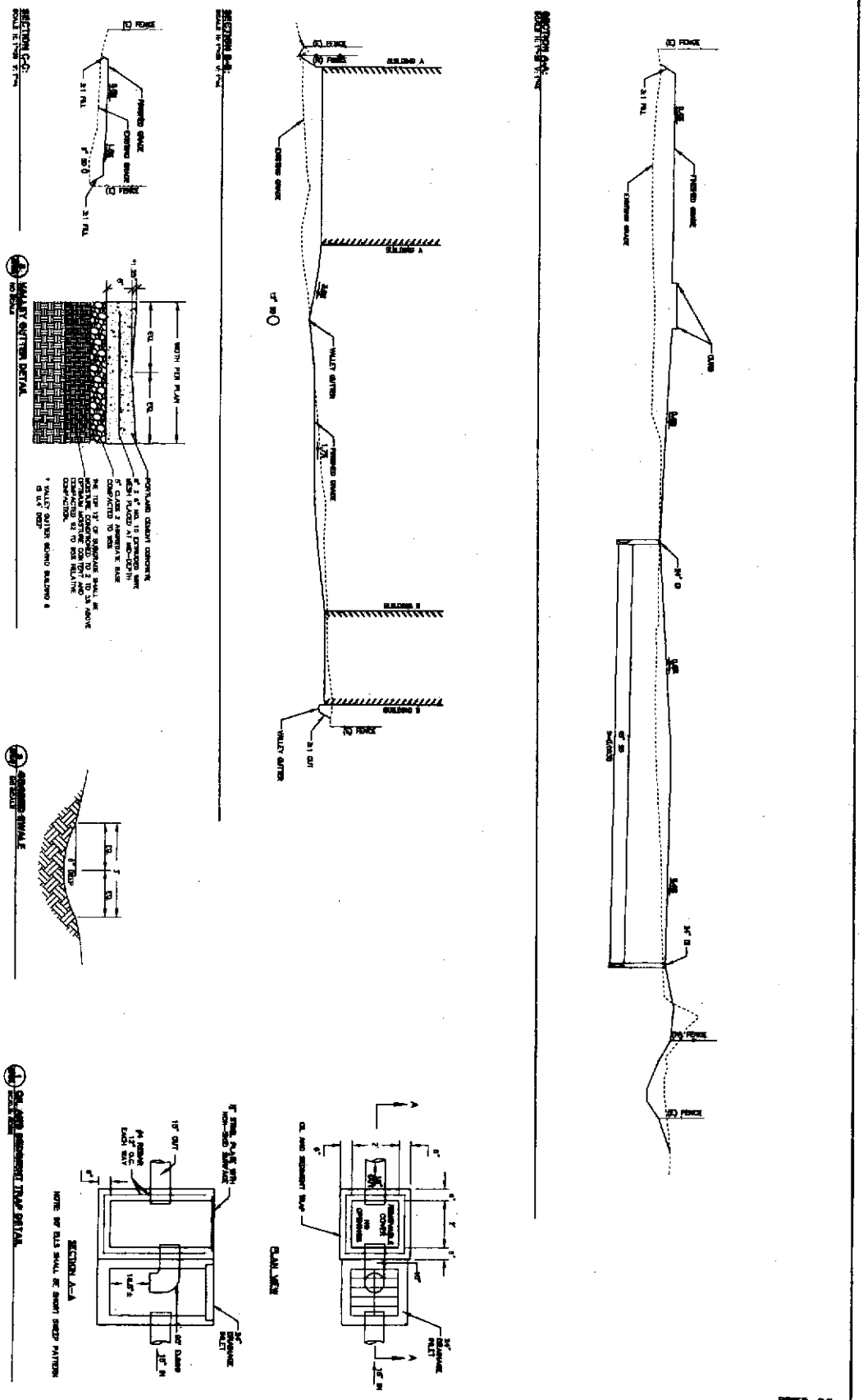


EXHIBIT A

SHEET C1.3	REVISIONS: BY / DATE / DESCRIPTION	
INSTRUCTIONAL SUPPORT & OPERATIONS CENTER	DATE: FEB. 5, 2007	WHITSON ENGINEERS
SANTA CRUZ COUNTY, CALIFORNIA		9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
PRELIMINARY GRADING AND DRAINAGE PLAN		831 649-5225 • Fax 831 373-5065
		CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT



CONCEPTUAL PLANS
SUBJECT TO REVISION

EXHIBIT A

SHEET	REVISIONS		
	BY:	DATE:	DESCRIPTION:
C1.4			

INSTRUCTIONAL SUPPORT & OPERATIONS CENTER
SANTA CRUZ COUNTY, CALIFORNIA
DETAILS AND SECTIONS

DATE: FEB. 3, 2017
SCALE: AS SHOWN
DRAWN BY: RMT
JOB #: 1641.05

WHITSON ENGINEERS
9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-8665
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

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 school uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure **the** optimum in safety and the conservation of energy and resources. The proposed ISOC will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the ISOC 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 in that the primary use of the property will be one that meets all current site standards, and approved variances therefrom, for the zone district.

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

This finding can be made, in that the proposed ISOC use is consistent with the use and density requirements specified for the P (Public Facility/Institutional) land use designation in the County General Plan.

The proposed ISOC will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district, in that the ISOC will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed ISOC will not be incompatible with adjacent uses as specified in General Plan Policy 8.5.2 (Commercial Compatibility With Other Uses), in that the proposed ISOC will comply with the site standards for the PF zone district, and any approved variance therefrom, and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has 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 ISOC has been reviewed and service availability confirmed by all pertinent utility agencies and that no unacceptable levels of traffic will be generated. According to the Initial Study, Green Valley Road operates a Level of Service (LOS) C (acceptable) and Amesti Road operates a LOS B (good) and the two intersections in the area operate at LOS C. The traffic patterns and traffic volumes of the proposed project will not result in any change of LOS to the existing roadways and intersections in the area.

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

The land uses in the vicinity include Amesti Elementary School, developed single-family residential lots, and agricultural fields. There is no common design aspect among these three uses. Approximately 50 residential lots border the property on the east and across Amesti Road to the north. Lot size ranges from about 7500 square feet to just under an acre, with most in the 8000 to 12,000 square foot range. Open agricultural fields border the site on the south and west. Given the range of types and intensities of uses, this finding can be made, in that the proposed structure ISOC will be located more than 100 feet from the nearest houses and, where visible, will appear institutional and/or agricultural, the other two land use types in the vicinity.

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

This finding can be made, in that the proposed ISOC will be of an appropriate scale and type of design for its intended use and will not detract from the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The subject property is the only property in the vicinity with the PF zoning classification. The normal required setback for the PF zone district is 10 feet. Here, because the property abuts **CA** land, the required setback is 20 feet. The location of the existing school buildings and playfields on the north **part** of the site restricts the proposed ISOC to a triangular portion of the property at the southern, or rear, part of the site abutting CA land. Because of the shape of the part of the property where the ISOC is proposed and the need for maneuverability of PVUSD maintenance vehicles, the building proposed to be built along the southerly property line needs to be closer than 20 feet from that property line.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the development of the subject property with a school maintenance and instructional materials warehouse and related offices will be compatible with the existing school use of the property and will not be materially detrimental to the adjacent existing residential development nor to the existing adjacent commercial agricultural operations. **The** County Agricultural Policy Advisory Commission has reviewed the proposal and approved reducing the standard 200 foot agricultural buffer setback to about 11 feet, finding that the agricultural buffer reduction will not adversely affect agricultural operations on the adjoining CA land (Exhibits G and H).

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

The subject property is the only property in the vicinity with the PF zoning classification. Other properties in the vicinity are either agriculturally or residentially zoned. Neither the residential developments nor the agricultural operations have the constraints of the subject property nor do they have the same need for maneuverability. Therefore, it would not be a grant of a special privilege for the proposed southerly building to be located about 11 feet, rather than ***20*** feet, from the southerly property line, abutting CA land.

Conditions of Approval

Exhibit A: Project Plans, 3 Sheets (A-1, A-2, and L-1), by Robert Corbett, Architect, dated 10APR 07, and 4 sheets (C1.1, C1.2, C1.3, and C1.4), by Whitson Engineers, dated Feb. 5, 2007.

I. This permit constitutes a Master Permit within the meaning of County Code Section 13.10.365 and authorizes the demolition of miscellaneous existing barns/outbuildings and construction of a 4,000 square foot office building (construction to occur in the future), an 8,000 square foot warehouseishop building, and a 22,500 square foot office/warehouse/shop building with mezzanine storage areas totaling 14,062 square feet, to house Pajaro Valley Unified School District maintenance and instructional support facilities. The following are the buildings and uses allowed under this Master Permit:

Buildings

- **One** 4,000 square foot office building, which maybe constructed in the future with only a building permit
- One 8,000 square foot warehouse/shop building
- One 36,562 square foot office/warehouse/shop building, to include 14,062 square feet of mezzanine storage area

Uses

The square footage of each interior use shall be as shown on the approved Exhibit A (project plans).

- Warehouse and storage use to store grounds equipment and to store items necessary for the support of the PVUSD schools including classroom furniture, fixtures, textbooks, and other closely related materials.
- Shop uses to include electrical, welding, plumbing, carpentry, painting, and glazing shops, including the materials that are usual and necessary for those shop uses and that are consistent with the approved Hazardous Materials Management Plan and Hazardous Materials Business Plan.
- Office uses in support of P W S D functioning
- Parking for P W S D fleet vehicles

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 Demolition Permit from the Santa Cruz County Building Official

C. Obtain a Building Permit from the Santa Cruz County Building Official.

D. Obtain a Grading Permit from the Santa Cruz County Building Official

E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

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

A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).

B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.

2. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.

3. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.

C. 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.

D. Submit grading, drainage, and erosion control plans prepared by a licensed civil engineer.

E. The soil engineer must submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to report recommendations.

F. Submit landscaping plans that include tree protection recommendations along with a note that states **"A** certified arborist shall be retained until project completion in order to confirm that the tree preservation guidelines contained in the arborist's report are adhered to." Final landscaping plans shall include the following information:
1. All shrubs shall be planted at 5 gallon minimum size.
2. Ground cover shall be planted at all "blank" areas shown on preliminary drawings.
3. **A** minimum 2" thick bark mulch shall be used at all planting areas.
4. Drip irrigation shall beused whenever possible.
5. Concrete curbs or bollards shall be used to protect planting areas.
6. Coordinate planting selection with percolation swale at entry.

G. Meet all requirements of and pay all applicable Zone 7 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.

H. Obtain a Hazardous Materials Permit from the County Department of Environmental Health Services.

I. Submit plans for the clarifier to the Freedom County Sanitation District for review and approval.

J. Plans shall show that the wash pad is loped and bermed so that no rain water enters the sanitary sewer.

K. There shall be no floor drains in any work/shop areas where maintenance activities are conducted. Floor drains are not allowed in areas storing hazardous waste or materials.

L. Meet all requirements and pay any applicable plan check fee ofthe Pajaro Valley Fire District.

M. Submit **3** copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.

N. Pay the current fees for Child Care mitigation for Category II non-residential uses. Currently, this fee is $0.23/sq.ft.

O. Provide required off-street parking for 49 cars of which two shall be accessible. Standard parking spaces must be 8.5 feet wide by 18 feet long. Accessible parking spaces shall meet the requirements of County Code Section 13.10.552(e). **All** parking spaces must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

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 Details showing compliance with **fire** department requirements

E Provide lighting details. All light, building, security and landscape lighting shall be directed onto the site and away from adjacent development. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into building design.

F Any trash receptacles shall be screened.

G Plans shall be consistent with all requirements of Chapter 11B of the 2001 California Building Code, ADA Accessibility requirements. Parking, slopes, walkways/paths of travel connecting adjacent buildings shall be shown on the plans and shall be consistent with all accessibility requirements.

H. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public **Works,** Drainage. Drainage fees will be assessed on the net increase in impervious area.

I. Submit a recorded Maintenance Agreement for the proposed silt and grease trap to the Public **Works** Department, Drainage Division.

J. **The** proposed ISOC buildings shall include the installation **of** a water sub-meter per Freedom County Sanitation District policy to determine quantity of domestic and interior water for the purpose of calculating annual sewer service charges.

K. Prior to installation of the clarifier, applicant shall contact the Freedom County Sanitation District for installation inspection.

L. The soil engineer must submit a final letter report to Environmental Planning and the building inspector regarding compliance with all technical recommendations of the soil report. For all projects with engineered fills, the soil engineer must submit a final grading report (reference August 1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and the building inspector regarding the compliance with all technical recommendations of the soil report.

M 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 Condition

A. 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, it 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 he required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of **the** terms or conditions of the development approval without the prior written consent of the County.

D. Successors Bound. "Development Approval Holder" shall include **the** applicant and the successor'(s) in interest, transferee(s), and assign(s) **of** the applicant.

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

Please note: This permit expires two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: July 11,2007

Effective Date: July 26,2007

Expiration Date: July 26, 2009

Mark Deming	Steven Guiney
Assistant Director	Project Planner

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

Appendix D
NOTICE OF DETERMINATION

To: X Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

X County Clerk of the Board
county of santa Cruz
701 Ocean Street, Room 500
Santa Cruz, CA, 95060

From: Paiaro Valley Unified School District
294 Green Valley Road
Watsonville. CA 95076

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Instructional Support and Operations Center (ISOC)
Project Title:

SCH #200701209325 — Maw Hart, Associate Superintendent — 831-728-6200 ext. 214
State Clearinghouse Number (If submitted to Clearinghouse) — Contact Person — Area Code/Telephone/Extension

25 Amesti Road, Watsonville CA (APN: 050-241-16 and 050-251-18)
Project Location:

The construction of a new maintenance and operations, environmental health, data processing center and instructional support facilities on a ±3.5 acre parcel located behind Amesti Elementary School.
Project Description:

This is to advise that the Paiaro Valley Unified School District Board of Trustees has approved the above described
(Lead Agency or Responsible Agency)
project on March 28,2006 and has made the following determinations regarding the above described project:
(Date)

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.

This is to certify that the Initial Study/Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Office of the Associate Superintendent. Alisal Union School District and the Maintenance & Operations Center
205 Blackburn Street. Watsonville, CA 95076

Date received for filing and posting at OPR

Signature (Public Agency)

THIS NOTICE HAS BEEN POSTED AT THE OFFICE OF THE BOARD OF SUPERVISORS OFFICE FOR A PERIOD COMMENCING 2 April 20 07 AND ENDING 2 May 20 07

Associate Superintendent
Title

EXHIBIT D

CALIFORNIA DEPARTMENT OF FISH *AND* GAME
CERTIFICATE OF FEE EXEMPTION
De Minimis **Impact** Finding

PROJECT TITLE/LOCATION (INCLUDE COUNTY): Pajaro Valley Unified School District Instructional Support and Operations Center (County of Santa Cruz)

NAME ***AND ADDRESS OF PROJECT APPLICANT:*** Pajaro Valley Unified School District, 294 Green Valley Road, Watsonville CA 95070

PROJECT DESCRIPTION: Construction of a new maintenance and operations, environmental health, data processing center and instructional **support** facility on a ±3.5 acre parcel located behind Amesti Elementary School.

FINDINGS OF EXEMPTION:

1. *An* Initial Study/Environmental Impact Report/Negative Declaration] has been prepared by the Lead Agency to evaluate the project's effects on wildlife resources, if any.
2. The Lead Agency hereby finds that there is no evidence before the Authority that the Project will have any potential for adverse effect on the environment.
3. The project will not result in any changes to the following resources:
   (A) Riparian land, rivers, **streams,** watercourses, and wetlands;
   (B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
   (C) Rare and unique plant life and the soil required **to** sustain habitat for fish and wildlife;
   (D) Listed threatened and endangered plants and animals and the habitat in which they are believed **to** reside;
   (E) All species listed **as** protected or identified for **special** management **m** the Fish and Game Code, the Public Resources Code, the Water Code or regulations adopted there under;
   (F) AU marine and terrestrial species subject **to** jurisdiction of the Department **of** Fish and ***Game*** and the ecological communities in which they reside; and
   (G) **All** air and water resources, the degradation of which will individually or cumulatively result in a **loss** of biological diversity among the plants and animals residing **m** that air and water.

* ***If the project will result in changes to any of these resources, the Authority*** *has.* ***on the basis of substantial evidence. "rebutted the presumption of adverse effect to these resources. A statement in support of this rebuttal*** is ***attached.***

CERTIFICATION:
I hereby certify that the Lead Agency has made the above finding(s) of **fact** and based upon the Initial Study/Negative **Declaration** and the public hearing record, the project **will** not individually or cumulatively have an adverse effect on wildlife resources, **as** defined in Section 711.2 of the Fish and Game Code.

LEAD AGENCY REPRESENTATIVE: **Mary** Hart, Associate Superintendent

LEAD AGENCY: Pajaro Valley Unified School District

DATE: March ***28,2007***

EXHIBIT D

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

N.O.D.

322833

Lead Agency: Pajaro Valley Unified Schl. Dist. Date: 2 April

County/State Agency of Filing: Santa Cruz Document No.: 005-07

Project Title: Instructional Support and Operations Center (ISOC)

Project Applicant Name: Mary Hart

Project Applicant Address: ~~25 Atmesti Rd.~~ 294 Green Valley Rd.

City Watsonville State CA Zip Code 9507 Phone Number: (831) 728-6200 X 214

Project Applicant (check appropriate box):

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

Check Applicable **Fees:**

☐	Environmental Impact Report	$2500.00	5
☐	Negative Declaration	$1800.00	5
☐	Application Fee Water Diversion (State Water Resources Control Board Only)	$850.00	$
☐	Projects Subject to Certified Regulatory Programs	$850.00	5
☒	County Administrative Fee	$50.00	$ 50.00
☒	Project that is exempt from fees		
	☐ Notice of Exemption		
	☐ DFG No Effect Determination (Form Attached)		

CK #2788

TOTAL RECEIVED $ 50.00

Signature and title of person receiving payment: [signature] Board clerk

WHITE-PROJECT APPLICANT YELLOW-DFG/ASB PINK-LEAD AGENCY GOLDENROD-COUNTY CLERK

DFG 753.5a (Rev 1/07)

EXHIBIT D

RESOLUTION TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED INSTRUCTIONAL SUPPORT AND OPERATIONS CENTER WATSONVILLE, CALIFORNIA

RESOLUTION NO. 06-07-29

WHEREAS, the Board of Trustees for the Pajaro Valley Unified School District (hereinafter referred to as the "Board" and the "District" respectively) previously approved the planning and construction of the Instructional Support and Operations Center (hereinafter referred to as the "Proposed Project") **on** a site consisting of **two** parcels totaling ± 3.5 acres located on Green Valley Road and directly behind Amesti Elementary School, within the County **of** Santa Cruz; and

WHEREAS, the "District" has found the "Proposed Project" to be necessary as a condition for completing the "Board" approved Watsonville **High** School modernization and improvement program and the effective long-term maintenance and operation of all "District" facilities; and

WHEREAS, the "District" is the lead agency for the purposes of environmental review of the "Proposed Project" under the California Environmental Quality Act (PUB Res. Code § 2100.et.seq. hereinafter referred to as "CEQA"); and

WHEREAS, the "District" has prepared an appropriately formatted and publicly reviewed lnitial Study and environmental assessment for the "Proposed Project"; and

WHEREAS, the Initial Study determined that the "Proposed Project" could have significant and/or adverse impact(s) on **the** environment and mitigation measures have been incorporated into the "Proposed Project" to reduce all "potentially significant" impacts to "less than significant", nothing further is required; and

WHEREAS, the Mitigated Negative Declaration has been prepared based upon said Initial Study; and

WHEREAS, the "District" forwarded the Initial Study, Mitigated Negative Declaration, and Notice of Completion to the State Clearinghouse for distribution to those agencies which have jurisdiction by law with respect to the "Proposed Project"; and placed a legal notice concerning the "Proposed Project" in the Register Pajaronian for publication; and posted an Intent to Adopt a Mitigated Negative Declaration at the Office of the Santa Cruz County Clerk; and posted public notification of the "Proposed Project" at the project site; and

WHEREAS, the Initial Study and Mitigated Negative Declaration were duly noticed and circulated for public review and comment **from** January 23,2007 to February 22,2007; and

WHEREAS, the "District" only received comments from the Monterey Bay Unified Air Pollution Control District and the County of Santa Cruz during this period that did not express concerns about or objection to the "Proposed Project" but provided either general information, required response, or necessitated modification to the Initial Study; **and**

WHEREAS, the Mitigated Negative Declaration and Mitigated Monitoring Program are attached hereto as Exhibits **"A"** and " B respectively and incorporated by reference into this Resolution; and

WHEREAS, the public hearing concerning *the* "District's" intent to adopt the Mitigated Negative Declaration was duly noticed and held on March 28, 2007 at which time all interested parties were given an opportunity to be heard during a public comment period and once concluded, the hearing was closed and the matter considered by the "Board" for approval; and

WHEREAS, the "Board" **has** considered the staff report and references therein, and all evidence and comments presented during the "Board's" consideration of this matter.

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE PAJARO VALLEY UNIFIED SCHOOL DISTRICT FINDS, DECLARES AND RESOLVES THE FOLLOWING:

1. That the recitals stated herein are adopted as true and correct.
2. That the Initial Study for the "Proposed Project" was conducted and completed in compliance with "CEQA" and its implementation guidelines.
3. That on the basis of said Initial Study and the documents considered by the "Board", there is no substantial evidence that the "Proposed Project" will have a significant effect on the environment.
4. That the adoption of the Mitigated Negative Declaration reflects the best independent judgment and analysis of the "District".
5. That the Mitigated Negative Declaration is hereby adopted and "District" **staff** is directed to cause the Notice of Determination concerning the adoption to be filed with the appropriate local and state agencies.

Motion **to** accept the Mitigated Negative Declaration for the proposed Instructional Support and Operations Center made by [Nichols], and seconded by [Turley].

Motion accepted by the Board of Trustees on March 28,2007.

Vote in favor to accept: [Identify Board Members] Keegan, De Rose, Nichols, Osmundson, Wilson, Yahiro, Turley 7/0/0
Opposed: [Identify Board Members]

President **of** the Board

MITIGATED NEGATIVE DECLARATION

Applicant: Pajaro Valley Unified School District

Address: 294 Green Valley Road

Project: Instructional Support and Operations Center

Location: Green Valley Road (directly behind Amesti Elementary School)
(APN: 050-241-16 and 050-251-18)

Project Description:

The project under consideration by this Mitigated Negative Declaration is the construction of a new facility for the Pajaro Valley Unified School District, which will accommodate the District's maintenance and operations, environmental health, safety service, and data processing departments currently functioning at Watsonville High School and other District facilities. These departments provide operational support for all the District's facilities and employees. The proposed Instructional Support and Operations Center (ISOC) will house repair and maintenance shops, general warehousing, office support functions for various departments, and fleet parking.

After careful analysis of the information contained in the Initial Study and comments received during the public review of the Initial Study, the Pajaro Valley Unified School District Board of Trustees hereby declare that the proposed project, with the incorporation of mitigation measures, will not have a significant effect on the environment of the project site, the surrounding area, or the general region as described by the terms and meaning of the California Environmental Quality Act (CEQA) of 1970.

Dated: March 28,2007

Mary Hart, PVUSD Associate Superintendent

Attachment: Mitigation Monitoring Program

ENVIRONMENTAL DETERMINATION AND FINDINGS
FOR THE PROPOSED
INSTRUCTIONAL SUPPORT AND OPERATIONS CENTER

1) The Pajaro Valley Unified School District has prepared an Initial Study and Environmental Assessment for the proposed project, the Instructional Support and Operations Center, in conformance with the California Environmental Quality Act; and

2) The Initial Study has concluded that the proposed project could result in a potential impact to certain areas of environmental concern, including Air Quality, Agricultural Resources, Biological Resources, Geology & Soils, Hazards and Hazardous Materials, Hydrology and Noise; and

3) Pajaro Valley Unified School District has prepared a "Mitigation Monitoring Program" to address and mitigate these environmental impacts to a "Less than Significant" level; and

4) The Pajaro Valley Unified School District has incorporated the mitigation measures listed in the lnitial Study for the propose project as conditions of approval; and

5) With the exception of the potential impacts stated above, the conclusion by the Pajaro Valley Unified School District Board of Trustees, that there are no other potentially significant environmental impacts resulting from the construction of the proposed project, is supported by the following:

A. The proposed project will have no significant impacts on other areas of environmental concern, including Aesthetics, Cultural Resources, Geology, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and Traffic, Utilities and Service Systems.

B. The proposed project does not 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, or eliminate important examples of the major periods of California history or prehistory.

C. The proposed project does not have impacts that are individually limited, but cumulatively considerable.

D. The proposed project will have no environmental impacts that cause substantially adverse effects to human beings, either directly or indirectly.

MITIGATION MONITORING & REPORTING PROGRAM
PVUSD Instructional Support and Operations Center Project

Master Checklist

Environmental Impact & Mitigation Measure	Administraticve Action	Timing	Field Monitoring & Reporting Schedule	Party Responsible for Verification	Signature	Date
Agricultural Resources:						
2B The PVUSD will submit an application to the County, which County staff will take to APAC, for the proposed project to obtain an amendment to the previous approval for an agricultural buffer setback reduction. Approval of said application shall be received prior to a Commercial Development Permit being approved. All conditions recommended by APAC shall be incorporated into the project.	None required at this time. Application will be considered at APAC meeting to be held on 04/19/07.	Prior to issuance of Commercial Development Permit.	N/A	PVUSD project manager and/or construction manager.	By: _____	_____
Air Quality:						
3D.1 1) Any excess grading materials that may be stored on-site (stockpiled) for more than two days will be covered, kept wet or treated with soil binders to prevent dust generation.	This requirement shall be incorporated into the construction documents for the proposed project.	Prior to start of construction and ongoing during construction.	Compliance shall be monitored periodically and progress reports submitted to PVUSD Superintendent or designee.	PVUSD project manager and/or construction manager.	By: _____	
2) The site(s) selected to receive any excess grading materials generated by construction activities and exported from the project site will be identified prior to the start of construction.	This requirement shall be incorporated into the construction documents for the proposed project.	Prior to start of construction.		PVUSD project manager and/or construction manager.	By _____	
3) The general contractor will keep copies of the valid permits for the receiving site(s) and/or receipts from area landfills on file.	PVUSD shall verify that all required permits and clearances are obtained by contractor(s) prior to start of construction	Prior to start of construction and ongoing during construction.	***	PVUSD project manager and/or construction manager.	By: _____	
4) Excess grading material shall be exported from the project site in compliance with applicable County ordinances or standards.	This requirement shall be incorporated into the construction documents for the proposed project.	Ongoing during construction.	***	PVUSD project manager and/or construction manager.	By _____	

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Environmental Impact & Mitigation Measure	Administrativce Action	Timing	Field Monitoring & Reporting Schedule	Party Responsible for Verification	Signature	Date
Air Quality (Continued):						
3D.2 Final construction documents for the project shall contain the following notes:						
1) The contractor shall provide the PVUSD and adjacent property owners with contact information for the person(s) responsible for the preparation, submittal and implementation of a Dust and Emission control program prior to the start of construction. This program shall be comprehensive and at a minimum address the following control measures: a) Watering all active construction areas at least twice daily; b) Prohibiting grading during high winds; c) Paving interior roads; d) Limiting speeds on unpaved surfaces; e) Replacing ground cover in disturbed areas; f) Reducing dust from exposed stockpiles and inactive construction areas; g) Designating person(s) to oversee dust control. h) Sweeping daily (with water sweepers) if visible soil material is carried onto adjacent public streets; i) Sweeping daily (with water sweepers) all paved access roads,parking areas and staging areas on-site; j) Covering all trucks hauling soil, sand, and other loose material or maintain at least two feet of freeboard in truck beds; k) Installing truck wheel washers;and l) Posting the compliance telephone number for the MBAPCD.	This requirement shall be incorporated into the construction documents for the proposed project.	Prior to start of construction and ongoing during construction.	Compliance shall be monitored periodically and progress reports submitted to PVUSD Superintendent or designee.	PVUSD project manager and/or construction manager.	By: _____	_____
2) The contractor shall operate all construction equipment in a manner that minimizes (diesel) emissions.This requirement includes all commonly accepted "best practices" for minimizing the potential impact of diesel emissions such as not allowing equipment to idle; that all equipment be fitted with properly functioning mufflers and exhaust systems; and that all vehicle staging areas be located as far as practical from the school and adjacent residences.	This requirement shall be incorporated into the construction documents for the proposed project.	Prior to start of construction and ongoing during construction.	Compliance shall be monitored periodically and progress reports submitted to PVUSD Superintendent or designee.	PVUSD project manager and/or construction manager.	By: _____	_____
3) The contractor shall conduct all grading operations in such a manner as to preclude wind-blown dirt and dust and related damage to neighboring properties.	This requirement shall be incorporated into the construction documents for the proposed project.	Prior to start of construction and ongoing during construction.	Compliance shall be monitored periodically.	PVUSD project manager and/or construction manager.	By: _____	_____

MITIGATION MONITORING & REPORTING PROGRAM

PVUSD Instructional Support and Operations Center Project

	Environmental Impact & Mitigation Measure	Administraticve Action	Timing	Field Monitoring & Reporting Schedule	Party Responsible for Verification	Signature	Date
Biological Resources:							
4E	1) The specific recommendations and "Tree Preservation Guidelines" made in the Arborist report (for the retention of existing trees on-site) shall be incorporate into the construction documents for the project.	This requirement shall be incorporated into the construction documents for the proposed project.	Prior to start of construction.	None Required.	PVUSD project manager and/or construction manager.	By: _____	_____
	2) A Certified Arborist shall be retained through the completed construction of the project in order to confirm that the specific recommendations and "Tree Preservation Guidelines" contained within the Arborist reports are adhered to.	PVUSD to contract with a licensed Arborist prior to the start of construction.	Prior to start of construction and ongoing during construction.	Monitoring schedule to cordinate with construction sequencing and final report to be issued.	PVUSD project manager and/or construction manager.	By: _____	_____
	3) All Acacia trees, which reside solely on the project site regardless of size, shall be removed and the site shall be kept Acacia-free.	This requirement shall be incorporated into the construction documents for the proposed project.	At the time of site preperation and grading activities.	None Required.	PVUSD project manager and/or construction manager.	By: _____	
Cultural Resources:							
5C	1) In the event that unknown cultural resources or human remains are accidentally discovered during subsurface construction, all activity in the general vicinity that could damage or destroy the resource(s) will be temporarily suspended until a qualified professional archaeologist has evaluated the site.	PVUSD to contract with a licensed Archaeologist prior to the start of construction.	Unknowable at this time.			By: _____	_____
	2) If the discovery is determined to be significant, a written report from the archaeologist shall be prepared which formulates and recommends measures that will protect the resource(s). All subsequent construction activity will implement the findings and recommendations of this report.	Archaeologist to be notified immediately upon discovery to make determination. Report on findings to follow.	Unknowable at this time.	To be established in the event such a discovery is made.	PVUSD project manager and/or construction manager.	By: _____	

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	Environmental Impact & Mitigation Measure	Administraticve Action	Timing	Field Monitoring & Reporting Schedule	Party Responsible for Verification	Signature	Date
	Hazards & Hazardous Materials:						
7C	The PVUSD will update its HMMP/HMBP, provide the appropriate plans and documentation, and obtain the required approvals and permits from the County Environmental Health Department prior occupying the new facility.	PVUSD staff shall prepare the appropriate documentation and make the necessary application(s).	Prior to occupancy.	None Required.	PVUSD project manager and/or construction manager.	By: _____	
Noise:							
11D	1) The construction activities will be subject to daylight hours and restricted to weekdays 7:00 a.m. to 7:00 p.m.	This requirement shall be incorporated into the construction documents for the proposed project.	Prior to start of construction.	Compliance shall be monitored daily.	PVUSD project manager and/or construction manager.	By _____	_____
	2) Noise from all construction equipment, fixed or mobile, shall be minimized by properly operating and maintained mufflers and shields on exhaust systems and intakes; and by shrouding and shielding impact tools.	This requirement shall be incorporated into the construction documents for the proposed project.	Prior to start of construction.	Compliance shall be monitored daily.	PVUSD project manager and/or construction manager.	By: _____	_____
	3) During construction, material staging,stockpiling, job site trailers,storage containers, and vehicle staging areas shall be located as far as practical from school and residential uses.	This requirement shall be incorporated into the construction documents for the proposed project.	Prior to start of construction.	Compliance shall be monitored daily.	PVUSD project manager and/or construction manager.	By: _____	_____

INITIAL STUDY

For The Proposed

INSTRUCTIONAL SUPPORT AND OPERATIONS CENTER

As Adopted by the PVUSD Board of Trustees

Prepared For The

PAJARO VALLEY UNIFIED SCHOOL DISTRICT

By: Owens Hill Consulting
March 28, 2007

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SECTION 1
INTRODUCTION

Proiect Information

Project Title:
Pajaro Valley Unified School District
Instructional Support and Operation Center
County of Santa Cruz Application No. 05-0280

Project Location:
25 Amesti Road
Watsonville, CA 95076
(APN: 050-241-16 and 050-251-18)

Lead Agency (Project Sponsor):
Pajaro Valley Unified School District
Terry McHenry, Associate Superintendent
294 Green Valley Road
Watsonville. CA 95076

Agency Contact Person:
Walt Zander, PVUSD Director of Maintenance and Facilities
Phone: 831-750-5330
Fax: 831-761-6020
walt_zander@pvusd.net

Study Prepared By:
Owens Hill Consulting
18813 Aspesi Drive
Saratoga, CA 95070
Phone: 408-872-0794
Maureen Hill, Principal
mohillconsulting@comcast.net

General Plan Designation:
Public Facility; Suburban Residential

Project Zoning:
Public and Community Facilities; Single Family Residential (15,000 sq. ft.)

Public agency whose approval is required:
Santa Cruz County-Commercial Development Permit
Santa Cruz County-Encroachment Permit
Santa Cruz County-Grading and Building Permit
Santa Cruz County-Agricultural Policy Advisory Commission

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Proiect Backqround

The project under consideration by this Initial Study is the construction of a new facility for the Pajaro Valley Unified School District (PVUSD) that will consolidate existing operations to be relocated from other District facilities. The proposed project, the Instructional Support and Operations Center (ISOC), is located in Santa Cruz County and just outside the boundary of the City of Watsonville, a historically agricultural community located in the Monterey Bay area. [See Figures **1.0 and 1.1]**

The new facility will be constructed on two parcels (±3.5 acres total), currently owned by the District, that are located behind the Amesti Elementary School campus. The project site is in a relatively unimproved state at this time and contains a barn, miscellaneous outbuildings, and sheds. For many years, the PVUSD leased the project site to local agricultural interests for ancillary support purposes such as the storage of miscellaneous farm equipment. In recent years the District has used the site to store excess portable offices, portable classroom buildings, and to store the redwood chip safety product used in its playground facilities. [See Figure **1.3]**

The proposed project will accommodate the District's maintenance and operations, environmental health, safety service, and data processing departments currently functioning at Watsonville High School. These departments provide operational support throughout the District for its facilities and employees. The new maintenance and operations facilities will include repair and maintenance shops, general warehousing, office support functions for each department, and fleet parking. Vehicle repair and maintenance will be performed off-site by a private contractor and will not be done at the ISOC. [See Figure **2.0]**

The Watsonville High School, located in the downtown area, is currently undergoing a major renovation and modernization program that, to be successfully completed, requires that existing operations vacate the current facilities so that they can be converted to other uses. The campus is being redesigned to accommodate new parking areas, a new sports complex and improved recreation and athletic facilities. The areas vacated at the high school will house new custodial offices, storage areas, and textbook warehousing.

The PVUSD has submitted project plans to the Santa Cruz County Planning Department for the purpose of obtaining a Commercial Development Permit. These plans have gone through several levels of "initial review" and have been revised to reflect comments raised by County staff in evaluating whether or not the proposed project complies with current codes and policies. Additionally, a draft copy of this Initial Study was submitted to the County as an "early consultation" for environmental review. Comments received from County staff during this review have been considered and incorporated, where necessary, in this public review "Draft" Initial Study.

At this time, final plans have been submitted that address all remaining or outstanding issues raised during the County's initial review. The final approval and processing of the Commercial Development Permit by the County is anticipated to occur by May 2007. Once this permit has been granted, The District will have final construction documents prepared and submitted to the County for the purpose of obtaining a building permit.

FIGURE 1.0

Regional & Vicinity Map

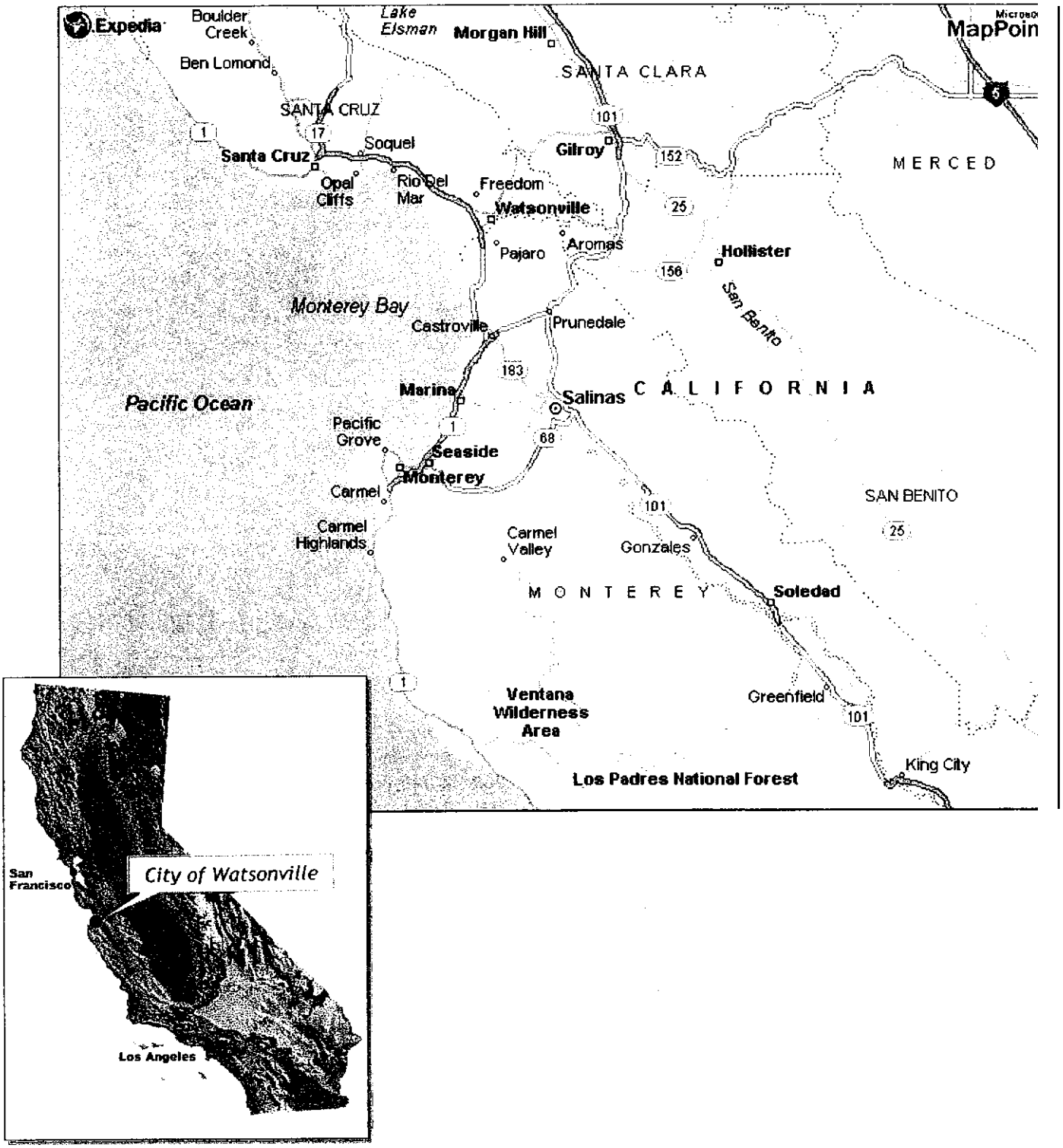

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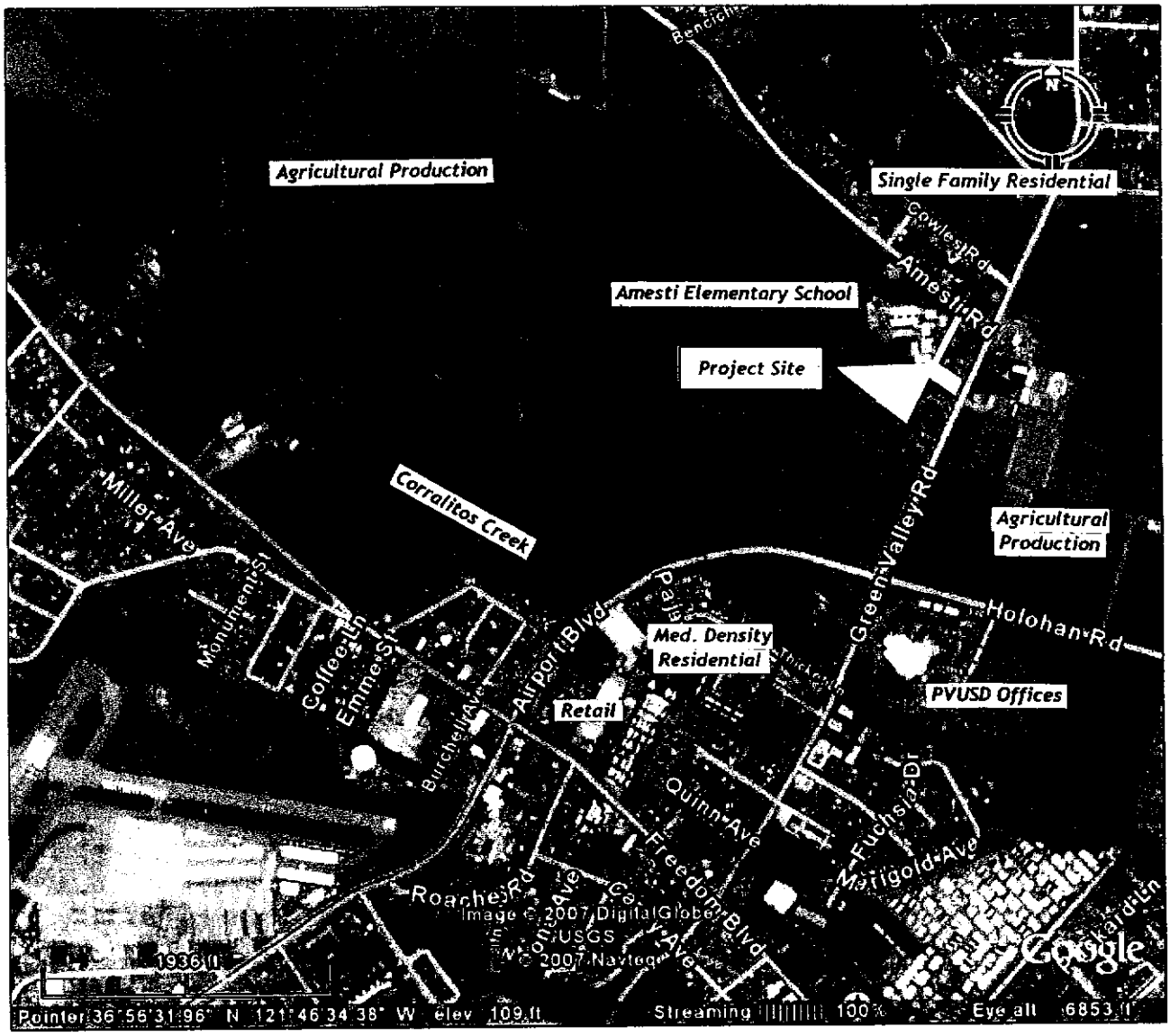
FIGURE 1.1
Surrounding Land Uses



SECTION 2
PROJECT OVERVIEW

Proiect Description

The construction of the proposed Instructional Support and Operations Center (ISOC) will consolidate district wide services, such as maintenance operations; environmental health and safety services; data and technology support services; and warehousing, at a centralized location.

The proposed project includes the construction of the following elements:

1) Three new freestanding buildings;
   - Building A: 31,785 sf (two story) warehouse, shop, and office structure
   - Building B: 8,000 sf (single story) repair and service structure
   - Building C: 4,000 sf (single story) future office project
2) Entrance driveway (secured primary site access) from Green Valley Road;
3) Emergency (secured) site access from Amesti Road;
4) Grounds equipment and service yards;
5) Environmentally approved wash station for fleet vehicles;
6) Parking areas;
7) On-site storm water retention/percolation basin;
8) Security gates and fencing.

Each of the buildings being proposed are pre-engineered steel structure, suitable for the function of the facility, with additional design features that will enhance their appearance and keep them from being perceived as standard or utility metal buildings. These design features include galvanized pitched roofs, siding profile variations, doorway canopies, complementary custom colors, and trellises supporting landscape plantings at the front entrance to the buildings.

Site development requires the demolition of the existing barn, miscellaneous outbuildings and sheds. The District will need to remove and relocate any portable facilities and materials currently being stored on-site.

Primary access to the project site will be constructed on a ±13,400 square foot parcel fronting Green Valley Road. This new driveway approach will serve as the primary ingress and egress for the project employees, visitors, and delivery vehicles and will be gated for security purposes.

The existing driveway and access road off Amesti Road will continue to serve only the elementary school and is not intended to provide general access to the ISOC site. This approach will provide emergency access only **to** the project site

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and will be secured and gated. Each of the gates will be provided with a "Knox-box" for the purpose of allowing emergency access.

The Instructional Support and Operations Center (ISOC) operations will be completely separated from the elementary school, its facilities, students, staff and other adjacent land uses by an 8 foot tall chain link fence. The site plan for the ISOC calls for the buildings, including a building proposed for future development, to be placed along the site perimeters creating a "service court" at the center of the site. The buildings are oriented toward the center of the site and facing each other. The objectives behind this configuration were (1) to optimize the functional utilization of the site while preserving those oak trees recommended by the project Arborist and (2) to minimize any views and impacts the ongoing operations of the ISOC may have on surrounding land uses. **[See Figure 2.01**

Building " A has been located along the southern property line separating the project site from the adjacent commercial agricultural land uses. The structure has been placed 11' from the property line so that a viable landscape buffer can be developed between the parcels and general maintenance can be performed. Building "B" has been located along the northern property line to create a buffer between the ISOC and the existing playground and portable classrooms that are approximately 35 feet away on the elementary school site. A line of existing redwood trees will be preserved and additional trees and plant materials will be planted along this property line to soften the impact of the ISOC's construction on the campus.

Environmental Setting

The project site is bounded by Green Valley Road to the east; Amesti Road to the north and Airport Boulevard/Holohan Road to the south. The large recreation field of Amesti Elementary School generally separates the main campus from the project site. On the eastern edge of this recreation field, there are two portable classrooms that are approximately 35 feet from the project sites northern boundary. An existing 8-foot chain link fence separates the project site and elementary school site. **[See Figures 1.1 and 1.3]**

The general vicinity where the project site is located has historically been used for residential and agricultural purposes. The project site is generally flat (less than a 10% slope) and without notable geological or natural features. Much of the project site is barren as a result of the long-term agricultural support and District uses. It is however, sparsely populated by a variety of commonly occurring grasses and shrubs.

Fourteen (14) oak trees and variety of other species (cypress, acacia, walnut, willow, and sycamore) are freely located around the project site. A line of eleven (11) redwood trees also exists along the northern boundry between the site and elementary school. Four (4) redwood trees and eight (8) oak trees will be

protected and incorporated into the project design along with cypress, acacia, walnut, and sycamore trees. [See Figure **2.1,** Sheet **C1.0]**

There is no potential habitat identified for special status species in the area, which could be affected by the development of the project site. Likewise, there are no known sensitive habitats on or immediately adjacent to the project site.

It is possible that resident wildlife species such as deer, raccoons, and skunks could travel through the agricultural fields and onto the project site. However, the ISOC, once developed would not offer a suitable habitat for these animals due to the normal operation and function of this facility and the lack of quiet nesting areas. Under these conditions, travel or migratory patterns between these agricultural uses and project site, for other than avian species, is unlikely.

Surrounding Land **Use**

Commercial agricultural production occurs on land directly adjacent to the south, west, and north of the project site. Single family residences lie between the project site and Green Valley Road to the east while Amesti Elementary School separates the site from Amesti Road to the north.

The operations for a local construction company (offices, yards, and other facilities) and an area where agricultural support equipment is stored are located directly across Green Valley Road from the project site. These uses are surrounded on all sides by commercial agricultural production, which extends further south to Holohan Road and the City of Watsonville boundary.

A variety of retail and commercial uses exist within Watsonville City limits, approximately 0.5 mile south of the project site. Numerous restaurants, gas stations, repair facilities, professional/medical offices, shopping centers and other retail establishment are located within two (2) miles of the project site. Downtown Watsonville lies approximately 2.5 miles southeast of the project site. Watsonville Municipal Airport lies approximately 1.0 mile south west of the project site. [See Figures **1.1 and 1.21**

General Plan and Zoning

The project site is located within an unincorporated area of Santa Cruz County and is designated P (Public Facility) by the County of Santa Cruz General Plan and PF (Public and Community Facilities) by the County zoning ordinance. The site is currently owned by the Pajaro Valley Unified School District and the proposed project would be classified as a public facility serving the maintenance and operations need of the District. The proposed project is therefore, consistent with the County General Plan and Zoning Ordinance.

FIGURE 1.2
Area Land Use and Zoning Map

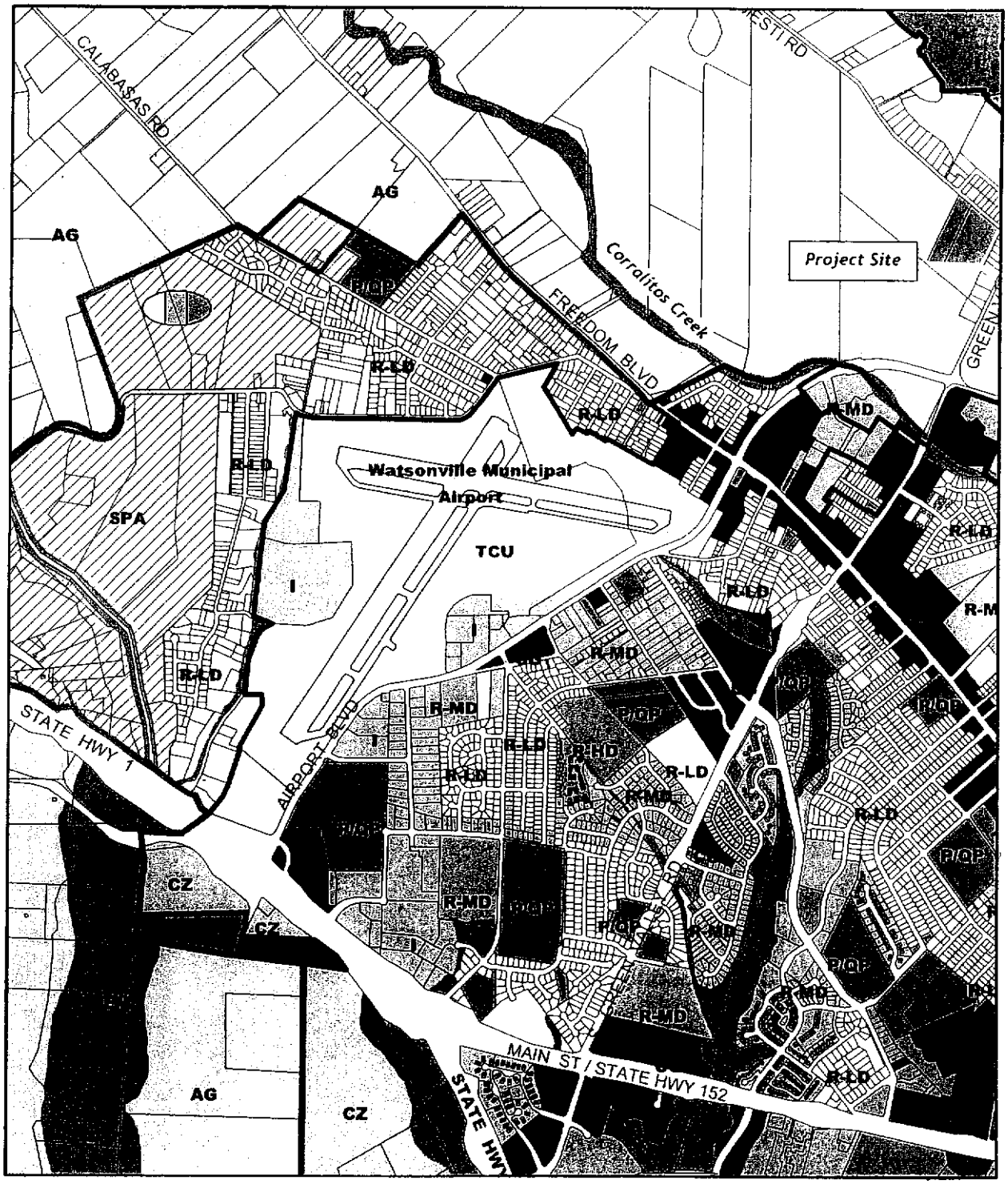

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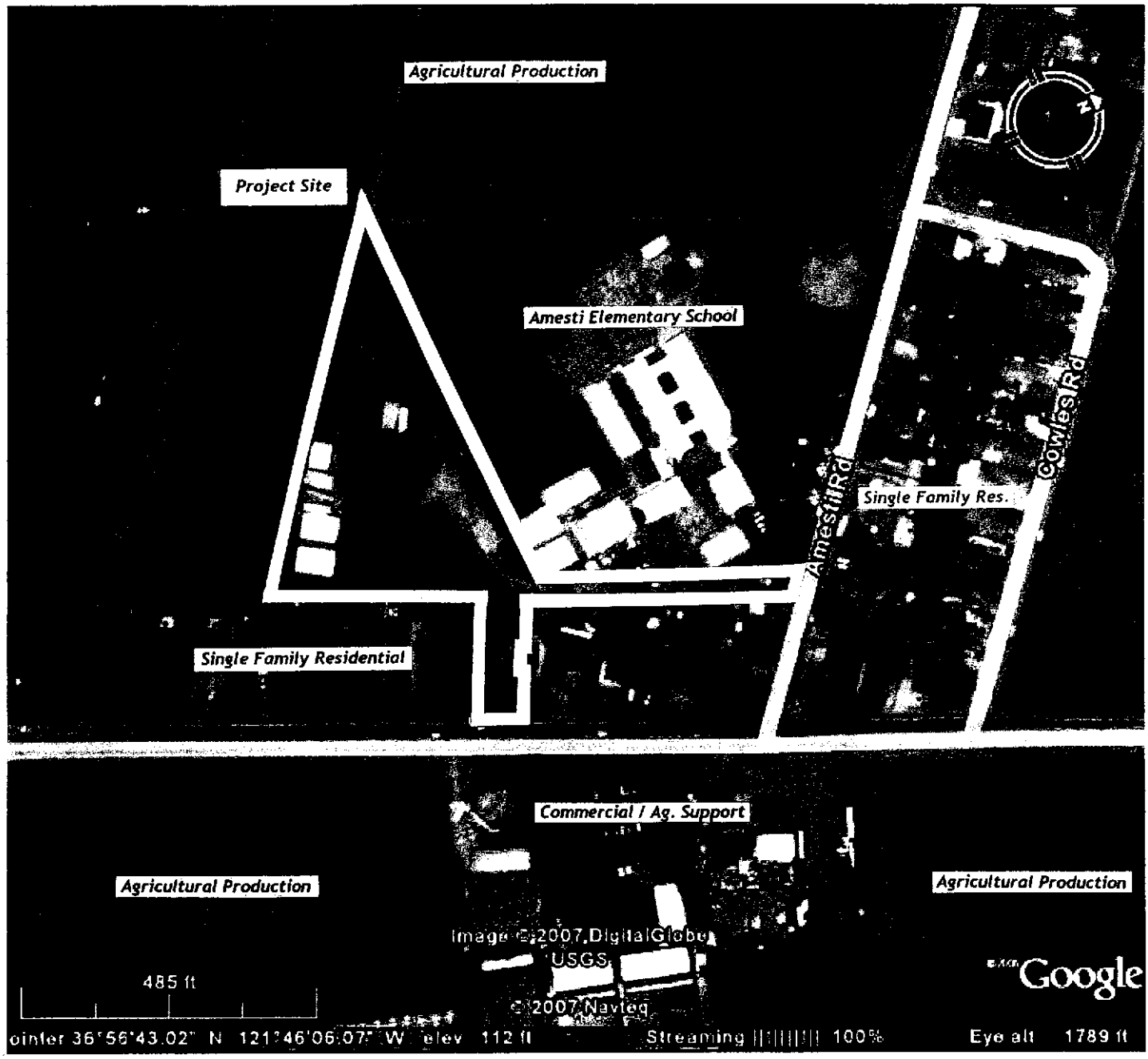
FIGURE 1.3
Project Site & School Campus Aerial



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SECTION 3
ENVIRONMENTAL DETERMINATION

The construction of the Pajaro Valley Unified School District's proposed Instructional Support and Operational Center would potentially affect the environmental factors checked below which are summarized in the checklist on the following pages (See Section **4):**

____	Aesthetics	X	Agriculture Resources
X	Air Quality	X	Biological Resources
____	Cultural Resources	X	Geology & Soils
X	Hazards & Hazardous Materials	X	Hydrology & Water Quality
____	Land Use & Planning		Mineral Resources
X	Noise	____	Population & Housing
____	Public Services	____	Recreation
____	Transportation & Traffic	____	Utilities & Service Systems
____	Mandatory Findings of Significance		

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.

X 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 by 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 impact 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.

Maureen Hill, Principle — Owens Hill Consulting — Date

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SECTION 4
ENVIRONMENTAL CHECKLIST

Environmental impact review is frequently used to assist in the decision-making process. This review attempts to identify the degree to which a proposed project will have an impact on established categories of environmental concern. There are four "determinations" that have been established for evaluating the impacts/risks of a proposed project on the environment. They are No Impact, Less Than Significant Impact, Less Than Significant Impact with Mitigation Incorporated, and Potentially Significant Impact.

Where an impact or environmental risk has been identified, mitigation measures that eliminate or minimize potential hazards will be proposed. These measures can include the limitation of use(s) for locations that are prone to hazard; special construction techniques and site planning; programs to respond to hazardous conditions; and the restriction or elimination of specific operations. In completing an environmental impact review, a Lead Agency must provided the following:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question (see references listed in Section 5). A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that any effect may be significant. If there are one *or* more "Potentially Significant Impact" entries when the determination is made an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

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1. AESTHETICS. Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (Source Nos. 1,4, 27)				X
b)	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? (Source Nos. 1,4, 5, 27)				X
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source Nos. 1,4, 5, 27)				X
d)	Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? (Source Nos. 1.16)			X	

Evaluation of Environmental Impacts (Items 1a through 1d):

The project will not result in a significant impact to the aesthetic quality of the project site or the visual character of the general vicinity. Although residential uses are present along the Green Valley Road corridor, the area in which the proposed project is located is generally characterized as agricultural. Row crops are planted from the Watsonville City Limits at the Holohan Road/Green Valley Road intersection to the project site.

The pre-engineered steel framed structures planned for the Instructional Support and Operations Center (ISOC) will not appear substantially different from other agricultural buildings within the project area. However, the buildings being proposed will incorporate enhanced design features that include:

- A galvanized pitched roof
- Siding profile variations
- Doorway canopies
- Complementary custom colors
- Trellises supporting landscape plantings at the front of each building

Fourteen (14) oak trees and variety of other species (cypress, acacia, walnut, willow, and sycamore) are freely located around the project site along with a line of eleven (11) redwood trees along the sites northern boundary. Several of these trees will be removed in order to facilitate the general operations of the facility. (See Biological Resource impacts).

Green Valley Road is not designated as a scenic highway and there are no known scenic resources in the general area of the proposed project.

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Building-mounted sharp "cut-off' type wall light fixtures will provide the on-site lighting. The primary purpose of the lighting is for night time security. The light fixtures will be focused downward so as not to affect nighttime views or intrude onto surrounding properties.

The proposed project will have a "less than significant" impact on Aesthetic considerations.

End of Impact Review

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2. AGRICULTURE 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. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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? (Source Nos. 1,4,5)				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source Nos. 1,4,5)		X		
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? (Source Nos. 5,6)			X	

Evaluation of Environmental Impacts (Items 2a through 2c):

The project site is located adjacent to lands designated by the County of Santa Cruz Zoning Ordinance as Commercial Agriculture (CA). In order to reduce the impact of non-agricultural land uses to property used for active agricultural production, the County of Santa Cruz General Plan and Zoning Ordinance requires a ZOO-foot setback between land zoned (CA) and other land uses. This setback can be reduced if the project plans of the non-agricultural use are reviewed and approved by the County Agricultural Policy Advisory Commission (APAC). The County has granted authority to the APAC to reduce the required ZOO-foot setback if the committee finds that the project's setback reduction will not result in impacts to agricultural resources or operations. [See Figure **1.2]**

As shown on the project site plan the proposed setback between Building "A" and the (CA) designated land is 11 feet and therefore, may result in a potentially significant impact to an agricultural resource. **[See** Figure **2.01**

In January 2000 the proposed project was submitted to APAC for a reduced setback for the building adjacent to the southern border. In June 2000, APAC considered the project impact on (CA) land use and approved the reduced setback. The Committee further recommended that the proposed buildings bordering (CA) lands be placed as close a possible to the property line, but allowing room for maintenance such as weed abatement, maintenance, and painting of the structures. The project submitted to APAC. which was the basis of the approval for a reduced setback between land uses, was later withdrawn by the District for internal reasons. **[See Appendix "C"]**

The scope of the proposed project represents an expansionhevision of that earlier project, reflects programmatic changes, and addresses plan review comments made by County staff. The proposed project is consistent with the previous APAC approval and its recommendation finding that the impact(s) to agricultural resources are less than significant. The following mitigation measure will be implemented in accordance with this finding:

Mifiqation Measure:

The PVUSD will submit an application to the County, which County staff will take to APAC, for the proposed project to obtain an amendment to the previous approval for an agricultural buffer setback reduction. Approval of said application shall be received prior to a Commercial Development Permit being approved. All conditions recommended by APAC shall be incorporated into the project.

End of *Impact* ***Review***

EXHIBIT D

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impacl	**Less** Than Significant ***with*** Mitigation Incorporated	**Less** Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source Nos. 1.5.7)			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source Nos. 1,7)			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainrnent under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)? (Source Nos. 1.7)			X	
d) Expose sensitive receptors to substantial pollutant concentrations? (Source Nos. 1,7,16)			X	
e) Create objectionable odors affecting a substantial number of people? (Source Nos. 1,7,16)			X	

Evaluation of Environmental Impacts (Items 3a throuclh 3e):

According to the Monterey Bay Unified Air Pollution Control District (MBUAPCD), a project could conflict with or obstruct implementation of the applicable air quality plan if it was inconsistent with the Air Quality Management Plan (AQMP) or if it exceeds the MBUAPCD threshold of significance for emissions of 137 lbs/day (direct or indirect impacts) for either Volatile Organic Compounds (VOC) or Oxides of Nitrogen **(NO,)** and 82 lbs/day for PM^{10}.

Consistency determinations with the AQMP are used by the MBUAPCD to address a project's cumulative impact on a regions air quality (ozone levels). Consistency of indirect emissions associated with a project is determined by comparing the estimated current population of Santa Cruz County with the applicable forecast in the AQMP, as determined by the Association of Monterey Bay Area Government (AMBAG). Another consideration is whether a project has the capacity to draw people from outside the area.

Regarding the first point, according to the California Department of Finance, unincorporated Santa Cruz County had a population of 133,824 persons as of January 1, 2005; AMBAG 2005 population projections for unincorporated Santa Cruz County; as published in the April 2004 Population and Employment Projections, was 135,673 persons. The proposed project will relocate functions that currently exist at other District facilities, will serve only the District, and will not draw people from outside the area. An air quality impact is considered to be significant and require mitigation if it would result in any of the following:

- Conflict with or obstruct the implementation of the applicable air quality plan (Air Quality Management Plan for the Monterey Bay Region, adopted by MBUAPCD in 2004).
- Violation of any air quality standard or substantial contribution to an existing or proposed air quality violation.
- Creation of 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.
- Exposure of sensitive receptors to substantial pollutant concentrations.
- Creation of objectionable odors affecting a substantial number of people.

In addition to the criteria described above, the MBUAPCD has developed thresholds to use in determining whether mitigation is needed for project related air quality impacts. Based on these thresholds, mitigation is necessary if a project would result in emissions that are in excess of the threshold(s) of significance listed above or 550 pounds per day of CO.

The MBUAPCD does not have thresholds for construction related ozone precursors (VOC and NO_x) because these substances are accommodated in the emission inventories of state and federally required air plans and would not have a substantial impact on attainment or maintenance of ozone standards. Under MBUAPCD guidelines, if the ground area disturbed by construction is limited to 8.1 acres per day of minimal earthmoving or 2.2 acres per day of grading and excavation, PM^{10} emissions are considered minor and do not require mitigation. Environmental factors to be evaluated in determining whether thresholds have been exceeded and mitigation is required are:

Air Emissions: According to the Monterey Bay Unified Air Pollution Control District's CEQA Air Quality Guidelines (Guidelines), an Initial Study must assess a project's primary and secondary impacts on air quality. Primary impacts are immediately related to the project (e.g., construction, stationary, mobile source impacts). Secondary impacts relate more to effects of the primary consequences than to the project itself (e.g., indirect or growth-inducing impacts).

Total Emissions: A significant impact on air quality is defined under the guidelines as an increase in emissions of any ozone precursor pollutant (i.e. reactive organic gases or nitrogen oxides) or PM^{10} exceeding 82 pounds per day (or 15 tons/year). Total emissions include direct and indirect emissions. PM^{10} generation is usually associated with grading and other earth moving activities.

Odors: Any project with the potential to expose members of the public frequently to objectionable odors would be considered significant. Analysis of potential odor impacts should be analyzed for the situations: 1) Sources of odorous emissions locating near existing receptors and, 2) Receptors near existing odor sources.

- **Acute Hazardous Air Emissions or Accidental Releases:** A determination *of* significance for the potential impacts from an accidental release of acutely hazardous materials should be made in consultation with the local administrating agency of the Risk Management Prevention Program (RMPP). This determination should be made for both receptors as well as proposed projects located near existing facilities that use or store these materials.

Cumulative Impacts

Any project that would individually have a "significant" air quality impact is also considered to have a "significant cumulative" air quality impact. For other projects, the determination of a significant cumulative air quality impact should be based on the consistency *of* the project with the Monterey Bay Area's most recently adopted Air Quality Management Plan (AQMP).

In order to show consistency with the AQMP, a project must be consistent with the Countywide Plan (i.e. not requiring a General Plan amendment) and the Countywide Plan must be found to be consistent with population and travel assumptions used by the Association of Monterey Bay Area Government (AMBG) to develop the AQMP.

Projects related directly to growth will generate population-related emissions (e.g., motor vehicles, residential heating and cooling emissions). Population related emissions have been forecast in the AQMP using population forecasts adopted by AMBAG. Thus, population related projects, which are consistent with these forecasts, are consistent with the AQMP.

The proposed project is consistent with the Santa Cruz County General Plan and is not directly related to population growth increases or related emissions. Therefore the proposed project will have a "less than a significant impact" on cumulative air quality within the region.

Construction Impacts

The project site is approximately 3.5 acres in size and has been master planned for the development of two (2) buildings initially with another building possible for future construction. Approximately 1.0 acre of the site will not be graded or disturbed in order to protect existing trees that will be retained. According to current project plans, grading and excavation on the remaining 2.5 acres involves approximately 2,800 cubic yards of "cut" and approximately 1,000 cu. yds. of "fill". The construction schedule for this project has not been established at this time but site-grading operations (which would include on-site demolition) could take approximately 7 to 10 days to complete.

Final construction documents for the proposed project have not been completed at this time and a general contractor has not been chosen. Therefore, a final determination has not been made for the approximately 1800 cu. yds. of excess graded material that result from these activities. This material could be retained on-site or disposed of off site and there are practical implications *to* either possibility. The potential Air Quality impacts for the storage or removal of excess graded materials can be mitigated by adopting the following mitigation:

Mitioation Measure:

1) *Any excess grading materials that may be stored on-site (stockpiled) for more than two days will be covered, kept wet or treated with soil binders to prevent dust generation*

2) *The site(s) selected to receive any excess grading materials generated by construction activities and exported from the project site will be identified prior to the start of construction.*
3) *The general contractor will keep copies of the valid permits for the receiving site(s) and/or receipts from area landfills on file.*
4) *Excess grading material shall be exported from the project site in compliance with applicable County ordinances or standards.*

According to the MBUAPCD's CEQA Air Quality *Guidelines,* construction projects using typical construction equipment such as dump trucks, scrapers, bulldozers, compactors and front-end loaders which temporarily emit precursors of ozone (i.e., volatile organic compounds (VOC) or oxides of nitrogen **(NO,),** are accommodated in the emission inventories of state and federally required air plans and would not have a significant impact on the attainment and maintenance of ozone state and national ambient air quality standards (AAQS).

The project site is located adjacent to Amesti Elementary School and residential uses, which are classified as sensitive emission receptors. The construction of the proposed project does not create substantial pollutant concentrations and any impacts that would result from construction activities are substantially below the level identified by the MBUAPCD as encumbering a significant impact on air quality. However, the following mitigation measure is recommended **to** ensure that during grading, fugitive dust or dirt does not create a nuisance for the adjacent land uses. This mitigation shall be incorporated into construction documents for the proposed project and will be implemented to reduce the short-term air quality impacts, related to on-site construction activities, to "less than significant":

Mitigation Measure:
Final construction documents for the project shall contain the following notes:

1) *The contractor shall provide the PVUSD and adjacent property owners with contact information for the person(s) responsible for the preparation, submittal and implementation of a Dust and Emission control program prior to the start of construction. This program shall be comprehensive and at a minimum address the following control measures:*
   - *Watering all active construction areas at least twice daily;*
   - *Prohibiting grading during high winds;*
   - *Paving interior roads;*
   - *Limiting speeds on unpaved surfaces;*
   - *Replacing ground cover in disturbed areas;*
   - *Reducing **dust** from exposed stockpiles and inactive construction areas;*
   - *Designating person(s) to oversee dust control;*
   - *Sweeping daily (with water sweepers) if visible soil material is carried onto adjacent public streets;*
   - *Sweeping daily (with water sweepers) all paved access roads, parking areas and staging areas on-site;*
   - *Covering all trucks hauling soil, sand, and other loose material or maintain at least two feet of freeboard in truck beds;*
   - *Installing truck wheel washers; and*
   - *Posting the compliance telephone number for the MBAPCD.*

2) *The contractor shall operate all construction equipment in a manner that minimizes (diesel) emissions. This requirement includes all commonly accepted "best practices" for minimizing the potential impact of diesel emissions such as not allowing equipment to idle; that all equipment be fitted with properly functioning mufflers and exhaust systems; and that all vehicle staging areas be located as far as practical from the school and adjacent residences.*
3) *The contractor shall conduct all grading operations in such a manner as to preclude wind-blown dirt and dust and related damage to neighboring properties.*

Operational Impacts

Secondary or operational impacts involve four categories of pollutants: ozone (volatile organic compounds or VOC and oxides of nitrogen or NO_x); inhalable particulates (PM^{10}); carbon monoxide (CO); and oxides of sulfur (SO_x).

The operational impacts of a proposed project are to be evaluated for VOC or NO_x emission sources. The MBUAPCD's *CEQA Air Quality Guidelines* (Table 5-4) lists indirect sources with potentially significant impacts on ozone that would classify the proposed project as a "light industrial" use. This classification places the proposed project Significantly below the thresholds of significance.

The project site is located adjacent to Amesti Elementary School and residential uses, which are classified as sensitive emission receptors. According to the MBUAPCD, if a project will cause a violation of any CO, PM^{10}, or toxic air contaminant standards, for any existing or reasonably foreseeable future sensitive receptor, it has satisfied the criteria used to establish the exposure of sensitive receptors to substantial pollutant concentrations and the determination of a significant impact.

Regarding PM^{10}, the proposed project has no unpaved roads or other new sources of dust that would serve as an ongoing source of inhalable particulate. Regarding CO, the MBUAPCD's *CEQA Air Quality Guidelines* state that a proposed project could have significant CO impacts if any of the following conditions are met:

- Intersections or road segments that operate at LOS "D" or better that would operate at LOS "E or F" with the project's traffic, or
- Intersections or road segments that operate at LOS "E or F" where the volume-to capacity, or
- (V/C) ratio would increase 0.05 or more with the project's traffic, or
- Intersections that operate at LOS "E or F" where delay would increase by 10 seconds or more with the project's traffic, or
- Unsignalized intersections that operate at LOS "E or F" where the reserve capacity would decrease by 50 or more with the project's traffic. This criterion is based on the turning movement with the worst reserve capacity, or
- Project would generate substantial heavy-duty truck traffic or generate substantial traffic along urban street canyons or near a major stationary source of CO.

EXHIBIT D

According to the County of Santa Cruz General Plan and discussions with County staff, the adopted level of service standard for the county is LOS "C". The City of Watsonville 2005-2030 Streets Master Plan indicates that traffic conditions along the Green Valley Road to Holohan Road/Airport Blvd. and Green Valley Road to Amesti Road roadway segments operate at a LOS "A". The Green Valley Road/Amesti Road intersection operates at or above a LOS "B" and the Green Valley Road/Freedom Blvd. intersection operates at LOS "C". Therefore, the project meets the MBUAPQD conditions listed above and will not have a significant impact on the development of CO.

Regarding SO_2, the proposed project does not involve any changes in the combustion of sulfur-containing materials on-site such as coal, fuel oil, or tires. Therefore, there should be no related SO_2 emissions.

The majority of the work performed by the ISOC maintenance staff is done off-site at other District facilities. Maintenance activities being performed at the project site include minor painting and various shop functions for the construction or repair of District property and equipment. Painting is preformed in protected paint booths equipped with exhaust fans and air circulation systems to protect employees from the odors and fumes generated by the materials being used. Odors and fumes are not vented to the outdoors before the air has been "scrubbed" within the painting area. Similar booth configurations are also present in other shop areas where glue and other agents are used.

Certain materials, which are being stored and used at the ISOC are potential sources for impact(s) to air quality within the project area. These materials include the following: latex and acrylic paint, paint and lacquer thinner, joint compound, miscellaneous glue, adhesives, black top patch, transmission fluid, grease, oil, alkaline, nickel-cadmium (sealed) and lead batteries, muratic and battery acid, freon refrigerants, fertilizer and weed control products, oxygen, propane, road flares, cleaners and solvents. The District is in compliance with all applicable state and local codes for the use, storage, and permitting of these and other potentially hazardous materials at its facilities. The District has prepared and maintains a Hazardous Materials Management Plan (HMMP) that includes a Hazardous Materials Business Plan (HMBP) detailing information on the storage of hazardous materials. The HMMP/HMBP for current operations has been submitted to and is on file with the Santa Cruz County Environmental Health Department. The District will update its HMMP/HMBP, provide the appropriate plans and documentation, and obtain the required approvals/clearances from the County prior to occupying the new facility.

The proposed operation of the ISOC will not satisfy the criteria established for the violation of air quality standards or the exposure of sensitive receptors to the stated hazards. This determination is based upon an assessment of the impact standards listed above and the District's implementation of an HMMP/HMBP in full compliance with County Environmental Health Department requirements for permitting.

End of impact Review

EXHIBIT D

4. BIOLOGICAL RESOURCES. Would the project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporaled	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect. either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source Nos. 1.4)				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source Nos. 1,4)				X
c) 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? (Source Nos. 1,4)				X
d) 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 wildlife nursery sites? (Source *Nos.* 1.4)				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source Nos. 1,4,5,10)			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source Nos. 1.4.5)				X

Evaluation of Environmental Impacts (Items 4a through 40:

The project site and general area are not identified as having habitat supporting wildlife species nor is it known to contain sensitive or special status species. It is possible that resident wildlife species such as deer, raccoons, and skunks could travel through the agricultural fields and onto the project site. However, the ISOC, once developed would not offer a suitable habitat for these animals due to the normal operation and function of this facility and the lack of quiet nesting areas. Under these conditions, travel or migratory patterns between these agricultural uses and project site, for other than avian species, is unlikely.

The project site is adjacent to agricultural land currently supporting row crops, residential land uses and an elementary school. According to the Santa Cruz County Geographic System (GIS), there are no biotic resources listed for the project site or is it located within or adjacent to a riparian zone or federally protected wetlands.
[See Appendix "A"]

The construction of the proposed project and access driveway on an adjacent parcel does not conflict with the provisions of any known habitat conservation plans, or local polices protecting biological resources including tree preservation ordinances.

There are fourteen (14) oak trees and variety of other species (cypress, acacia, walnut, willow, and sycamore) that are freely located around the project site. A line of eleven (11) redwood trees, planted approximately 5 to 10 years ago, also exists along the northern boundary between the project site and elementary school. The proposed project has been designed to incorporate many of these existing trees into the layout and placement of buildings and site amenities. The project's site plan retains eight (8) oaks trees and shows the removal of the other six (6) trees that cannot be preserved due to their fair to poor health or avoided due to their location and interference with facility operations. Similarly, four (4) redwood trees will be protected and incorporated into the project design along with cypress, acacia, walnut, and sycamore trees. The current plans also indicate the addition of several new trees including two large box trees that the District has agreed to plant. [See Figure **2.1,** Sheet C1.0 and Figure **2.21**

The County of Santa Cruz has established regulations/requirements/criteria governing the removal or trimming of trees in it's Municipal Code. The applicable sections are Title 13: Planning and Zoning Regulations (Chapter 13.11 Site, Architectural, and Landscape Design Review) and Title 16: Environmental and Resource Protection (Chapter 16.34 Significant Tree Protection).

The Santa Cruz County "Site, Architectural, and Landscape Design Review" standards (Section 13.11.075 Landscaping, (2) Existing Trees) require that "Mature trees over 6 inches in diameter at 5 feet above the ground level shall be incorporated into the site and landscape design..." but allows for the removal of such trees under certain circumstances. Among these circumstances are:

- The obstruction of the prime building site to provide an appreciably better project design not possible without the tree removal;
- Retention of solar access to adjacent properties;
- Dead, dying or diseased trees;
- Nuisance trees; and
- Trees which threaten adjacent development due to instability.
- An evaluation and recommendation by a landscape architect or a licensed arborist shall be required in order to substantiate the removal of any mature tree based on a claim that the tree is unhealthy or poses a nuisance or threat to adjacent development.
- The applicant may be required to replace any mature trees, which are permitted to be removed, as determined through the design review process.

EXHIBIT D

The District contracted with certified Arborist to inventory and assess the current condition of the oak trees located on-site. This report provided an assessment of potential impacts based upon the plans for the proposed project, recommendations for retention or removal, and recommendations for the protection of trees during the construction phase of the project. The proposed project is currently being reviewed by County staff for the purpose of obtaining a Commercial Development Permit. While, the final approval of the project plans has not been received, as of the date this study was issued, the County Environmental Planning staff (Robert S. Loveland) has agreed with the recommendations of the Arborist report and plans for the removal of mature trees from the site. **[See Appendix "B"]**

The Santa Cruz County "Significant Tree Protection" ordinance seeks to preserve significant trees and forest communities. This ordinance also establishes the types of trees to be protected and the circumstances under which they may be removed. To remove or trim a "Significant Tree", as defined by the County, a permit is required when any of the following criteria are met:

- The parcel is within the Coastal Zone
- The tree(s) are within a riparian corridor
- The tree(s) is part of a sensitive habitat
- The parcel is included in a Land Division or other Planning approval that has conditions restricting the removal of the tree(s).

The proposed project is not located within the Coastal Zone, nor does it meet any of the other criteria listed above and is therefore not required to meet the requirements of the "Significant Tree Protection" ordinance. The impact of the removal of mature trees can be considered a "potentially significant impact" and the following mitigation measure will be adopted to ensure the protection of the remaining trees and reduce this potential impact to less than significant.

Mitioation Measure:

1) *The specific recommendations and "Tree Preservation Guidelines" made in the Arborist report (for the retention of existing trees on-site) shall be incorporate info the construction documents for the project.*
2) *A Certified Arborist shall be retained through the completed construction of the project in order to confirm that the specific recommendations and "Tree Preservation Guidelines" contained within the Arborist reports are adhered to.*
3) *All Acacia trees, which reside solely on the project site regardless of size, shall be removed and the site shall be kept Acacia-free.*

The proposed project will result in no other impacts to Biological Resources

End *of* **Irnpoct Review**

EXHIBIT D

5. CULTURAL RESOURCES. Would the project:	Potentially *Significant* Impact	Less Than *Significant* with Mitigation Incorporated	Less Than *Significant* Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (Source Nos. 1,4,20,25,28)				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (Source Nos. 1,4,20,25,28)				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source Nos. 1,4,20,25,28)				X
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source Nos. 1,4,20,25)				X

Evaluation of Environmental Impacts (Items Sa through 5d):

The proposed project will result in the demolition of existing sheds, storage structures and a barn of indeterminate age which has been neglected for a number of years and in danger of collapse **[See Figure 1.3]**. An architectural/historical review by County Long Range Planning staff (Steven Guiney) determined that "the barn is not listed in the County's Inventory of Historic Resources, the California Register of Historic Places or the National Register of Historic Places. According to Public Resources Code Section 15064.5, the barn does not meet the criteria for consideration as an historical resource". However, the proposed demolition is subject to review under CEQA for potential historic significance. ***[See* Appendix *"C"]***

According to the County staff review, "the barn was associated with Horace Cowles an early California resident who pioneered the ultimately unsuccessful growing and drying of tobacco in the Pajaro Valley. The evaluation of this and other existing information on the history of the barn, its uses, and owners indicate that the barn is of no particular historic significance. It is not a unique building, does not embody distinctive characteristics, nor is it representative of an important period in California or Santa Cruz County history".

The driveway access from Green Valley Road to the project site will abut a residential property (333 Green Valley Road, APN 050-251-19) that was reviewed for historic significance in 1986 but never designated as a historic resource. The proposed project will not result in a significant adverse impact to this residential property. A new wood fence and landscaping, which will provide an adequate visual buffer between the two properties, will be installed as part of the proposed project.

The proposed project will not destroy any known site or geologic features that could be deemed "unique".

According to the County of Santa Cruz (GIS) Internet database, archaeological or paleontological resources may be present near the project site. The specific archeological resource is however not identified. The District does not anticipated that unknown cultural resources will be found during the course of normal grading and excavation activities, those associated with the installation/extension of water, sewer and storm drainage facilities. **[See Appendix "**A"]

However, should these construction activities reveal or unearth artifacts that are deemed to be of cultural significance the following "Mitigation Measure" shall be implemented:

Mitigation Measure:

1) *In the event that unknown cultural resources or human remains are accidentally discovered during subsurface construction, all activity in the general vicinity that could damage or destroy the resource(s) will be temporarily suspended until a qualified professional archaeologist has evaluated the site.*
2) *If the discovery is determined to be significant, a written report from the archaeologist shall be prepared which formulates and recommends measures that will protect the resource(s). A//subsequent construction activity will implement the findings and recommendations of this report.*

End of *Impact Review*

EXHIBIT D

6. GEOLOGY & SOILS - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation .ncorporaled	.ess Than significant Impact	No mpact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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. (Source Nos. 1,4,8,14)		X		
ii) Strong seismic ground shaking? (Source Nos. 1,4,8,14)		X		
iii) Seismic-related ground failure, including liquefaction? (Source Nos. 1,4,8,9,14)		X		
iv) Landslides? (Source Nos. 1,4,8,9,14)			X	
b) Result in substantial soil erosion or the loss of topsoil? (Source Nos. 1,4,9,14)			X	
c) 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? (Source Nos. 1,4,8,9,14)		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994). creating substantial risks to life or property? (Source Nos. 1,14)		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source Nos. 1.14)				X

Evaluation of Environmental Imuacts (Items 6a through 6e):

The City of Watsonville lies within a region with active seismic faults, and is therefore subject to risk of hazards associated with earthquakes. Seismic activity poses two types of hazards: primary and secondary. Primary hazards include ground rupture, ground shaking, ground displacement and subsidence and uplift from earth movement. Primary hazards can induce the occurrence of secondary hazards which include ground failure (lurch cracking, lateral spreading, and slope failure), liquefaction, water waves (tsunamis and seiches), sympathetic movement in nearby faults, dam failures, and fires.

A feasibility level geotechnical investigation, or soils report, has been prepared by Haro, Kasunich and Associates (dated December 2006) for the proposed Instructional Support and Operational Center. The purpose of this investigation was to explore the subsurface soil conditions of the project site and to address the potential impacts on the land as a result of seismic activity.

Background

The Pajaro Valley and the project site are located in the seismically active Monterey Bay Region. The project site lies between two major fault zones, the San Andreas, approximately 3.4 miles to the northeast, and the San Gregorio, offshore to the west. Other active or potentially active fault zones that could affect the, area surrounding Watsonville include the Zayante fault (approximately 0.5 miles to the northeast), the Corralitos fault, the Monterey Bay fault to the west, and the Sargent fault (approximately 6.9 miles to the northeast).

Areas adjacent to the San Andreas Fault possess a high potential for exposing people and structures to substantially adverse effects including the risk of loss, injury, or death. The U.S. Geological Service has estimated that the San Andreas Fault could produce an earthquake of magnitude 8.5 on the Richter scale, a seismic event very similar to the 1906 San Francisco earthquake. Should this occur, a large portion of the Pajaro Valley's urbanized area would be subject to a loss of soil strength resulting from liquefaction and settlement.

Alquist-Priolo special study zones are State designated high-risk earthquake zones that are in close proximity to major earthquake faults. The Alquist-Priolo Act requires local jurisdictions to disclose the proximity to Alquist-Priolo zones.

The project site could be affected by an earthquake with an epicenter on any one of the active or potentially active faults in the project vicinity. At present, it is not possible to predict when or where movement will occur on these or any other faults. However, based on historical records and the general seismisity of this region, it is probable that this site will be shaken by at least one moderate to major earthquake and by numerous minor earthquakes during the next 50 years.

Should a moderate to major earthquake occur with an epicenter location close to the property, seismic disturbance could include liquefaction, soil densification, and lateral spreading. Ground shaking at the site would be severe associated with a rupture on one of these potentially active faults.

Site & Soil Characteristics

The topographic relief of the project site is relatively uniform across the property trending east-we$ and slopes gently from the Amesti Elementary School recreation field to the southwest corner of the site, falling approximately 5 feet in elevation. Natural drainage occurs by overland sheet flow and is basically collected into a drainage swale along the southwestern property line.

The project site is located in an area predominated by old alluvial fan soils which are commonly associated with the Coastal Ranges. The soils encountered in the test borings reflect this alluvial environment created by the Corralitos Creek, an area known as the Watsonville Lowlands. Over the depths explored, the subsurface profile consists of a zone of inter-bedded fine-grained soils consisting of silty sands, sandy silts, silts and clays. These soils vary in consistency and generally the silts and clays are soft to stiff and the sandy soils from loose too dense. These materials are noted for being discontinuous throughout the project area. This soil type is classified as deep or very deep and well drained. The soils in this group are used mainly for crop production.

Groundwater is relatively consistent across the property and was encountered at depths ranging from 12 to 16 feet below ground surface (bgs) and appeared to stabilize at around 12 feet. These water table and/or perched water elevations may fluctuate over time dependant upon seasonal precipitation, irrigation, land use, and climate conditions. The major source of groundwater is drainage from the foothills to the north, flowing toward the Pajaro Valley. This flow travels across the terrace deposits both in creeks and underground. In general, across the site there is a thin crust layer (1 to 2 feet thick) underlain by very moist to saturated subsoils. Groundwater and soil moisture conditions on the project site will vary depending upon rainfall, lateral seepage conditions, and/or runoff.

The near surface soils, the top 2 to **4** feet, have a low to moderate potential for shrink-swell and therefore a low expansion potential. The potential for severe moisture variations in these soils is reduced due to the level of the groundwater table and capillary rise. The proposed project will not have to consider special measures to mitigate the effect of soil expansion. The impact to the proposed project resulting from the hazards associated with expansive soils is less than significant.

Because of the topography of the project site and the absence of a shallow groundwater table, soil densification and lateral spreading are considered unlikely.

The Santa Cruz General Plan has designated certain areas as having the potential for landslides or erosion. The area surrounding and including the project site is not within any known slope hazard and has been identified as having the "least landslide and erosion susceptibility".

Another significant seismic hazard for the project area, as discussed above, is ground rupture. The project site is located just south of an Alquist-Priolo Earthquake Fault Zone centered on the Zayante fault, as'mapped by the California Geologic Survey. Since no faults are known to cross the project site, the likelihood of earthquakeinduced ground rupture appears to be remote. The risk of surface rupture during the expected life of the proposed project is less than significant.

The existing soil media was tested for potential use in percolating storm water developed from the proposed project. These percolation tests indicated that the existing soil media had a moderately high absorption potential in the near surface soils (0.30 to 2.82 minuets per inch) and was well suited for this purpose.

The proposed project will not connect directly to the existing "public" sanitary sewer system but will incorporate the use of a sanitary sewer lifl station and force main for the discharge of wastewater from the site. Consequently, the existing soil characteristics or the use of a septic system are not a potential area of impact.

Liquefaction

Strong ground shaking is likely to occur during the lifetime of the proposed project as a result of movement along one or more of the regionally active faults discussed above. Damage from earthquakes is oflen caused by the results of this ground shaking and by liquefaction. Liquefaction can be induced by the cyclic loading (shock or strain) from an earthquake, which can cause granular materials to lose their inherent shear strength due to increased pore water pressures. Liquefaction-induced ground failures are associated with saturated soils, having high sand and silt content. This soil condition typically occurs along broad bands, which follow the creeks, sloughs, rivers, and lakes that drain the Pajaro Valley Watershed Basin.

The project site is within a zone of high, to moderately high, potential for soil liquefaction during an earthquake as indicated on the **USGS** Liquefaction Potential Map prepared by Dupre (1975).

The liquefaction process typically occurs at depths less than 50 feet below the ground surface. The most susceptible zone occurs at depths shallower than 30 feet below the ground surface. Additionally, the risk of liquefaction occurring is usually not regarded as significant if the water table is more than about 50 feet (bgs). Liquefaction can lead to several types of ground failure, depending on slope conditions and the geologic and hydrologic setting. The four most common types of ground failure are lateral spreading, flow failures, ground oscillation, and loss of bearing strength. The geomorphic evidence that results from these ground failures (sand boils, lurch cracking, or scarps) were not observed during site investigation by the projects geotechnical engineer. It should be noted that the likelihood of ground failures manifesting themselves to the surface is low because of the stiff silts and clays near the surface soils but there is a possibility that any "ground information" that may have existed could have been obscured by surface disturbances and the on-going use of the site.

There is no historical information that liquefaction or lateral spreading has occurred within the alluvial deposits of the project site during the major seismic events experience by this region, the 1906 and 1989 earthquakes.

The soils report indicates that the potential for liquefaction is likely to occur under the design earthquake (peak acceleration of 0.63 g) in several discrete layers of alluvial materials over the 60 foot depth that was explored and if groundwater levels are to remain at current levels. This determination was reached using information developed by the USGS. California Division of Mines and Geology, and site specific ground motion analysis.

The effect of this potential liquefaction is settlement. The anticipated total settlement within this depth is in the order of 9.5 inches. If real settlement occurs, the impact to the site is the potential for differential settlement. The liquefaction analysis indicates that the site may be subject to approximately **4** inches of differential settlement.

The design and construction of the proposed buildings shall comply with all current codes and standards for earthquake resistance. Consideration should be given to designs alternatives that withstand predicted settlement levels or potential ground softening and that reduce the potential for the differential movement of structures to an acceptable level of risk. Mitigation measures such as densification of subsurface soils or remedial grading are alternative measures for treating liquefiable soils and to reduce liquefaction potential.

End of Impact Review

7. HAZARDS & HAZARDOUS MATERIALS - Would the project:	Potentially Significant Impad	Less Than Significant with Mitigation *Incorporated*	Less Than Significant Impad	*No* Impact
a) Create a significant hazard to the public or the environment through the routine transport, use. or disposal of hazardous materials? (Source Nos.1,16)			X	
b) 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? (Source Nos. 1,16)			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source Nos. 1,4,16,29)		X		
d) 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? (Source *No.* 1)				X
e) 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? (Source Nos. 1,4,5,12,13,30)			X	
For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source No. 1,4,5)				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source Nos. 1,4,5,13)				X
h) 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? (Source Nos. 1,4,5,13)				X

Evaluation of Environmental Impacts (Items 7a through 7h):

The proposed Instructional Support and Operations Center (ISOC) is a consolidation of programs that currently exist at other school facilities in the District. The project site located on a parcel that abuts the Amesti Elementary School. The proposed project will

not create hazards to the public or the environment relating to the transport, use, or emission of hazardous materials nor is it is located on or near a known hazardous material site. **[See Figure 1.31**

The District is in compliance with all applicable state and local codes for the use, storage, and permitting of hazardous materials at its facilities. The District has prepared and maintains a Hazardous Materials Management Plan (HMMP) that includes a Hazardous Materials Business Plan (HMBP) detailing information on the storage of hazardous materials (subject to Chapter 6.9 of the California Health and Safety Code) at existing facilities. The HMMP/HMBP for current operations has been submitted to and is on file with the Santa Cruz County Environmental Health Department. The District has contacted both the Environmental Health Department and The Pajaro Valley Fire Protection District to discuss the process for the transfer/update of existing permits to the proposed project.

The materials stored are supplies used for day-to-day maintenance of facilities and include the following: latex and acrylic paint, paint and lacquer thinner, joint compound, miscellaneous glue, adhesives, black top patch, transmission fluid, grease, oil, alkaline, nickel-cadmium (sealed) and lead batteries, muratic and battery acid, freon refrigerants, fertilizer and weed control products, oxygen, propane, road flares, cleaners and solvents. These items are palletized in boxes and shrink-wrap with secondary containment.

District employees receive regular and appropriate training according to the standards outlined in the HMMP and they are responsible for containment and clean up for minor spills. The District contracts with an outside service provider (Phillips Services) who is responsible for regularly scheduled or the periodic "major" disposal of hazardous materials. There has not been an instance of serious upset or dispersion of hazardous materials experienced at any District support facility or school site.

The relocation of the existing District support functions to the proposed Instructional Support and Operations Center will result in a less than significant with the implementation of the following:

> *Mitigation Measure:*
> *The PVUSD will update if sHMMP/HMBP, provide the appropriate plans and documentation, and obtain the required approvals and permits from the County Environmental Health Deparfment prior occupying the new facility*

The project site is located within the Watsonville Municipal Airport "Operation Impacts Area" and is approximately one (1) nautical mile northeast of the airport property. This airport is considered a reliever airport for general aviation from the San Francisco Bay Area. The Watsonville Municipal Airport has a good safety record with only 14 aircraft accidents having occurred between 1973 and 2000 that involved serious injury to a civilian or resident not involved with flying the aircraft.

EXHIBIT D

Safety issues regarding the compatibility between airport operations and the surrounding environment include noise impacts, ground safety, and flight hazards. The primary means of reducing the population's exposure to noise and safety risks is to control land use density and limit high occupancy structures such as schools, hotels, and hospitals. A recent Airport Master Plan, completed in 2002. focuses on airport safety and noise abatement for future airport operations and will be regularly updated to insure that those operations are carried out in a manner that maintains an acceptable level of risk for the airport and surrounding areas. The project site is within the outer limits of the Airport Approach Zone and therefore, within a lesser area of Airport Compatibility (Zone 6), as defined in the California Airport Land Use Planning Handbook (January 2002). This compatibility zone, the "Traftic Pattern Zone", has *a* generally low likelihood of accident occurrence at most airports and allows for the existence of both residential and non-residential uses. The proposed project will not result in the obstruction of or create safety hazards for current airport operations and is compatible with normal aviation activities. The impact of normal aviation activities on the proposed project is less than significant.

The Instructional Support and Operations Center (ISOC) is a wholly separate facility from the existing elementary school. The ongoing operations of the ISOC will not impair or interfere with emergency response to or current emergency evacuation plans for the existing elementary school.

The City of Watsonville has prepared a state-approved Emergency Preparedness Plan and has identified evacuation routes for the relocation of residents from any part within the City and surrounding areas affected by hazardous conditions. Depending on the nature of an emergency, Evacuation routes have been selected that will move the population to any point of the compass. Primary access to the project site is from Green Valley Road, an arterial roadway that has been classified as one of these evacuation routes for the City of Watsonville. The existing access drive off Amesti Road will continue to serve the school and will only be used for emergency access purposes by the proposed project.

There are no "Wildland" areas located adjacent to or in the general proximity of the proposed project. Consequently, the proposed project or surrounding residential development is not impacted the risks normally associated with wildland fires.

End of Impact **Review**

EXHIBIT

8. HYDROLOGY & WATER QUALITY. Would the project:	**Potentially** Significant ***Impact***	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No **Impact**
a) Violate any water quality standards or waste discharge requirements? (Source Nos. 1,17,19)			X	
b) 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 ground water 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)? (Source Nos 1,4,17,19)			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. (Source Nos. 1,4,17,19)			X	
d) 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? (Source Nos. 1,4,17,19)			X	
e) 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? (Source No. 1.17.19.21.25)			X	
f) Otherwise substantially degrade water quality? (Source Nos. 1,17,19)				X
g) Place housing 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? (Source Nos. 1,4,5,13)				X
h) Place within a 100-year flood-hazard area structures that would impede or redirect flood flows? (Source Nos. 1,4,5,13)				X
i) 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? (Source Nos. 1,4,5,13)				X
j) Inundation by seiche, tsunami, or mudflow? (Source Nos. 1,4,5,13)				X

EXHIBIT D

Evaluation of Environmental Impacts (Items 8a through 8j):

There is no naturally occurring surface water observed on the project site. The proposed project will be served by existing public service facilities. The City of Watsonville will provide domestic water and fire service facilities and the Freedom Sanitation District is responsible for the sanitary sewer system that will service the project site. The proposed project will not result in a violation or impact to water quality standards or waste discharge requirements.

The proposed project will have no impact on nor alter the course of any existing waterway. The off-site surface water features nearest to the project site are Corralitos Creek located 0.5 mile to the west and Pinto Lake located approximately 0.5 mile north across Amesti Road. Other significant water features in the area are College Lake (1.0 mile to the east); Kelly and Drew Lakes (2.0 miles to the east and south); Tynan Lake (2.5 miles to the southeast); the Pajaro River (3.0 miles to the east); and the Monterey Bay (5.0 miles to the southwest). During, the course of construction, the proposed project will adhere to County regulations concerning winter grading and will employ best management practices *to* prevent siltation or erosion on-site or off-site.

The Pajaro Valley Water Management Agency (PVWMA), established by State Charter in 1984, is the regional agency responsible for the water resource management and development of new supplemental supplies maintaining in the Pajaro Valley Drainage basin. There are three main watersheds located inside the Agency boundaries, which contribute to the ground water system of the Pajaro Valley. They are the Corralitos Creek Watershed, the Carneros Creek Watershed, and the Watsonville/Harkins Slough Complex. The PVWMA boundaries contain less than 8% of the total Pajaro River basin, which represents the highest average flows of all the drainage areas of the Pajaro River Watershed. The Corralitos watershed is the largest single watershed located within the Agency boundaries. This watershed includes Corralitos Creek, West Branch Corralitos Creek, Rider Creek, Browns Creek, Green Valley Creek, College Lake, Salsipuedes Creek, Hughes Creek, and Casserly Creek. All of the flow in this watershed empties into the Pajaro River. The average flow through Corralitos Creek, measured ***at*** Green Valley Road is 11,350 acre-feet (AF).

Over-pumping throughout the Pajaro Valley groundwater basin has led *to* a significant seawater intrusion into the fresh water supply and has contaminated both agricultural and drinking water wells. This process, called "overdraft", is a significant concern for the PVWMA and the resource that they manage. The basin has been in an "overdraft" condition for about forty years.

The project site is not located within the 100-year flood plain (hazard area). The applicable Flood Insurance Rate Map for Santa Cruz County, California has been reviewed (FEMA 1984) and indicates that the project site is located within "Zone C", which represents "areas of minimal flooding". The project site does however, lie directly between Corralitos Creek and Pinto Lake, which are areas within the 100-year flood plain, Corralitos Creek has along history of flooding and can be expected *to* flood again. Currently, this waterway has a 5-year storm capacity even with remedial efforts by the County and City to improve its carrying capacity. The Army Corps of Engineering has

undertaken a study to determine improvements that can be made to improve flood water capacity throughout the Pajaro Valley Drainage basin.

The project site is not in an area that is subject to flooding risks associated with the failure of levees or dams. Natural phenomena such as Tsunami and Seiche, should they occur, would not directly affect the project site. Additionally, the project site is not in an area with known slope hazards or that would be subject to risk or impacts of a mudflow.

The project site is currently in an unimproved or "pervious" state and the existing drainage pattern is such that the majority of the storm water percolates into the existing soil media or "sheet flows" across the site into a drainage swale along the southwestern property line. A limited amount of storm water from this swale discharges onto the adjacent agricultural fields behind the proposed Building "A'. Under existing conditions, the project site receives a small amount of upstream runoff from the existing elementary school. Storm water generated in the project vicinity, either from open fields, developed parcels or roadways, flows directly into Corralitos Creek, which is a FEMA designated floodway. [See Figures **1.3** and **2.0]**

The County design standards for stormwater collection require that a project adequately limit the "post-development" release from a site to "pre-development levels" for the 10-year storm event. This standard requires that the design capacity of retention facilities include a 25% safety factor and that, regardless of tested values, they are limited *to* a maximum percolation rate of 8 inches/hour. The grading and stormwater facilities for the proposed project were initially designed to meet these County standards and showed a piped connection to existing facilities in Amesti Road that required the pumping of "emergency" flows. In reviewing this design, County staff stated that pumps were not permitted as the primary means for low flow bypass, and that storm drainage facilities in Amesti Road are not of sufficient size or capacity to handle the anticipated discharge volumes from the project site. County staff also expressed a concern about the area wide level of drainage into Corralitos Creek.

The results of percolation tests, contained in a feasibility level geotechnical report for the proposed project, indicated that the existing soil media was free draining and well suited for use in stormwater (storage) facilities. These results allowed the District to redesign the project so that a more significant volume of stormwater (both primary and emergency flows) could be stored and discharged on-site thereby reducing the potential for the proposed project to have an adverse impact on the Corralitos Creek watershed.

In the current design, the stormwater generated on-site will be collected in a piped (underground) system that will flow into a retention basin that has been sized to contain the storage volumes of a 25-year storm event and uses a filtration rate (6 inches/ hour) lower than the maximum allowed by the County. The primary outlet mechanism for this facility will be via percolation into the existing soil media and ultimately the groundwater. [See Figure **2.1,** Sheets **C1.0** through **C1.4]**

In calculating the storage capacity required to meet the 25-year design criteria, the project's Civil Engineer has made the conservative assumption that the school's entire 2.5-acre recreation field is running onto the project site. This runoff will be intercepted by a valley gutter and graded swale to the north of Building "B, where it will be

conveyed to the stormwater retention/percolation basin along with the stormwater that previously lefl the site at the southwest property line. The existing channel located along this boundary will be used primarily to convey incidental stormwater collecting behind Building "A'.

By designing to this standard, the proposed retention/ percolation basin is not required to have the 25% safety factor in establishing it's size. The basin which has been designed, however, does provide surplus capacity (10%) and the underground piping will provide further storage capacity not accounted for in the calculated (designed) capacity of the basin. In the event that a storm larger than a 25-year event should occur, the additional runoff will be conveyed through a storm drain on the east end of Building " A to the adjacent agricultural field. If the emergency storm drain were to clog, the additional overflow from the pond would spill into the graded swale behind Building "A" where it would be held to prevent immediate discharge onto the adjacent agricultural fields. To accomplish this, the existing swale may require modification to increase *its* carrying capacity and accommodate this "emergency" flow.

Since storm water will be retained on-site, water quality treatment "devices" will not be installed. Instead water quality treatment for the proposed project will be "passive" through the use of planting materials in the drainage swales and retention basin that are suitable for this use and that meet County standards. Additionally, the proposed basin is intended to function as a "dry pond" in order *to* minimize vector-breeding concerns.

The County of Santa Cruz also requires that projects minimize the use and extent of "impervious" surfaces and promotes the use of "pervious" paving materials whenever possible. The objective of this County requirement is to reduce or eliminate the affects of storm water runoff on downstream storm facilities and minimize any adverse affects on the groundwater table. Based upon information contained in the feasibility level geotechnical report and the recommendations of the projects geotechnical engineer, the District has made a determination to use impervious materials (asphalt and concrete) on-site for the benefit of long term operations at the ISOC and maintenance considerations. Although the proposed project will use standard "impervious" building materials (AC paving, concrete, etc.), the District believes that it has satisfied the intent of this requirement by designing facilities which will contain and discharge a greater volume of stormwater than is normally required by the County.

In conclusion, the design of the stormwater facilities for the proposed project exceed the applicable County standards for a IO-year storm event; are well below both the tested percolation rates for the site and the maximum rate allowed by the County; will accommodate emergency overflow requirements; and meet with the approval of the projects Geotechnical and Civil Engineers. The proposed project limits the affect that on-site stormwater drainage (runoff) has on the areas surrounding the project; on existing facilities; and will not result in the generation of sources of polluted run-off. The proposed project will not alter drainage patterns in the area, deplete existing groundwater supplies, interfere with groundwater recharge, or degrade water quality in the project vicinity.

End of *Impact* ***Review***

EXHIBIT D

9. LAND USE & PLANNING - Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	NO Impact
a)	Physically divide an established community? (Source Nos. 4,5,6,13)				X
b)	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) adopted for the purpose of avoiding or mitigating an environmental effect? (Source Nos. 4,5,6,13)				X
c)	Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan? (Source Nos. 4,5,6)				X

Evaluation of Environmental Impacts (Items 9a through 9c):

The proposed project, the construction of the Instructional Support and Operations Center (ISOC), is located on property currently owned by the District. The proposed project is consistent with the general plan designation (Public/Quasi-Public Facility) and zoning classification (Public and Community Facilities) for the site. The proposed project does not physically divide an established community, nor does the project conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. ***[See* Figure 1.21**

The proposed project will have no impact on Land Use & Planning considerations

End of *Impact* Review

10. MINERAL RESOURCES. Would the project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the stale? (Source Nos. 1,4,5,13)				X
b) 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? (Source Nos. 1,4,5,13)				X

Evaluation of Environmental Impacts (Items 10a and 10b):

The County of Santa Cruz GIS Internet Database does not identify the project site as an area for mineral extraction nor does it identify any known or significant mineral resources within the project area. Additionally, the project site is not located within, adjacent to, or near existing mining operations. **[See Appendix "**A']

The proposed project will have no impact on Mineral Resource(s) considerations.

End ***of Impact Review***

11. NOISE - Would the project result in:	Potentially Significant Impact	LessThan Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies? (Source No. 5)				X
b) Exposure *of* persons to or generation *of* excessive ground borne vibration or ground borne noise levels? (Source Nos. 5,29)				X
c) Substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source Nos. 5,29)			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source Nos. 5,17,19)			X	
e) 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? (Source Nos. 4,5,12)			X	
f) 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? (Source Nos. 4.5.12)				X

Evaluation of Environmental Imuacts (Items1 1a through 11f):

The noise environment has a significant impact upon a community's overall quality of life, Noise is generally described as any unwanted or objectionable sound and its impacts are defined as the "cumulative effect" of sound generated by transportation activities and stationary sources. Transportation noise refers to noise from automobile use, trucking, airport operations, and rail operations. Stationary or non-transportation noise typically refers to noise from commercial establishments, machinery, air conditioning systems, compressors, residential and recreational uses, and landscape maintenance equipment.

Noise is problematic as an environmental concern when "noise sensitive" land uses are affected. These "noise sensitive" land uses include residential, hospitals, schools, and recreation areas. Land use compatibility standards are used for various types of land uses that represent the maximum acceptable noise level as measured at the property boundary.

CEQA requires that all known environmental effects of a project be analyzed, including environmental noise impacts. Under CEQA, a project has a potentially significant impact if it exposes people to noise levels in excess of the standards established in the local general plan or noise levels in the project vicinity increase substantially above levels existing without the project. If a project has a potentially significant impact, mitigation measures must be considered.

The standard of measurement of the loudness of sound is the decibel (dB). Because the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by discriminating against sound frequencies in a manner approximating the sensitivity of the human ear. The decibel scale is logarithmic in that it compresses the wide range in sound pressure levels to a more useable range. This logarithmic basis for calculating sound levels, measured in dBA, is similar to the scale used to measure earthquakes. Therefore, an increase of 10 dBA represents a IO-fold increase in the sound energy being released. In terms of the human response to noise, a sound 10 dBA higher than another is perceived to be twice as loud; 20 dBA higher, four times as loud; and as forth.

The predominate community noise rating scale used in California for land use compatibility assessments is the community noise equivalent level (CNEL) and the daylnight average level (Ldn). The CNEL reading represents the average of 24 hourly readings of equivalent levels (in dBA's) and adjusted for increased noise sensitivity in the evening and at night. The Ldn measures the 24-hour average noise level at a given location.

Regulatory requirements related to environmental noise are typically promulgated at the local level. However, Federal and State agencies provide standards and guidelines to the local jurisdictions. The State Department of Health Services has developed average levels of sound acceptability, which define noise exposure levels for varying land uses. Noise contours, derived from maps indicating constant or average dBA sound levels measured over a 24-hour period, can be used as a guide to establish a land use pattern that minimizes the exposure of the general population to excessive noise levels.

California Government Code Section 65302 (f) mandates that the legislative body of each County and City adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines established by the State Department of Health Services. The guidelines rank noise-land use compatibility as normally acceptable, conditionally acceptable and clearly unacceptable for various land use types. Exterior noise environments for single family homes are normally acceptable from 50-60 CNEL and conditionally acceptable from 55-70 CNEL. Schools, libraries, and churches are normally acceptable from 50-70 CNEL, as are office buildings and business, commercial, and professional uses. These uses are conditionally acceptable from 60-77.5 CNEL. Agricultural land uses are normally acceptable from 50-75 CNEL and conditionally acceptable from 70-80 CNEL.

EXHIBIT D

A project is considered to have a significant noise impact where it causes an adopted noise standard to be exceeded at the project site or areas adjacent to the project site. In addition to concerns regarding the absolute noise level that might occur when a new source is introduced into an area, it is also important to consider the existing ambient noise environment. Ground borne noise is generally associated with high volume truck and arterial corridors and noise generated from construction activities.

Construction activities generally have a short and temporary duration lasting from a few days to a period of a few months. Ground borne noise, vibration and other types of construction-related noise impacts would typically occur during the initial site preparation, which can create the highest levels of noise; but it is also generally the shortest of all construction phases. These activities include demolition, grading, construction of buildings and paving created by the operation of heavy-duty trucks, backhoes, bulldozers, excavators, front-end loaders, compactors, scrapers, and other heavy-duty construction equipment.

Short-term and temporary increases to ambient noise levels are anticipated during the construction phase of the proposed project which is scheduled for completion within six (6) months from the date construction activities commence on-site. Noise generated by normally occurring construction activities will result in intermittent increases to noise levels throughout the day and can present a significant impact. The impact(s) of these construction activities can be mitigated by implementing the following measures:

Mitigation Measure(s):

1) *The construction activities will be subject to daylight hours and restricted to weekdays 7:00 a.m. to 7:00 p.m.*
2) *Noise from all construction equipment, fixed or mobile, shall be minimized by properly operating and maintained mufflers and shields on exhaust systems and intakes; and by shrouding and shielding impact tools.*
3) *During construction, material staging, stockpiling, job site trailers, storage containers, and vehicle staging areas shall be located as far as practical from school and residential uses.*

The area adjacent to the project site is comprised of single family residential homes to the south and east: agricultural land uses **to** the west and north; and the Arnesti Elementary School also to the north. The daytime ambient noise levels in the project vicinity are generated by activities at the school, agricultural operations and traffic on Green Valley Road and Amesti Road. The development of the proposed project represents an additional source and a permanent increase to ambient noise levels within the project area. **[See Figures** 1.3 ***and*** **2.0]**

Throughout the workday (Monday-Friday 7:00 a.m. **to** 3:30 p.m.) vendors, suppliers, District employees and maintenance vehicles will access the Instructional Support and Operations Center site. During these regular business hours, large trucks (no semi's or tractor trailers) will deliver supplies and materials to the site on an intermittent and "as needed" basis. District employees will be performing support functions at other facilities throughout the day or will be working within the proposed buildings. Periodically, staff will utilize the exterior vehicle wash station and large doors in the proposed buildings

will be opened to allow access to various interior shop functions. The proposed project will result in an increase in the ambient noise level over current site conditions during normal business hours. However, it is anticipated that the proposed project will be in conformance with the community noise standards established for this land use zone or those of the existing agricultural and elementary school uses that are adjacent to project site. Noise levels generated by the proposed project can reasonably be expected to occur within a "normally acceptable" range (up to approximately 60 CNEL). Based upon similar operations, which currently exist at other District facilities, the proposed project will not generate or expose area residents, school staff, and students to excessive vibrations, or ground borne noise.

The District is committed to designing the ISOC in such a way that it will mitigate the impact that potentially adverse noise levels may have on employees occupying the facility and on adjacent uses. This can be accomplished by incorporating insulated doors and windows; building insulation; and insulated interior wall partitions into the projects design. The District is ultimately responsible for constructing a facility that complies with both State and applicable community noise level requirements. Should the operations at the ISOC become the source of noise complaints, by either the adjacent residences or the elementary school, the District will determine the precise nature and source of the problem and change operational practices or procedures to minimize or abate the generating source(s) to an acceptable level. [See Appendix ***"D",*** Response **to Planning** Department comments]

The Watsonville Municipal Airport is located approximately one **(1)** nautical mile southwest of the project site and within its "Operations Impact Area". The Airport Master Plan (2001-2020) has established noise contours for the airports operations and the project site lies just south of the outer limits of the 55 CNEL contour. As stated previously, the proposed Instructional Support and Operations Center will consolidate activities, which currently exist at other District facilities. While those facilities are geographical located a further distance from the airport than the project site, any increase in noise levels experienced by District employees, due to airport operations, is considered to be less than significant.

***End** of Impact Review*

12. POPULATION & HOUSING - Would the project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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)? (Source Nos. 5,13)				X
b) Displace substantial numbers of existing housing, necessitating the construction *of* replacement housing elsewhere? (Source Nos. 5,13)				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source *Nos.* 5,13)				X

End of Impart Review

EXHIBIT D

13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical 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:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection? (Source No 27)				X
b) Police protection? (Source Nos 13.27)				X
c) Schools? (Source No 17)				X
d) Parks? (Source Nos 5.13)				X
e) Other public facilities? (Source No. 27)				X

Evaluation of Environmental Imuacts (Items13a throuclh 13e):

The location and operation of the proposed Instructional Support and Operations Center will not result in a significant impact on the public services listed above nor will it result in the need for new or upgraded public services.

The proposed project will comply with all requirements of the Pajaro Valley Fire Protection District. All buildings will be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13, Chapter 35 of the California Building Code, and the adopted standards of the fire district.

The proposed project will have no impact on Public Service(s) considerations

End of ***Impact*** *Review*

14. RECREATION:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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 or be accelerated? (Source No. 17)				X
b) 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? (Source No. 17)				X

Evaluation of Environmental Impacts (Items 14a and 14b):

The proposed project, the new Instructional Support and Operations Center for the PVUSD, will not, due to the nature of it's operations and location, increase the use of existing parks or recreational facilities nor would it require the expansion of such facilities. The project, as proposed, does not provide for or include recreational facilities.

The proposed project will have no impact on Recreation areas or facilities, either existing or planned.

End *of Impact* ***Review***

15. TRANSPORTATION & TRAFFIC. Would the project:	Potentially Significant Impact	**Less** Than Significanl with Mitigation Incorporated	Less Than Significant **Impact**	No Impact
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source Nos. 5,13,29)				X
b) Exceed, either individually or cumulatively a level of service standard established by the county congestion management agency for designated roads or highways? (Source *No* 5)				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source Nos. 12,13)				X
d) Substantially increase hazards due to a design feature (e g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source No. 17)				X
e) Result in inadequate emergency access? (Source No 17)				X
f) Result in inadequate parking capacity? (Source No 17)				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). (Source Nos. 5,17)				X

Evaluation of Environmental Impacts (Items 1Sa through 15g):

The acceptable Level of Service (LOS) for roadways and intersections in the planning area of the proposed project is LOS "C". This is according to the City of Watsonville "Vista 2030' General Plan; the "Major Streets Master Plan" incorporated therein; and the County of Santa Cruz General Pian (1994). These documents indicate that Green Valley Road (from Amesti Road to Airport Boulevard/Holohan Road) operates at a LOS "A"; Amesti Road operates at a LOS " B or higher; the signalized intersection at Green Valley and Freedom Boulevard operates at a LOS "C"; and the intersection at Green Valley and Amesti Road operates at a LOS "C" or higher. ***[See* Figure 1.1]** .

The "circulation element" within the Country of Santa Cruz General Plan (1994) lists Green Valley Road and Airport Boulevard/Holohan Road as arterial roadways and Amesti Road as a collector street.

EXHIBIT D

Thirty (30) people and twenty (20) fleet vehicles will be relocated to the project site from facilities currently operated **by** the District. The hours of operation for the Instructional Support and Operations Center will be Monday through Friday from 7 a.m. to 3:30 p.m.

Employees generally arrive to the facility in private vehicles from various parts of Santa Cruz and Monterey Counties. At various times throughout the workday and in varying numbers, employees can be expected to leave the project site for work at other District facilities, on District business or for lunch breaks. The proposed project will also be utilized for the District's ongoing safety and facilities maintenance training. Classes are held approximately three (3) times a month and have 20 to 30 people in attendance. The traffic patterns and traffic volumes of the proposed project will not result in any change of LOS to the existing roadways and intersections in the project area.

The proposed project is located within the "operations impact area" of Watsonville Municipal Airport and will not result in any change in, or increase to, existing air traffic patterns.

The proposed project will not impact emergency access to the site or to existing routes. The Instructional Support and Operations Center, its employees and operations are completely separate from the students, staff, and ongoing activities at Amesti Elementary School. The proposed project does not conflict with area wide alternative transportation policies or plans. The on-site parking is being provided for District fleet vehicles, employee parking and to meet the requirements of local codes/ordinances.

The proposed project will have no impact on Transportation & Traffic considerations

*End of fmpoct **Review***

EXHIBIT D

16. UTILITIES & SERVICE SYSTEMS - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impad	*No* Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source Nos. 17,19)				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction or which could cause significant environmental effects? (Source *No.* 13,17,19)				X
c) 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? (Source *No.* 17.19)				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source No. 13)				X
e) Result in a 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? (Source No. 13)				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source *No.* 13)				X
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source Nos. 13,17)				X

Evaluation of Environmental Impacts (Items 16a through 164):

The City of Watsonville is responsible for providing metered water service in the general planning area of the proposed project. Service connections for domestic water and building fire systems will be made to existing facilities, of sufficient size and capacity, located in Amesti Road.

The Pajaro Valley Water Management Agency is the regional agency responsible for water resource management. Throughout the groundwater basin of the Pajaro Valley and the City of Watsonville, overall water usage has declined since 1990 due *to* water

conservation efforts, by residential, industrial and agricultural uses. Additionally, the District has adopted water conservation polices that require the installation of low-flow toilets and showers to reduce water consumption at its schools and facilities The Instructional Support and Operations Center (ISOC) will be constructed in conformance with these water conservation standards.

The design and construction of the storm drainage system for the proposed project will be of sufficient capacity, will serve only the project site, and will not result in significant environmental impact(s).

The proposed project will not connect directly to the existing "public" sanitary sewer system but will incorporate the use of a sanitary sewer lift station and force main for the discharge of wastewater from the site. This "pumped system" will be connected to the existing sanitary sewer system (gravity flow) of Amesti Elementary School. This existing system has sufficient size and capacity to support the proposed project. The proposed project will not exceed the wastewater treatment requirements of the Freedom Sanitation District or the capacity of existing wastewater treatment facilities.

The proposed project as currently designed and intended to function, will not result in an increased volume of solid waste over that which is produced by existing uses at other District facilities. T solid waste generate by the ISOC will not exceed the capacity of the existing Buena Vista Landfill or violate any known statutes or regulations for solid waste. The proposed project does not generate a significant amount of solid waste necessitating the need for more than the weekly pick-up of dumpster(s) placed on the site in secured enclosures. The District has an adopted recycling policy that staff will continue to implement once relocated to the project site from existing facilities at Watsonville High School.

The proposed project will have no impact on Utilities & Service System(s) considerations.

End of Impact Review

EXHIBIT D

17. MANDATORY FINDINGS of SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	NO Impact
a) 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 or eliminate important examples of the major periods of California history or prehistory? (Source No. 1)				X
b) 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 the past projects, the effects of other current projects, and the effects of probable future projects.) (Source No. 1)				X
c) Does the project have environmental effects that will cause substantial adverse effects on human beings. either directly or indirectly? (Source No 1)				X

Evaluation of Environmental Impacts (Items 17a through 17c):

The development of the project site for the intended purpose does not impact wildlife species, endangered plants or animals, habitat, or cultural resources. There are no cumulative impacts associated with the proposed project that have not previously been fully evaluated and analyzed. The proposed project will not result in environmental impacts that will cause adverse effects on human beings either directly or indirectly.

As evaluated in this Initial Study, the proposed project would have either "No Impact" or a "Less than Significant Impact" with mitigation measures as stated herein. 'These mitigation measures have been incorporated into the adopted mitigation monitoring program.

Mitigation measures have been provided in this Initial Study to address the comments raised by the County during the review and analysis of the proposed project. The mitigation measures contained herein will be incorporated into the Conditions of Approval for the Discretionary Permit granted by the County of Santa Cruz and the Mitigation Monitoring Program established in the Negative Declaration adopted by the PVUSD.

End of Impact Review

FIGURE *2.0*
Proposed Site Plan

Site Plan (Sheet A-I, Dated 01.03.07)
Prepared by Robert D. Corbett, Project Architect

EXHIBIT D

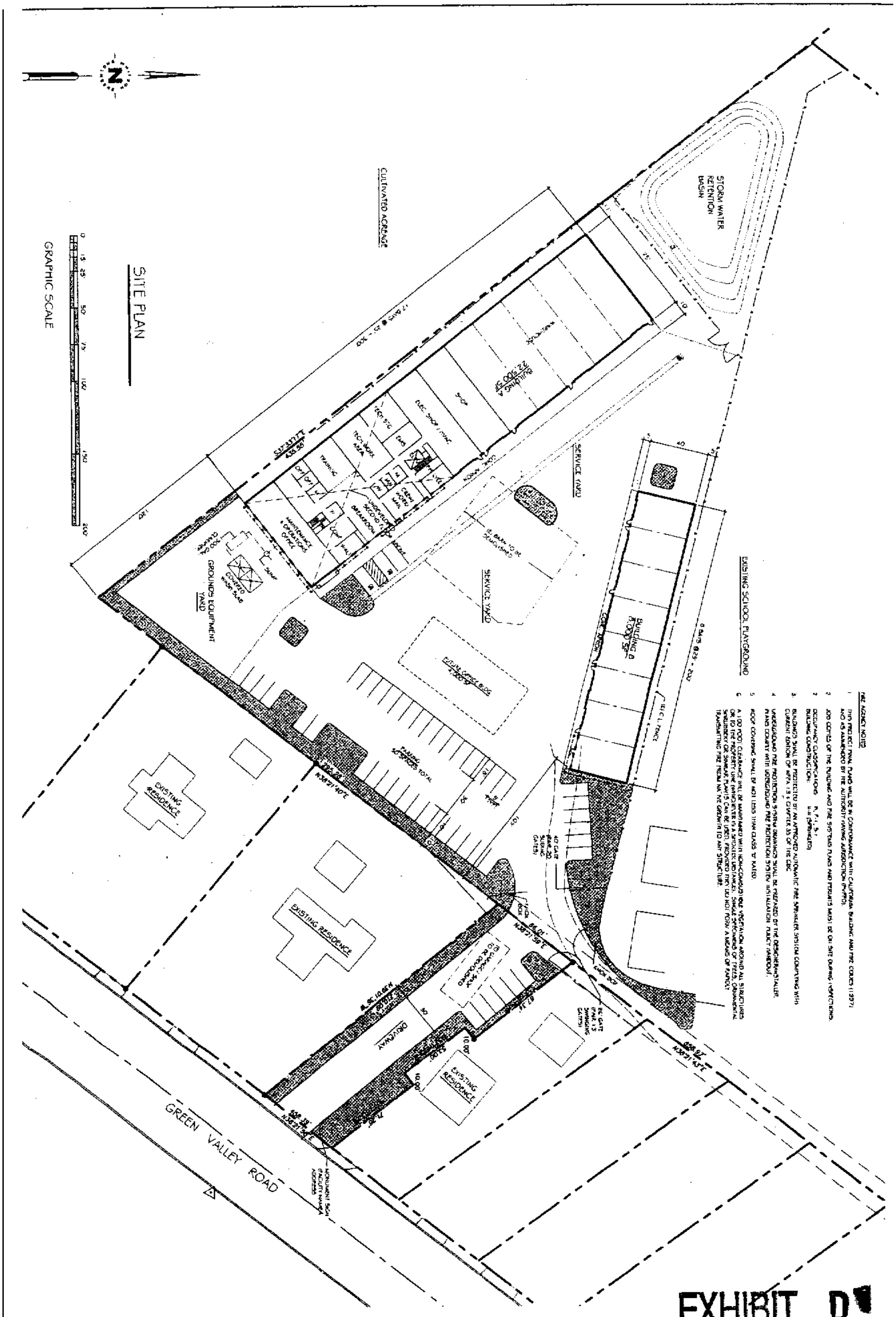


EXHIBIT D

AS NOTED		09 MAY 06	DEVELOPMENT PERMIT APPLICATION
DATE:		26 JAN 06	REVISED SUBMITTAL
DRAWN:		03 JAN 07	REVISED SUBMITTAL
DESIGN:			

A-1

SITE PLAN

INSTRUCTIONAL SUPPORT & OPERATIONS CENTER

PVUSD

GREEN VALLEY RD. WATSONVILLE

ROBERT D. CORBETT

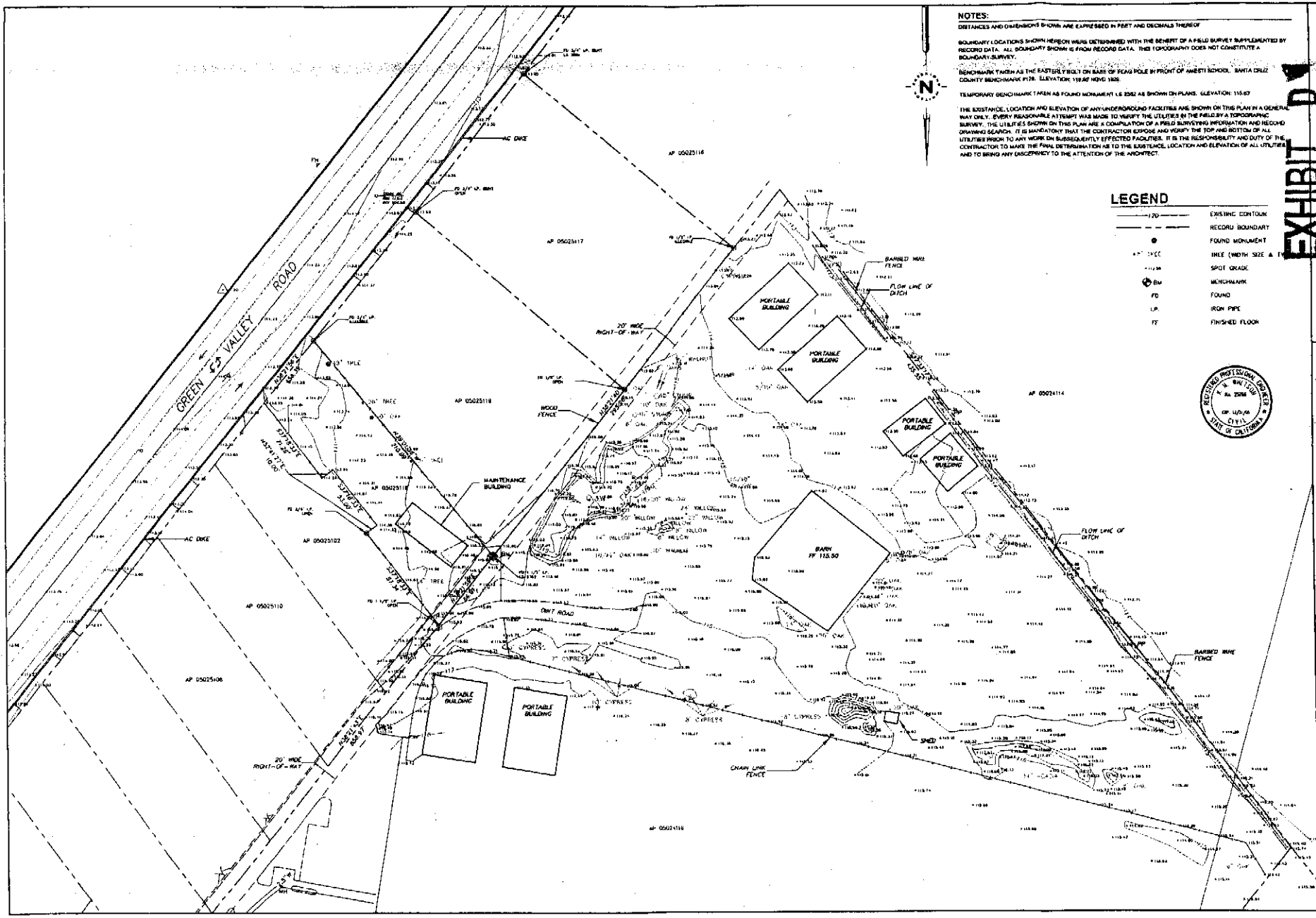
-92- ECT A I A

FIGURE 2.1
Preliminary Civil Engineering Plans

Partial Topographic Map	**(Sheet C1.0, Dated 08.23.04)**
Preliminary Grading & Drainage Plan	**(Sheet C1.I, Dated 01.18.07)**
Preliminary Grading & Drainage Plan	**(Sheet C1.2, Dated 01.05.07)**
Preliminary Grading & Drainage Plan	**(Sheet C1.3, Dated 01.05.07)**
Details and Sections	**(Sheet C1.4, Dated 01.05.07)**

Prepared by Whitson Engineers

EXHIBIT D


NOTES:
DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF
BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY.
BENCHMARK TAKEN AS THE EASTERLY BOLT ON BASE OF FLAG POLE IN FRONT OF AMESTI SCHOOL. SANTA CRUZ COUNTY BENCHMARK #128. ELEVATION: 118.48' NGVD 1929.
TEMPORARY BENCHMARK TAKEN AS FOUND MONUMENT LS 2382 AS SHOWN ON PLANS. ELEVATION: 115.67
THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THIS PLAN IN A GENERAL WAY ONLY. EVERY REASONABLE ATTEMPT WAS MADE TO VERIFY THE UTILITIES IN THE FIELD BY A TOPOGRAPHIC SURVEY. THE UTILITIES SHOWN ON THIS PLAN ARE A COMPILATION OF A FIELD SURVEYING INFORMATION AND RECORD DRAWING SEARCH. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SUBSEQUENTLY EFFECTED FACILITIES. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPENCY TO THE ATTENTION OF THE ARCHITECT.
LEGEND
EXISTING CONTOUR
RECORD BOUNDARY
FOUND MONUMENT
INLET (WIDTH SIZE & TY
SPOT GRADE
BENCHMARK
FOUND
IRON PIPE
FINISHED FLOOR
EXHIBIT D
WE WHITSON ENGINEERS
3609 Blue Lupine Lane • Suite 105 • Monterey, CA 93940
831.649.5225 • Fax 831.373.5825
Civil Engineering • Land Surveying • Project Management
DATE: AUGUST 23, 2004
SCALE: 1" = 30'
DRAWN BY: RTP
JOB #: 1541.00
SERVICE AND OPERATIONS SERVING PVUSD
SANTA CRUZ - 94 - CALIFORNIA
PARTIAL TOPOGRAPHIC MAP
REVISIONS
BY | DATE | DESCRIPTION
SHEET
C1.0
OF 1
GREEN VALLEY ROAD
AC DIKE
MAINTENANCE BUILDING
BARN FF 115.50
PORTABLE BUILDING
PORTABLE BUILDING
PORTABLE BUILDING
PORTABLE BUILDING
PORTABLE BUILDING
SHED
BARBED WIRE FENCE
FLOW LINE OF DITCH
WOOD FENCE
CHAIN LINK FENCE
DIRT ROAD
20' WIDE RIGHT-OF-WAY
AP 05025116
AP 05025117
AP 05025118
AP 05025114
AP 05025102
AP 05025110
AP 05025106
AP 05024116

LEGEND

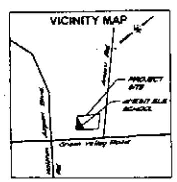
(shaded)	NEW ASPHALT PAVEMENT (MINIMUM 2" AC / 6" CLASS 2 AB)
(box)	NEW CONCRETE PAVEMENT
(box)	NEW GRAVEL AREA
(N)	NEW
(E)	EXISTING
DI	DRAIN INLET
GRT	TOP OF GRATE
INV	INVERT
WM	WATER SUB-METER
SSCO	SANITARY SEWER CLEAN OUT
SDCO	STORM DRAIN CLEAN OUT
DDCV	DOUBLE DETECTOR CHECK VALVE
FH	NEW FIRE HYDRANT
	NEW 4" DOWNSPOUT AND ROOF DRAIN LINE
	BOUNDARY LINE
SD	NEW STORM DRAIN LINE (SIZE PER PLAN)
SFM	NEW STORM DRAIN FORCE MAIN
SFM	NEW SANITARY SEWER FORCE MAIN
W	NEW WATER LINE (SIZE PER PLAN)
F	NEW FIRE LINE (SIZE PER PLAN)
SD	EXISTING STORM DRAIN
SS	EXISTING SANITARY SEWER
G	EXISTING GAS LINE
W	EXISTING WATER LINE

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION WAS PREPARED BY WHITSON ENGINEERS IN AUGUST, 2004 AND UPDATED ALONG AMESTI ROAD WITH TOPOGRAPHIC INFORMATION PROVIDED BY THE CITY OF SANTA CRUZ DEPARTMENT OF PUBLIC WORKS.
2. NEW 2" FORCE MAIN FROM SEWER LIFT STATION TO BE CONNECTED TO EXISTING SANITARY SEWER MANHOLE.
3. FIRE HYDRANTS SHALL BE PAINTED IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE.

GRADING NOTES

1. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
2. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE SHEET C1.3 FOR EROSION CONTROL PLANS AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (15 LBS/ACRE) AND COVERED WITH STRAW (2000 LBS/ACRE). FERTILIZER FOR SEED MIX SHALL BE 16-8-8 APPLIED AT A RATE OF 400 LBS. PER ACRE.
3. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.
4. ESTIMATED PROJECT GRADING
   CUT: [illegible] CUBIC YARDS
   FILL: [illegible] CUBIC YARDS
5. AREAS ADJACENT TO BUILDINGS SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDINGS FOR A MINIMUM DISTANCE OF 5 FEET.
6. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION, BASED ON ASTM TEST D1557 EXCEPT THAT THE UPPER 6 INCHES OF ALL SUBGRADE AREAS BELOW FUTURE PAVEMENT SECTIONS, AND OTHER AREAS TO RECEIVE IMPROVEMENTS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
7. ON SITE GRADING AND EARTHWORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER TO VERIFY COMPLIANCE WITH THE RECOMMENDATIONS FOUND IN THE GEOTECHNICAL REPORT. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE SOILS ENGINEER. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY PRIOR TO FINAL GRADING INSPECTION.



SHEET INDEX

C1.1	PRELIMINARY GRADING AND DRAINAGE PLAN
C1.2	PRELIMINARY GRADING AND DRAINAGE PLAN
C1.3	PRELIMINARY GRADING AND DRAINAGE PLAN
C1.4	DETAILS AND SECTIONS

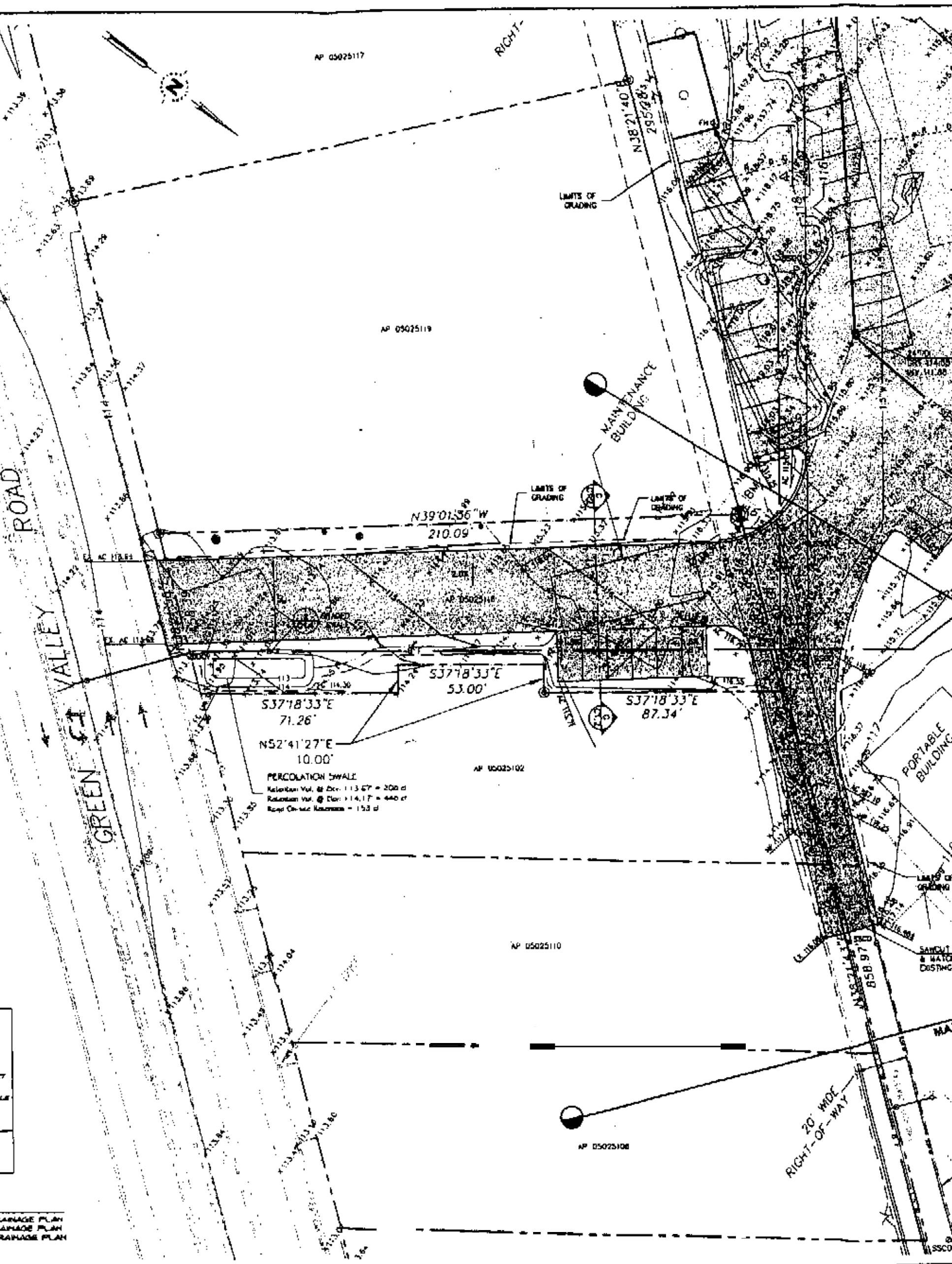


EXHIBIT D

INSTRUCTIONAL SU - 95 - & OPERATIONS CENTER

SANTA ... Y, CALIFORNIA

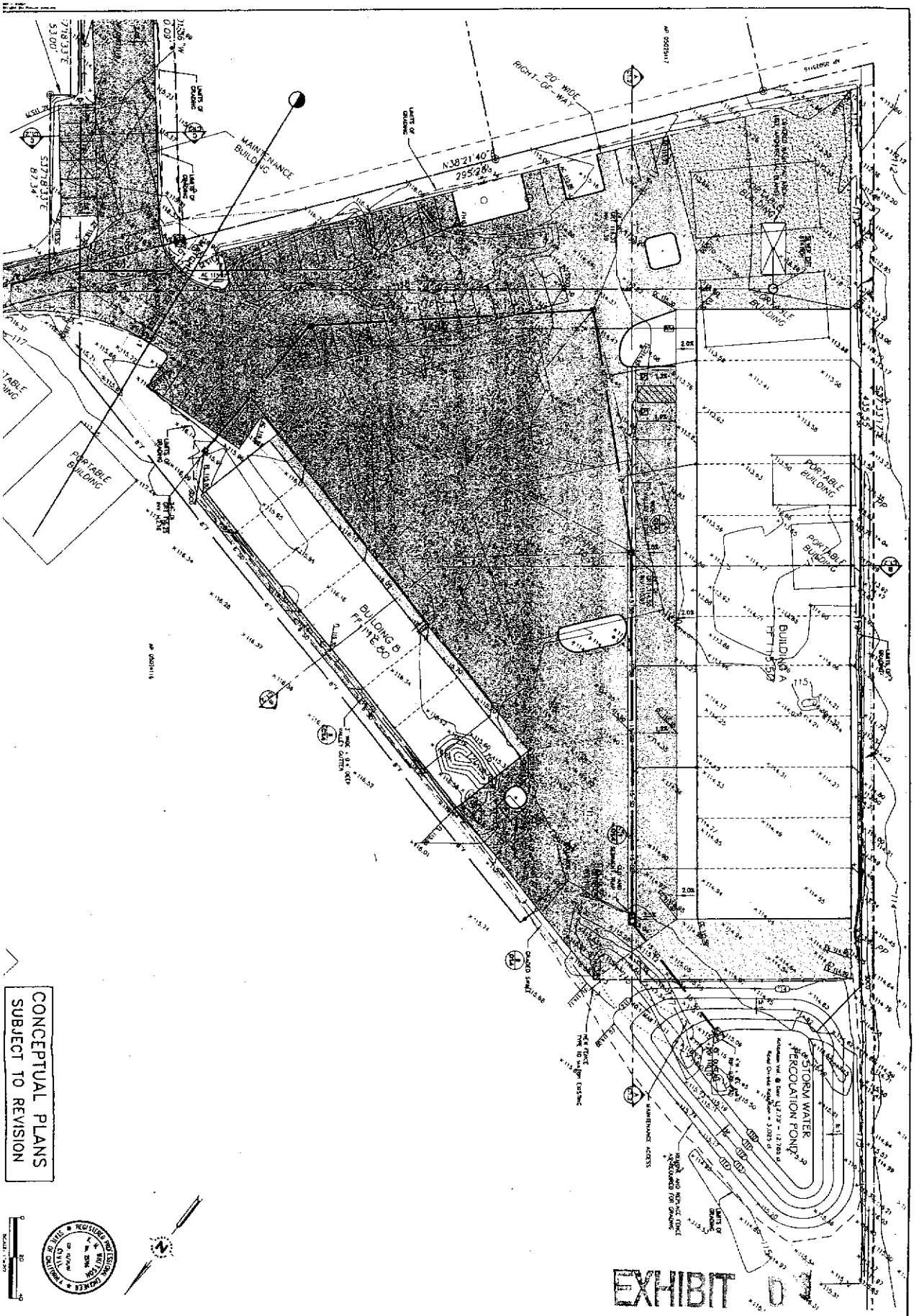
PRELIMINARY GRADING AND DRAINAGE PLAN

DATE: JAN. 18, 2007
SCALE: 1" = 20'
DRAWN BY: RMT
JOB #: 1541.00

BY	DATE	DESCRIPTION
REVISIONS		

SHEET C1.1

WHITSON ENGINEERS
9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
Civil Engineering • Land Surveying • Project Management



SHEET C1.2

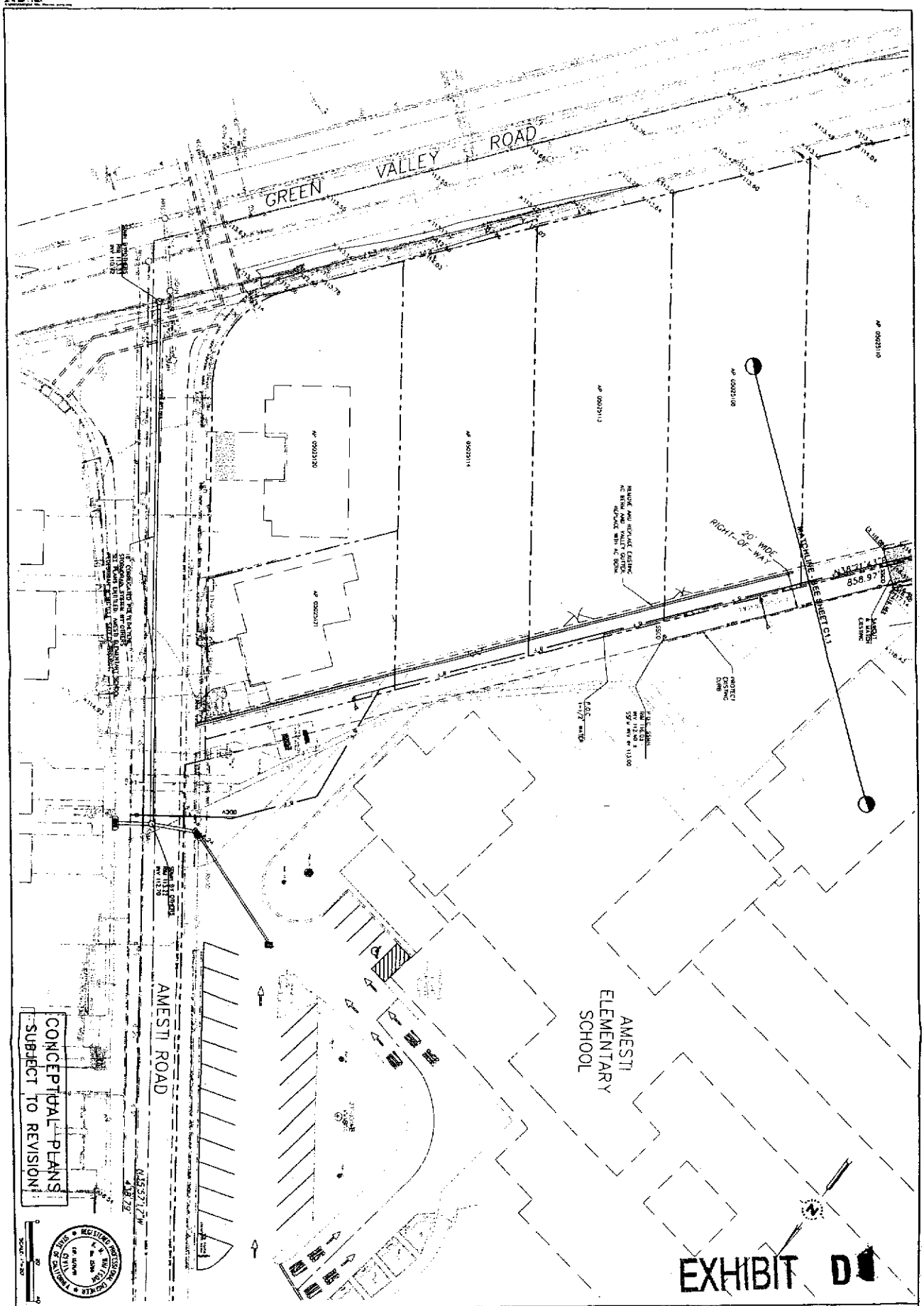
REVISIONS		
BY:	DATE:	DESCRIPTION:

INSTRUCTIONAL SU - 96 -& OPERATIONS CENTER
SANT/ , CALIFORNIA

PRELIMINARY GRADING AND DRAINAGE PLAN

DATE: JAN. 5, 2007
SCALE: 1" = 20'
DRAWN BY: RMT
JOB #: 1241.00

WHITSON ENGINEERS
9699 Blue Larkspur Lane - Suite 105 - Monterey, CA 93940
831 649-5225 - Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT



REVISIONS:		
BY:	DATE:	DESCRIPTION:

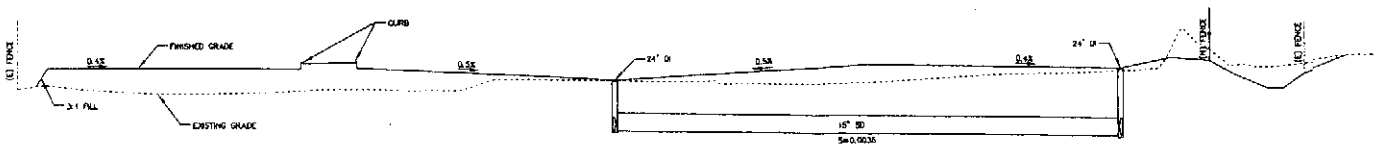
SHEET C1.3 OF 4

INSTRUCTIONAL SI - 97 - & OPERATIONS CENTER
SANT Y, CALIFORNIA

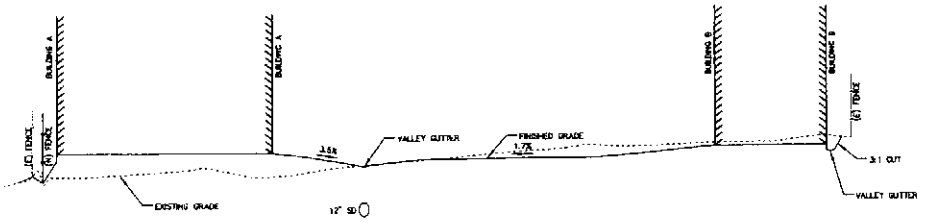
PRELIMINARY GRADING AND DRAINAGE PLAN

DATE: JAN. 5, 2007
SCALE: 1" = 20'
DRAWN BY: RMT
JOB #: 1941.00

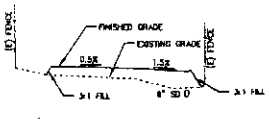
WHITSON ENGINEERS
9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT



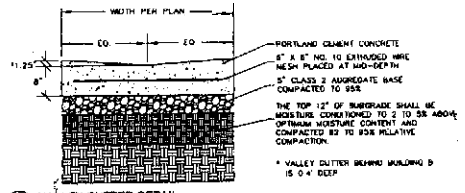
SECTION A-A:



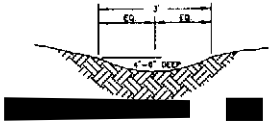
SECTION B-B:

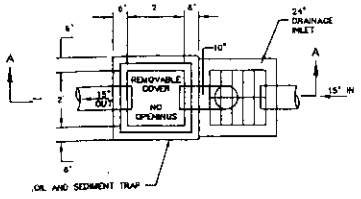


SECTION C-C:

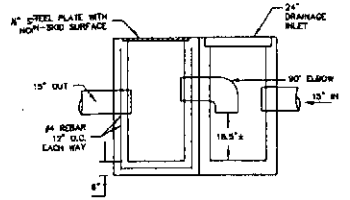


8 / D1.4 VALLEY GUTTER DETAIL
NO SCALE





PLAN VIEW



SECTION A-A

NOTE: 90° ELLS SHALL BE SHORT SWEEP PATTERN

1 / D1.4 OIL AND SEDIMENT TRAP DETAIL
SCALE: NONE

CONCEPTUAL PLANS
SUBJECT TO REVISION

REGISTERED PROFESSIONAL ENGINEER
W. WHITSON
No. 25706
CIVIL
STATE OF CALIFORNIA

0 20 40
SCALE: 1"=20'

EXHIBIT D

WE WHITSON ENGINEERS
9699 Blue Larkspur Lane • Suite 106 • Monterey, CA 93940
831 649-5225 • Fax 831 373-5065
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

DATE: JAN. 3, 2007
SCALE: AS SHOWN
DRAWN BY: RM
JOB #: 1561.06

INSTRUCTIONAL S[illegible] & OPERATIONS CENTER
SAN [illegible] - 98 - [illegible]TY, CALIFORNIA

DETAILS AND SECTIONS

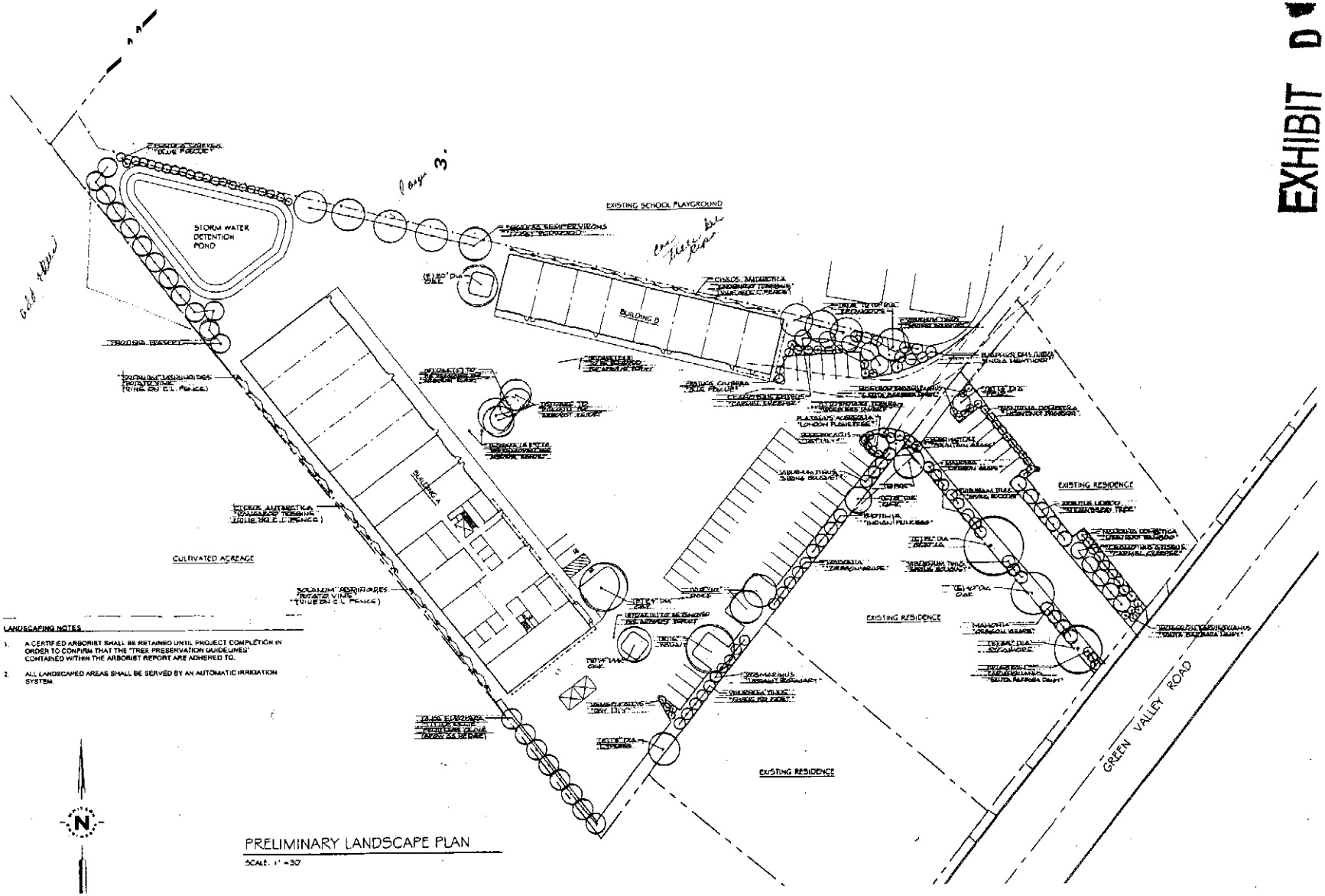
REVISIONS:		
BY:	DATE:	DESCRIPTION:

SHEET
C1.4

FIGURE 2.2
Preliminary Landscape Plan

Landscape Site Plan (Sheet L-1. Dated 01.03.07)
Prepared by Robert D. Corbett, Project Architect

EXHIBIT D



LANDSCAPING NOTES

1. A CERTIFIED ARBORIST SHALL BE RETAINED UNTIL PROJECT COMPLETION IN ORDER TO CONFIRM THAT THE "TREE PRESERVATION GUIDELINES" CONTAINED WITHIN THE ARBORIST REPORT ARE ADHERED TO.
2. ALL LANDSCAPED AREAS SHALL BE SERVED BY AN AUTOMATIC IRRIGATION SYSTEM.

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'

- 100 -

RT D. CORBETT
ARCHITECT A.I.A.

PRELIMINARY LANDSCAPE PLAN
INSTRUCTIONAL SUPPORT & OPERATIONS CENTER
PVUSD
GREEN VALLEY RD WATSONVILLE

PROJ. NO. 0811

SHEET NUMBER
L-1

SECTION 5
REFERENCES & SOURCES

SOURCES:

1) State of California Environmental Quality Act Statutes and Guidelines (2005).

2) State of California Code of Regulations, Title 24 (2001).

3) State of California Department of Finance, Demographic Research Unit, *California County Population Estimates and Components* of *Change by Year* 2000-2004.

4) County of Santa Cruz, GIS Internet Database at http://gis.co.santa-cruz.ca.us/

5) County of Santa Cruz General Plan / Local Coastal Program (1994)

6) County of Santa Cruz Municipal Code: Title 12 (Planning and Zoning), and Title 16 (Environmental and Resource Protection).

7) Monterey Bay Unified Air Pollution Control District. September 20, 2000. *CEQA Air Quality Guidelines.*

8) USGS Maps-State *of* California Special Studies Zones, 1976; and, Faults and their potential Hazards in Santa Cruz County, 1974.

9) Maps Showing Geology and Liquefaction Potential of Quaternary Deposits in Santa Cruz County, California, 1975.

10) County of Santa Cruz, Significant Trees Protection Ordinance (Chapter 16.34)

11) City of Watsonville. 2005-2030 Streets Master Plan.

12) Watsonville Municipal Airport, 2001-2020 Master Plan

13) City of Watsonville, "Watsonville Vista 2030' (General Plan, adopted May 2006).

14) Feasibility Level Geotechnocal Investigation (Soils Report); prepared by Haro, Kasunich & Associates (Dated December 2006)

15) Certified Arborist Report, prepared by Mr. Nathan Lewis (Dated May 18, 2006)

16) PVUSD Maintenance and Operations Department, Hazardous Materials Management Plan (Dated 05/17/06)

17) Robert D. Corbett, PVUSD Instructional Support & Operations Center, Site Plan. (Sheet A-I, Dated 01.03.07)

18) Robert D. Corbett, PVUSD Instructional Support & Operations Center, Landscape Plan (Sheet L-1, Dated 01.03.07)

19) Whitson Engineers, PVUSD Instructional Support & Operations Center, Partial Topographic and Grading & Drainage Plans. (Sheet C1.0, Dated 08.23.04; Sheet C1.1, Dated 01.18.07; Sheets C1.2 through C1.4, Dated 01.05.07)

20) Inter-Office Memo dated 06/08/05; from Larry Kasparowitz, Urban Planner to Joan Van der Hoven, Project Planner; Re: Commercial Development Permit application review comments

21) Letter dated 06/13/05, from Santa Cruz County Planning Department (Joan Van der Hoven) to Robert Corbett; Re: Commercial Development Permit application review comments.

22) Letter dated 11/30/05, from Robert Corbett to Joan Van der Hoven; Re: Response to Commercial Development Permit application review comments.

23) Letter dated 01/23/06, from Whitson Engineers to Robert Corbett; Re: Response to Commercial Development Permit application review comments.

24) Letter dated 02/03/06, from Robert Corbett to Joan Van der Hoven; Re: Response to Commercial Development Permit application review comments.

25) Letter dated 03/23/06, from Santa Cruz County Planning Department (Joan Van der Hoven) to Maureen Hill; Re: Commercial Development Permit application review comments.

26) Letter dated 07/05/06, from Robert Corbett to Joan Van der Hoven; Re: Response to Commercial Development Permit application review comments.

27) Letter dated 08/16/06, from Santa Cruz County Planning Department (Joan Van der Hoven) to Robert Corbett; Re: Commercial Development Permit application review comments.

28) Field visit to project site conducted by Maureen Hill, December 2005, January 2006.

29) Personal communication with Walt Zander (PVUSD).

30) California Airport Land Use Planning Handbook (January 2002)

CONTACTS:

Mr. Robert D. Corbett. AIA (Architect of Record)
Mr. Walt Zander, Director, PVUSD Maintenance and Operations
Ms. Joan Van der Hoven, AICP, County of Santa Cruz, Project Planner

SECTION 6
APPENDIX "A"

Santa Cruz County
Geographical Information System

Environmental Findings

EXHIBIT D

Parcel (dark lines)

INFORMATION	VALUE
APN	05024116
Assessor Page	05024
Estimated Acreage	8.88
Estimated Sq Feet	386759
Assessor's Use Code	940
Assessor's Use Code Description	SCHOOL DISTRICT APN
Situs Address	25 AMESTI RD
CITY STATE ZIP	WATSONVILLE CA 95076
Multiple Site Address	No
Zoning	PF
Within 200 ft of CA Zone	Yes
Adjacent to TP Zone	No
GENERAL PLAN LANDUSE DESCRIPTION	PUBLIC FACILITY
Urban Services Line	No
Rural Services Line	No
FUTURE GEN'L PLAN	n/a
PUBLIC FACILITY DESC	ELEMENTARY SCHOOL
GEN'L PLAN PARK	PK-L
GEN'L PLAN BOUNDARY DESC	PAJARO VALLEY
SPECIAL COMMUNITY	n/a
COASTAL ZONE	No
WATER BASIN	Pajaro
WATERSHED	
LEAST DISTURBED WATERSHED	No
WATER SUPPLY WATERSHED	No
GROUND WATER RECHARGE	No
Biotic	No
SPECIAL FOREST	No
RIPARIAN ZONE	No
AGRICULTURE RESOURCE	n/a
Timber Resource	No
MINERAL RESOURCES	No
ARCHEOLOGIC RESOURCE	Yes
Geologic Paleontologic Resources	No
Scenic Resources	n/a
FEMA GRID	0385B
FLOODWAY FLOODPLAIN	n/a
FLOOD INSURANCE ZONES	FLDZ-C
FAULT ZONES	n/a
FIRE HAZARD	No
AIRPORT CLEAR ZONE	No
PROTECTED RESERVOIR	No
CITY	n/a
Redevelopment Area	No
STATE/LOCAL RESPONSE AREA	LRA

EXHIBIT D

SECTION 6
APPENDIX "B"

Arborist Report

Prepared by:
Mr. Nathan Lewis, Certified Arborist #WC-17345
Report Date: May 18,2006

and

County of Santa Cruz: Environmental Planning Department
Staff Review Comments of Arborist Report

EXHIBIT D

ARBORIST REPORT

for

Pajaro Valley Union School District
Attn: Walt Zander
294 Green Valley Rd.
Watsonville, CA 95076
(831) 728-6248 x12 phone; 750-5330 cell; 761-6020 fax;

Site Location:
New Corporation Maintenance Yard
Amesti Road
Watsonville, **CA**

SITE VISITED: May 15, 2006
REPORT DATE: May 18,2006

***Prepared** by.*

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

ASSIGNMENT / SCOPE OF SERVICES:

Mr. Walt Zander, Director of Maintenance and Operations with the Pajaro Valley Unified School District (PWSD), has requested the preparation of this arborist report to inventory and assess the current condition of the oak trees presently residing on this site.

Only oaks are included in this report. Other existing trees on site include miscellaneous willows (that need to be removed) and a row of eleven 6" – 8" diameter planted redwoods along the northern property line, that the owner wishes to retain, (except for trees that conflict with building construction), and one walnut adjacent to the eastern property boundary that the owner also wishes to retain.

In addition, an assessment of potential impacts, based on the plans of the proposed development project, recommendations for retention or removal and recommendations for protection of these trees during the construction phase have been included.

In response to this request I have performed the following services:

- Reviewed the proposed development map provided by Mr. Zander
- Identified oak trees by number on the proposed development map
- Identified trees by corresponding number and trunk diameter on the Tree Survey
- Performed a visual inspection to evaluate general condition, tree health, structure and suitability for preservation
- Provided recommendations for retention or removal based on suitability for preservation
- Provided pruning recommendations for trees to be retained in accordance with International Society of Arboriculture standards
- Provided Tree Preservation Guidelines

EXHIBIT D

OBSERVATIONS:

The proposed site development plan includes the construction of a new corporation yard and maintenance facility for the Pajaro Valley Unified School District. Two large rectangular buildings are to be constructed to house and repair equipment, store materials and used for office staff. Much of the surrounding area will be utilized for parking, storage and vehicular traffic by delivery trucks, vehicles and equipment used in the maintenance of the district's schools.

Historically this site was used in a similar manor by farmers storing and maintaining machinery and supplies used in the day to day operation of the nearby fields. The native *oak* species that inhabit this property developed from volunteer sprouts adjacent to the barn, various outbuildings and storage areas. These trees have now developed into the trees as listed in the Tree Survey included this report. The row of redwood trees located along the north-westem property boundary was planted approximately five to ten years ago. One walnut tree located near the eastern property boundary was also a planted tree.

EXHIBIT D

BACKGROUND:

The greatest concern in a project like this is due to root damage either from compaction, loss of root zone and damage directly to roots.

Although most trees have root systems that extend well beyond their driplines, much of this outer portion of the root system is composed of smaller and more easily regenerated feeder roots. Roots at or inside the dripline tend to be larger, and more difficult to replace quickly. Damage to larger roots frequently creates opportunities for pathogens to infect the root system. These pathogens then work their way into the trunk wood of the trees, or decay the root system to an extent that they can no longer support the tree.

Trees do not exist independently of the environment in which they grow. The soil in which a tree grows must be biologically active. Among other things, this typically requires that the soil has good structure, e.g. it is not compacted, and that it is covered with some type of organically biodegradable material to serve as a moisture and temperature buffer– such as mulch. Mulch also serves to reduce soil compaction and provide nutritional value to the soil.

Compaction of a soil reduces the pore space between soil particles. This reduces the amount of air that can circulate in the soil, the amount of water the soil can hold, and the amount of water that can infiltrate the soil. Because trees do not transport oxygen, the roots must have access to air. When soils are compacted, access to air and water are either restricted or cut off almost completely. If a tree survives the compaction, subsequent re-growth usually occurs near the soil surface, and this is why surface rooting is a frequently encountered phenomenon on developed sites, but is rare in nature.

Root systems typically extend two to three times the distance from the trunk to the dripline (ends of the tree branches) of the tree. The area beyond the dripline typically contains smaller feeder roots that are comparatively easy for it to replace. Damage to the root system beyond the dripline is therefore more easily tolerated than damage that occurs to the larger roots within the dripline. Nonetheless, a tree can typically withstand some damage within the dripline without seriously affecting the tree's stability or health, especially if large portions of the tree's root system remain undisturbed. The extent of the acceptable losses will vary depending on the tree's species tolerance, age, health and vigor. In general, root system loss stress is similar to pruning stress in that a tree should not have more than around 25 to **30** percent of its root system compromised. Younger and healthier trees have been known to survive much greater losses and have survived up to 50 percent root loss without serious harm done. Older trees, or declining

EXHIBIT

trees have been seriously stressed with even minor root losses. Damage will occur when any construction is done within the root zone, so the question then becomes how much damage is acceptable. Excavation of soil in a line tangential to the dripline will remove approximately 20 percent of a trees total feeder roots, all other things such as root distribution around the perimeter of the tree being equal. Excavation and/or compaction to half way between the dripline and.the trunk will remove approximately 35 percent of the total feeder roots.

When working within the dripline of a tree's canopy it is very important to follow the prescribed mitigation measures. The extent of damage is directly proportional to the care given in the construction process.

EXHIBIT D

SUITABILITY FOR PRESERVATION:

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

Evaluation of suitability for preservation consider several factors:

- Tree health
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- Structural integrity
  Trees with poor branch attachments and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property could occur.
- Species response
  There is a wide variation in *the* response of individual species to construction impacts and changes in the environment. For example, Coast Redwood tolerates site disturbances relatively well, compared to California Live *Oak.*
- Tree age and longevity
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

EXHIBIT D

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment *(see* Tree Survey Form.)

- Good:
  Trees with good health and structural stability that have the potential for longevity at this site.
- Moderate:
  Trees with fair health and/or structural defects that may be abated with treatment. These trees will require a more intense management and monitoring and will likely have a shorter life span than those trees in the "good" category.
- Poor
  Trees with either poor health or with significant defects in structure that can not be abated with treatment. Trees can be expected to decline or fail due to extensive root loss as a result of the project regardless of management. This also includes trees located within the building envelope or areas of significant grading

EXHIBIT D

EVALUATION OF IMPACTS:

Appropriate tree retention requires a practical match between the location and intensity of construction activities and the quality and health of the resource. The tree survey form is a reference point for tree condition and quality. Potential impacts from construction were evaluated during an on-site walk through using the Proposed Site Development Plan. These plans depicted the placement of buildings, roads, curbs, sidewalks, property boundaries and tree locations. Using these plans, the potential impacts were assessed for each tree.

The most significant impacts to the trees are expected to result from root loss in order to accommodate the construction of these improvements. Easy access to buildings and for delivery of materials and equipment by large vehicles is an essential element in the decision of which trees should be retained. In addition, at least two of these oaks have severe structural defects and a history of failure. These trees are identified at Tree #1 and #6.

Tree #1 is structurally weak with several narrow angle crotches. Narrow angle crotches are the result of separate, adjacent trunks or stems growing in roughly parallel orientations. As the stems grow in size, they begin to touch, and as they expand in diameter, the bark is trapped between them. The trapped, or included, bark then prevents the formation of adequate connective tissues between the stems, and results in a crotch that is structurally less sound than it otherwise might be. Crotches that are stressed and contain large amounts of included bark also tend to produce a characteristic swelling around the weakened junction.

On tree #1, one large scaffold limb has failed on the south side of the canopy at a height of twelve feet above soil grade. The failure has resulted in approximately fifty percent loss of the trunkwood on the remaining eight-inch scaffold limb.

Tree #6 has a serious trunk separation at a height of eight to ten feet above soil grade. The separation varies from three to four inches at the top of the split and extends downward to the middle of the main *trunk* wood. Callus growth indicates the split occurred years ago. Trunk decay is present as indicated by relatively small white or cream colored mushrooms within the separated wood sections; however at this time both sides of the split *trunk* appear to contain sound wood tissue.

It is my understanding that the owner's of this property wish to retain Tree #1. It is my opinion that the retention of Tree #6 is an important element in the retention of Tree #4, #5 and #7 as the structure and canopy balance of these trees have been affected by the size of Tree #6. Therefore I have provided hazard reduction recommendations for these two trees.

EXHIBIT D

Tree pruning as recommended for clearance of grading, road, buildings and lights or to reduce the potential for failure should occur prior to construction activity. Pruning should be performed under the supervision of a certified Arborist using the following industry guidelines.

- American National Standard Institute A300
- International Society of Arbonculture Tree Pruning Guidelines
- American National Standards Institute Z133 Safety Requirements for tree care operations.

When working within the dripline of a tree's canopy it is very important to follow the prescribed mitigation measures. The extent of damage is directly proportional to the care given in the construction process.

Included is a list titled "Tree Preservation Guidelines". If these guidelines are diligently followed, impacts to the trees recommended for retention will be within tolerable levels.

Tree Survey (Attachment 1)

Tree #1

Species: California Live *Oak (Quercus agrifolia)*

Description: 18 inches DBH (Diameter at Breast Height)

General condition: poor, Health: fair; Structure: very poor

V-crotch at 6', split 8" fork on south side (12' ASG affecting *50%* of scaffold limb).

Condition rating: Poor

Suitability for preservation: Poor

Recommendation: Remove or retain tree

Ifretained, prune to reduce potential for limb and stem failure, clearance for proposed building and roadway and to improve balance.

Tree #2

Species: California Live *Oak (Quercus agrifolia)*

Description: 13 inches DBA (Diameter at Breast Height)

General condition: fair; Health: fair; Structure: poor

V-croth at *6',* very poor location with respect to proposed building location and vehicle access

Condition rating: Fair

Suitability for preservation: Poor

Recommendation: Remove tree

Tree #3

Species: California Live *Oak **(Quercus** agrifolia)*

Description: 22 inches DBH (Diameter at Breast Height)

General condition: fair; Health: good; Structure: fair

Very poor location with respect *to* proposed building location and vehicle access; excessive trunk lean estimated twenty degrees from vertical in a westerly direction

Condition rating: Fair

Suitability for preservation: Poor

Recommendation: Remove tree

EXHIBIT D1

Tree #4

Species: California Live *Oak (Quercus agrifolia)*

Description: 21 inches DBH (Diameter at Breast Height)

General condition: fair; Health: good; Structure: poor

Excessive lean in northerly direction, wide canopy spread,

Condition rating: Fair

Suitability for preservation: Moderate

Recommendation: Retain tree. Enlarge planter area to ten foot minimum in all directions from base of tree. Prune to reduce canopy weight, install 1 direct cable between main trunk and twelve inch co-dominant stem, deadwood and end weight reduction.

Tree #5

Species: California Live *Oak (Quercus agrifolia)*

Description: 21 inches DBH (Diameter at Breast Height)

General condition: poor; Health: poor; Structure: poor

V-crotch at three feet; powder mildew, bacterial infection at crotch, weak vigor

Condition rating: Poor

Suitability for preservation: Very Poor

Recommendation: Remove tree

Tree #6

Species: California Live *Oak (Quercus agrifolia)*

Description: 31 inches DBH (Diameter at Breast Height)

General condition: poor; Health: poor; Structure: poor

V-crotch at eight to ten feet is splitting apart, three to four inch gap extending downwards to five feet, old crack based on callus development, likely column of decay as clump of small mushrooms resembling Armilaria (not large conchs) were visibly present in crack growing from *trunk* wood, wood appeared sound.

Condition rating: Poor

Suitability for preservation: Poor

Recommendation: Retain or remove tree.

If preserved, recommend installation of two ¾" throughbolts to be placed two feet apart in plane perpendicular to crack.. Install three cables in triangle formation, hazard reduction pruning to reduce canopy weight and

EXHIBIT D

deadwood – not to exceed 10% live foliage, fertilize to invigorate canopy prior to construction.

Tree #7

Species: Califomia Live *Oak* ***(Quercus** agrifolia)*

Description: 18.5 inches DBH (Diameter at Breast Height)

General condition: fair; Health: fair; Structure: very poor

Understory, arching over in easterly direction from vertical trunk to near horizontal at fifteen feet.

Condition rating: Fair

Suitability for preservation: Poor

Recommendation: Retain or remove tree

If retained – remove low growing limbs and canopy reduction to reduce potential for failure

Tree #8

Species: California Live *Oak* ***{Quercus** agrifolia)*

Description: 9 inches DBH (Diameter at Breast Height)

General condition: fair; Health: fair; Structure: poor

Encroaches on access to proposed building

Condition rating: Fair

Suitability for preservation: Very Poor

Recommendation: Remove tree

Tree #9

Species: California Live *Oak* ***(Quercus** agrifolia)*

Description: 11 inches DBH (Diameter at Breast Height) – double stem 6" each

General condition: fair; Health: fair; Structure: poor

Encroaches on access to proposed building

Condition rating: Fair

Suitability for preservation: Very Poor

Recommendation: Remove tree

Tree #10

Species: California Live *Oak (Quercus agrifolia)*

Description: 21 inches DBH (Diameter at Breast Height)

General condition: fair; Health: fair; Structure: good

Previous large limb removal cuts to eight inches with fungal growth, potential conflict with building and vehicle clearance.

Condition rating: Fair

Suitability for preservation: Moderate

Recommendation: Retain tree. Recommend to prune for clearance, end weight reduction, clean canopy. Relocate handicap parking between walkway and tree to increase size of proposed planter.

Tree #11 ✓

Species: California Live *Oak (Quercus ugrifolia)*

Description: 10 inches DBH (Diameter at Breast Height)

General condition: fair; Health: fair; Structure: poor

Encroaches on access to storage area east of building **A**

Condition rating: Fair

Suitability for preservation: Very Poor

Recommendation: Remove tree

Tree #12

Species: Califomia Live *Oak (Quercus agrifolia)*

Description: 13.5 inches DBH (Diameter at Breast Height)

General condition: fair; Health: good Structure: fair

Condition rating: Fair

Suitability for preservation: Good

Recommendation: Retain tree. Recommend to increase size of planter to ten feet each side of trunk, lightly elevate canopy and remove one 6" low limb growing eastwards.

Tree #13

Species: California Live Oak *(Quercus agrifolia)*

Description: 5 trees 6-12" inches DBH (Diameter at Breast Height)

General condition: fair; Health: fair; Structure: fair

Condition rating: Fair

Suitability for preservation: Good

Recommendation: Retain tree. Recommend to enlarge planter **by** removing one double parking space **north** of walnut, remove smallest *oak* leaning westward, closest to pine stump, prune to vehicle clearance.

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Tree #14

Species:	California Live *Oak (Quercus agrifolia)*
Description:	10" inches DBH (Diameter at Breast Height)
	General condition: fair; Health: fair; Structure: fair
Condition rating:	Fair
Suitability for preservation:	Good
Recommendation:	Retain tree. Prune tree to clean canopy.

EXHIBIT 6
14

TREE PRESERVATION GUIDELINES:

Before beginning work, the contractor is required to meet with the consultant at the site to review all work procedures, access routes, storage areas, and tree protection measures.

1) Fences are to be erected to protect bees to be preserved. Fences define the tree protection zone (TPZ) for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the consultant.

2) Traffic and storage areas must remain outside fenced area at all times

3) All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.

4) No materials, equipment, spoil or waste or washout water may be deposited, stored or parked within the tree protection zone (fenced area).

5) Tree pruning required for clearance during construction must be performed my a qualified arborist and not by construction personnel. It is best to prune to height requirements prior to construction.

6) Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.

7) If injury should occur to any tree during construction, it should be evaluated as soon as possible by the consultant so that appropriate treatments can be applied.

8) Any grading, construction, demolition, or other work that is expected to encounter bee roots must be monitored by the consulting arborist.

9) Trees are to he irrigated on a schedule to be determined. Each irrigation shall wet the soil within the tree protection zone to a depth of 30 inches.

10) Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.

11) Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching, trees shall be root pruned 1 foot outside the tree protection zone by cutting all roots cleanly to a depth of 24 inches. Roots shall be cut by manually digging a trench and cutting exuosed roots with a saw, vibrating knife, rock saw, narrow trencher with sharn blades, or other approved root-pruning equipment.

12 Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

13 If temporary haul or access roads must pass over the root area of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.

14 Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently. An appropriate place for stockpiling or disposal shall be noted.

15 No debris pits shall be placed within the tree protection zone. No debris, or garbage may be dumped or buried within the tree protection zone.

EXHIBIT D

16) Maintain fire-safe **areas** around fenced areas. Also, no heat sources: flames, ignition sources, or smoking is to be allowed near mulch or trees.

If at any time during the construction process additional information is needed, such as tree or root pruning or design and material recommendations, I will be available. Lewis Tree Service, Inc. is committed to tree preservation.

Should you have any questions, *or* if I can be of further assistance, please feel free to call me at (831) 476-1200.

Sincerely,

Nathan Lewis
President; Certified Arborist #WC1735
LEWIS TREE SERVICE. INC.

Incl: Photos (4)
Map

EXHIBIT D

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the appraiser/consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, other governmental regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others

4. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent Written arrangements are made, including payment of an additional fee for services.

5. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.

6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of *this* appraiser/consultant.

7. Neither all nor any part of the contents of this report, nor copy thereof, shall be used of any purpose by anyone but the client to whom it is addressed, without the prior written consent of the appraiser/consultant; nor shall it be conveyed by anyone, including the client to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author; particularly as to value considerations, identity of the appraiser/consultant or any professional society or institute or to any initialed designation conferred upon the appraiser/consultant as stated in his or her qualifications.

8. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser's/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.

9. Sketches, diagrams, graphs, photos, etc. in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.

10. This report has been made to the best of o w ability in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.

11. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only been described by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

EXHIBIT D

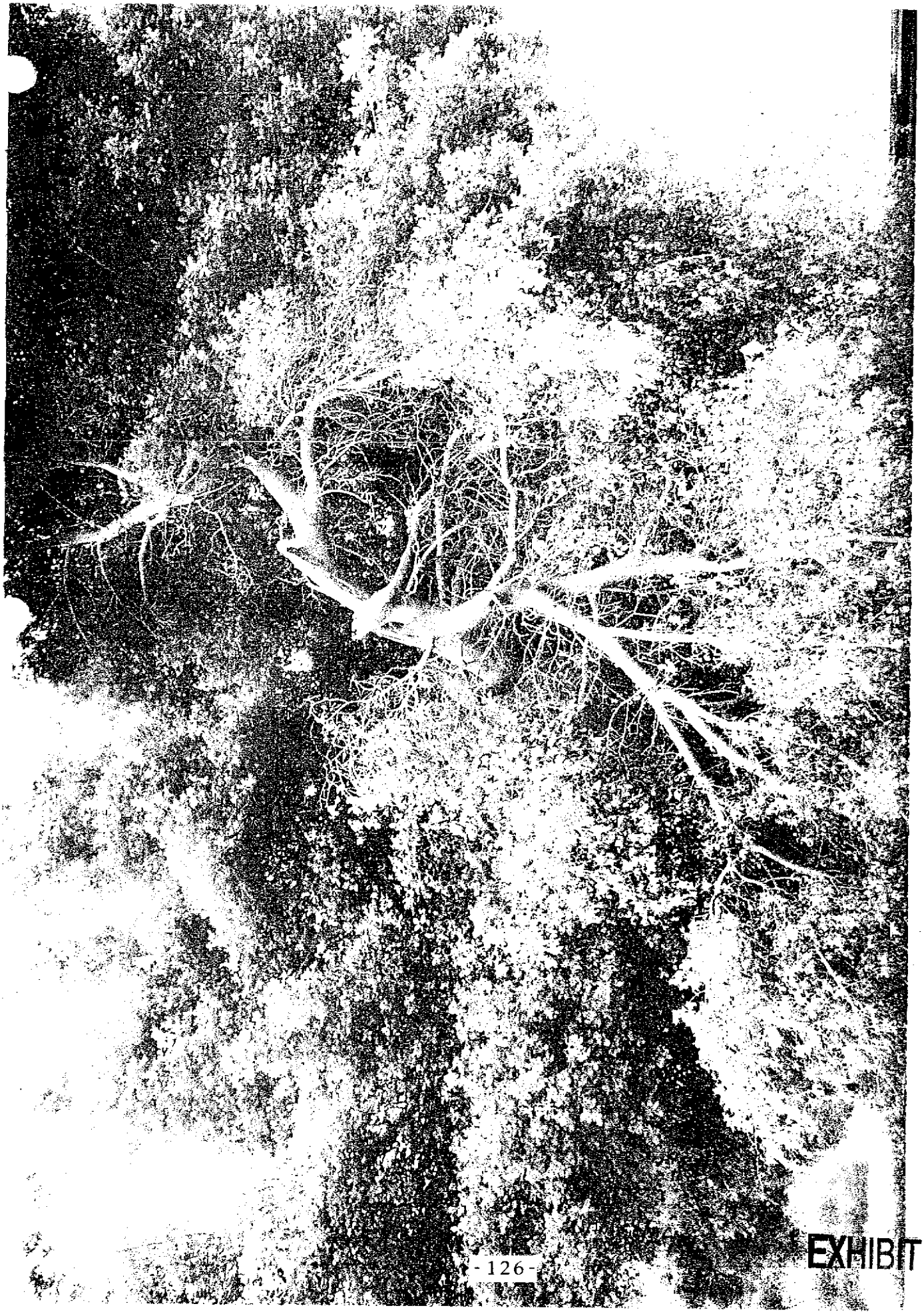
EXHIBIT D

Tree #6

EXHIBIT D

Tree #6

EXHIBIT D



Tree #1

EXHIBIT D1

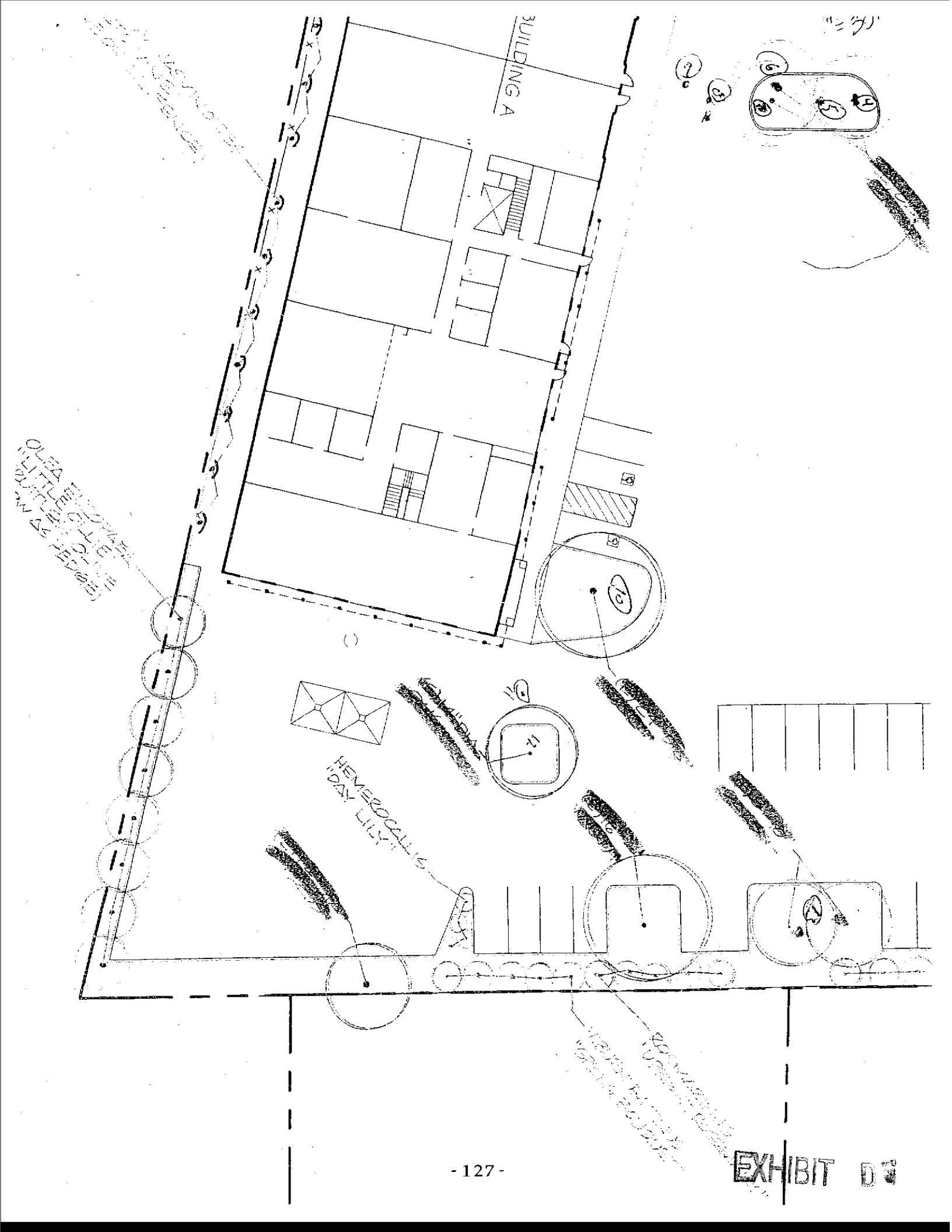


EXHIBIT D

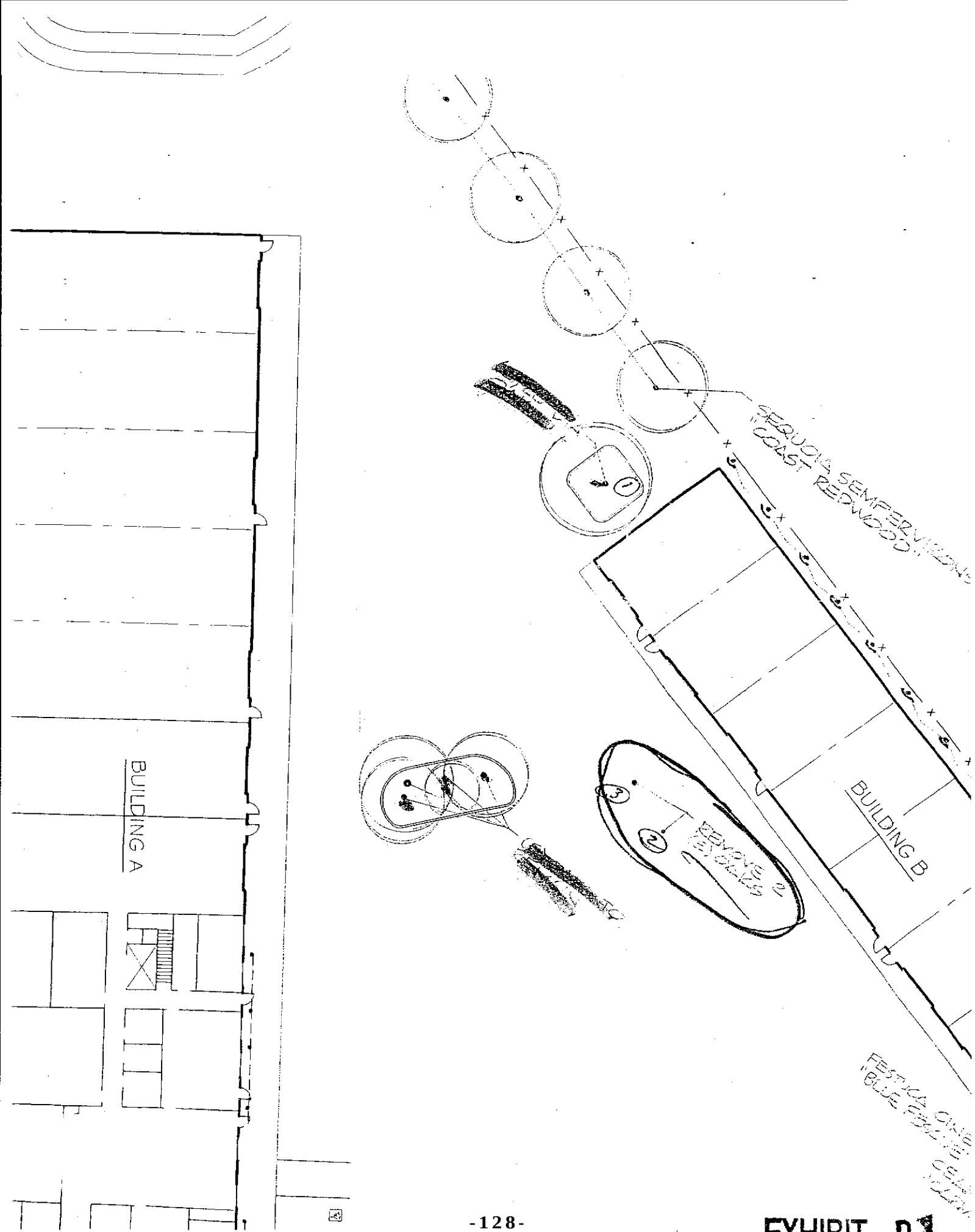
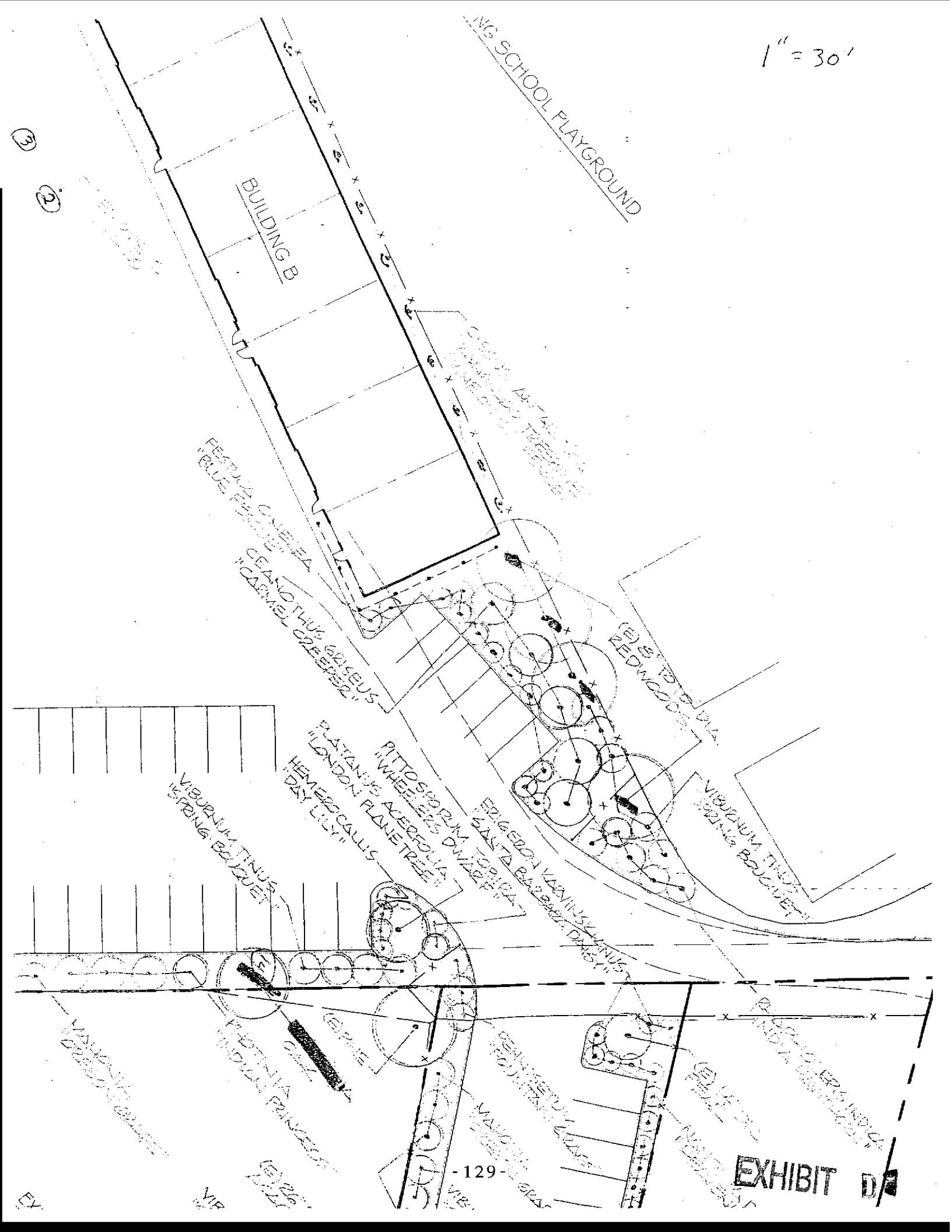

BUILDING A
BUILDING B
SEQUOIA SEMPERVIRENS
COAST REDWOOD
1
2
3

EXHIBIT D


1" = 30'
BUILDING B
NG SCHOOL PLAYGROUND
(E) 8" TO BE REMOVED
EXHIBIT D

SECTION 6
APPENDIX *"C"*

A) County of Santa Cruz: Agricultural Policy Review Committee (APAC)

Approval of PVUSD application for reduction of required setbacks between project site and adjacent agricultural land uses

B) County of Santa Cruz: Long Range Planning Department

Historical review comments by staff (Steven D. Guiney) determining that the "Barn" which exists on-site is of no historical significance.

EXHIBIT D

AGRICULTURAL BUFFER OETERMINATION CONDITIONS OF APPROVAL

Application No.: 99-0294
APN: 050-241-15,16
Owner Name: Freedom Unified Elementary School District
Applicant Name: Maureen Owens Hill

PLANNING AREA: Pajaro Valley

EXHIBITS

A. Preliminary Project Plans (on file in the Planning Department).

Conditions

I. This Permit authorizes an Agricultural Buffer Setback reduction to about 10 feet from Commercial Agricultural zoned property to a 9.000 square.foot and a 3,000 square foot butler building to be used for the Pajaor Valley Unified School District facilities maintenance Division. Prior to exercising any rights granted by this approval the owner shall sign, date and return one copy of the Approval to the Planning Department to indicate the owner's acceptance and agreement with the conditions thereof.

II. Prior to Building Permit issuance the site plan shall incorporate the following:

A. A site plan shall be reviewed by the Planning Department Agricultural Planner and conform to the following requirements:

1. A minimum of a 10 foot setback from the southern property line.

2. Landscape specifying a native, drought tolerant evergreen vegetation buffer barrier along the entire length of the southern property line (except the area behind the two butler buildings) and along the entire western property line. Plan shall include a two year drip irrigation system. The plant species shall be native to the area and be a species that reaches maturity of 12-25 feet in height.

3. An 8 foot high chain link cyclone fencing with slats along the entire southern property line (except for the area behind the two buttler buildings) and the entire western property line.

B. The property owner/applicant shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit evidence of the recordation of such to the Development Review Section of the Planning Department. This .Statement of Acknowledgement shall acknowledge the adjacent agricultural land use and the agricultural buffer setbacks.

EXHIBIT D

C. Buildings shall be designed with no openings (doors or windows) on the south side. Fixed windows are acceptable.

III. Prior to final inspection/occupancy of the buildings the required vegetation buffer barrier shall be planted and the fencing constructed.

IV. Operations.

1. All fencing and landscaping shall be permanently maintained.

2. Drainage area behind the buildings shall be permanently maintained

V. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay the County the full cost of such County inspection. including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.

MINOR VARIATIONS WHICH DO NOT CHANGE THE OVERALL CONCEPT OR DENSITY OF THE PERMIT SHALL BE APPROVED BY THE PLANNING DIRECTOR AT THE REQUEST OF THE APPLICANT OR STAFF.

EXHIBIT F

tial as well as site grading and foundation design issues. ========== UPDATED ON MAY 31, 2005 BY JOSEPH L HANNA ==========
Please also note that the limits of grading must be shown on the grading plans and that the calculation of the quantity of grading must also be indicated. ========== UPDATED ON JUNE 9. 2005 BY ROBERT S LOVELAND

Conditions of Approval:

1. Submit a detailed grading/drainage plan completed by a licensed *civil* engineer for review.

2. Obtain a grading permit

3. Submit an arborist report that evaluates the health of all trees being perserved on site and provide tree protection recommendations for these trees during construction activities.NOTE: Tree protection recommendations shall be added *to* the landscaping plan prior to building permit issuance.

4. Submit a soils report completed by a California licensed geotechnical engineer for review. The report must include a section on potential site liquefaction.

5. A note shall be placed on the site and landscaping plans that state: "A certified arborist shall be retained until project completion in order to confirm that the "tree preservation guidelines" contained within the arborist report are adhered to"

Long Range Planning Completeness Comments

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

========== REVIW ON JUNE 30. 2005 BY STEVE D GUINEY ========== The barn that *is* proposed to be demolished is not listed in the County's Inventory of Historic Resources, nor is it listed on the California Register of Historic Place or the National Register of Historic Places. Nevertheless, because the application is a discretionary application. the proposed demolition is subject to review under CEQA for potential historic significance. However. existing information on the history of the barn, it's uses, and owners does not indicate that the barn is of any particular historic significance. The barn was associated with Horace Cowles an early California resident who pioneered the ultimately unsuccessful growing and drying of tobacco in the Pajaro Valley. Staff recommends that the demolition be allowed to proceed

The project includes a new driveway and parking area that would abut a site that contains a property reviewed for historic significance in 1986, but never designated as a historic resource (APN 050-251-19, 333 Green Valley Road). Even though that property *is* not a historic resource. staff recommends investigating buffering that property from the new development.

Historic resources planning staff recommends investigating the possiblity of buffering the historic resource from the driveway/parking area to help maintain the integrity of the historic site.
========== UPDATED ON JUNE 30. 2005 BY STEVE D GUINEY ==========

EXHIBIT D

SECTION 6
APPENDIX "D"

Public / Agency Review Comments of Initial Study
and
PVUSD Response to Comment Letters

EXHIBIT U

OWENS·Hill

March 5, 2007

Ms. Jean Getchell, Supervising Planner
Monterey Bay Unified Air Pollution Control District
24580 Silver Cloud Court
Monterey, CA 93340

Regarding: Mitigated Negative Declaration for the Pajaro Valley Unified School District's Instructional Services and Operations Center

Dear Ms. Getchell

The PVUSD wishes to thank you for your efforts in reviewing the Initial Study for the proposed Instructional Support and Operations Center (ISOC). The District has considered each of the comments contained in your February 21, 2007 letter and offers the following response to each:

1. Demolition of Barn, Miscellaneous Outbuildings and Sheds: The structures in question are of an indeterminate age and constructed in an unsophisticated manner. They are simple wooden structures and do not incorporate or utilize any specialized building materials (insulation, flooring, paints, etc.) that could contain asbestos. Air District permitting would therefore, not be required for the demolition of these structures.

2. Impacts of Diesel Equipment. The Initial Study for the proposed ISOC incorporates the relevant MBUAPCD CEQA Air Quality Guidelines and proposes measures to mitigate for any potential short-term impact(s) that may result from the construction of this project. The Initial Study states that the construction of this project will require the use of typical construction equipment whose temporary emissions have been incorporated in the adopted AQMP for the region. The contractor is required to "operate construction equipment in a manner that minimizes (diesel) emissions". This requirement would include all "best practices" for minimizing the potential impact of diesel emissions such as not allowing equipment to idle; that all equipment be fitted with properly functioning mufflers and exhaust systems; and that all vehicle staging areas be located as far as practical from the school and adjacent residences. Additionally, the PWSD will require that the contractor provide the school and adjacent residences with contact information for the person(s) responsible for the preparation, submittal, and implementation of a Dust and Emission Control Program for the project prior to the start of construction.

3. Air Quality Management Plan: The Initial Study for the proposed ISOC has been modified to reflect the adoption of the current AQMP in 2004. (See Page 18)

4. Operational Impacts: The Initial Study for the proposed ISOC has been modified to reflect the threshold of significance language suggested by this comment. (See Pages 17, 18)

5. Consistency: The Initial Study for the proposed ISOC has been modified to reflect the consistency determination language suggested by this comment. (See Pages 17)

18813 Aspesi Drive Saratoga, CA 95070 - 135 - Phone 408 872 0794 Fax 408 872 0213

EXHIBIT D

6. Permits for Operations: This comment is viewed as general information concerning requirements for the occupancy of the proposed project and does not require modification of the Initial Study. The existing **PVUSD** maintenance facilities operate under permit from the County **of** Santa Cruz Department of Environmental Health. It is understood and acknowledged that new permit(s) will be required for operations at the proposed project, which would include any permit required by the Air District.

The modifications indicated above and a copy of this response letter have been included in the revised Initial Study that has been submitted to the **PVUSD.** Please **be** advised that the **PVUSD** intends to adopt the Mitigated Negative Declaration for the proposed Instructional Support and Operations Center at a regular Board of Trustees meeting at 7:00 p.m. on March **14,** 2007.

Respectfully submitted,

Maureen Hill

Maureen Hill, Principle
Owens Hill Consulting

CC **Dr Mary Anne Mays. Interim Superintendent** PVUSD
Ms Mary Hart Associate Superintendent Business Services. PVUSD

MONTEREY BAY
Unified Air Pollution Control District
serving Monterey, San Benito, rod Santa Cruz counties

AIR POLLUTION CONTROL OFFICER
Douglas Quetin

24580 Silver Cloud Court .Monterey. California 93940 • 831/647-9411 • FAX 831/647-8501

February 21, 2007

Ms. Maureen Hill: Principal
Owens Hill Consulting
18813 Aspesi Drive
Saratoga. CA 95070

Sent by Facsimile to (408) 872-0219
Original Sent by First Class Mail.

SUBJECT MND FOR PAJARO VALLEY UNIFIED SCHOOL DISTRICT INSTRUCTIONAL SERVICES AND OPERATIONS CENTER

Dear Ms. Hill.

The Air District submits the following comments for your consideration:

Demolition of Barn. Miscellaneous Outbuildings and Sheds
Please contact Mike Sheehan of the District's Compliance Division regarding any demolition of structures. He will provide information regarding District requirements for demolition and the potential release of asbestos. Mr. Sheehan may be reached by calling 647-9411

Imuacts of Diesel Equipment
Given the project's location adjacent to Amesti Elementary School and residences, please address the impact of diesel equipment that would be used to grade and construct project improvements. Please contact David Craft of the District's Engineering Division to discuss details.

Air Quality Management Plan (AQMP)
The current AQMP was adopted in 2004

Operational Impacts
The District's threshold of significance for VOCs or NOx is 137 lbsiday (direct and indirect impacts), and 82 lbsiday for PM_{10} on site. Please refer to Table 5-3 of the District's CEQA Air Quality Guidelines.

Consistency
Consistency determinations with the AQMP are used by the District to address a project's cumulative impact on regional air quality (ozone levels). Consistency of indirect emissions associated with a project like the proposed consolidation of existing School District operations into one center. which is intended to meet the needs of the population forecast in

EXHIBIT D

the AQMP, is determined by comparing estimated current population of Santa Cruz County with the applicable forecast in the AQMP.

Permits for Operations

Please contact Lance Ericksen, Manager of District Engineering, regarding the paint booths and other operations that may require a permit from the Air District.

Thank you for the opportunity to comment on the project

Yours truly,

Jean Getchell
Supervising Planner
Planning and Air Monitoring Division

cc: Mike Sheehan, Compliance Division
David Craft; Engineering Division
Lance Ericksen, Engineering Division

EXHIBIT D

OWENS·Hill

March 5, 2007

Ms. Paia Levine, Resource Planner
Mr. Steve Guiney, Planner IV
County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Regarding: Mitigated Negative Declaration for the Pajaro Valley Unified School District's Instructional Services and Operations Center

Dear Ms. Levine and Mr Guiney.

The PVUSD wishes to thank you for your efforts in reviewing the Initial Study for the proposed Instructional Support and Operations Center (ISOC). The District has considered each the comments contained in your February 20, 2007 letter and offers the following response to each:

1. The Initial Study for the proposed ISOC has been modified to reflect the General Plan designation of the project site as P-Public Facility. (See Page 8)
2. The Initial Study for the proposed ISOC has been modified to reflect the correct name for the APAC or "Agricultural Policy Advisory Commission". (See Page 15)
3. The Initial Study for the proposed ISOC has been modified to reflect the suggested language made by this comment for the mitigation of impact(s) to an Agricultural Resource. The mitigation measure now states that: (See Page 16)

   "The PVUSD ***will*** submit an application *to* the County, which County staff will take to APAC, for the proposed project *to* obtain an amendment to the previous approval for an agricultural buffer setback reduction. Approval *of* said *application* shall be received prior *to* a Commercial Development Permit being approved. All conditions recommended ***by*** APAC shall be incorporated into the project".

4. The Initial Study for the proposed ISOC has been modified so that the "standards for the incorporation and removal of existing trees" into a project are no longer paraphrased. The language of this section now accurately reflects that which is used in the County Code.(See Page 24)
5. Your comments concerning page 25 of the Initial Study, suggest *two* additional mitigation measures for Biological Resource impact assessment. One requires the removal of existing Acacia trees from the site and that the site be kept acacia-free. The current plans for the proposed project, which have been submitted *to* the County, conform to this requirement. The Initial Study for the proposed ISOC has been modified to reflect the language suggested by this comment. (See Page 25)

EXHIBIT D

18813 Aspesi Drive Saratoga, CA 95070 Phone: 408.872.0794 Fax: 408.872.0219

The second mitigation being suggested requires that the District replace "native trees" greater than 6" dbh at a ratio of 3:1 and in locations approved by the Planning Department staff. We have examined the County of Santa Cruz Government Code and General Plan and have not found an adopted standard for the suggested 3:1 replacement ratio, nor a definition of what constitutes "native trees". The District believes that the replacement ratio being suggested is overly vague (e.g. are trees identified by the Arborist report as "dead or dying and Acacia trees that Planning staff wants removed, required to be replaced at this ratio or are they excluded?), burdensome, and unwarranted. The project as it is currently designed, conforms with existing County requirements which allow for the removal of existing trees and is the result of multiple submittals and reviews by County staff. Tree replacement at this ratio would have an adverse effect on the site planning for the proposed project and the District's ability to utilize the site for its intended purpose.

While the PVUSD disagrees with the suggested replacement ratio, it does commit to reviewing the landscaping plan for the proposed project and looking for opportunities to increase the number and possibly the size of certain trees around the perimeter of the site. This will be done during the preparation of the final construction documents, which will be submitted, to the County for building permit.

6. A stated intent of the County design guidelines for stormwater management is to reduce the effect(s) that projects have on existing downstream resources (underground utilities and watersheds). This can be accomplished by complying with County design criteria and by limiting a projects use of "impervious" materials.

   The proposed project is designed to retain all stormwater on-site and control its discharge (through percolation) via a basin designed to the standards of a 25-year storm event. This design approach is in excess of the County design guidelines and has been presented to and agreed upon by County DPW staff The civil engineer and soils engineer for the proposed project have agreed that the use "pervious" paving is not recommended due to the unsuitability of the existing soil and this materials potential for failure. Even though "impervious" pavement will be used on the entire site, the project satisfies the intent stated above and all other criteria set forth by the County by containing stormwater flow in the manner being proposed. The Initial Study for the proposed ISOC has been modified to reflect the design of the projects stormwater facilities presented to County DPW staff in a meeting held on February 5, 2007.
   (See Pages 38,39)

7. The California Department of Education and the Division of the State Architect (DSA) have adopted standards for acceptable interior noise levels for public schools (including portable classrooms) at 45 dBA. The Amesti Elementary School was constructed to meet these State standards which have been maintained as the school has been modernized (upgraded or remodeled) over time. The school Principal has verified that classroom interior noise levels are acceptable and that exterior noise from adjacent uses is not disruptive or intrusive.

   As discussed in the Initial Study, high traffic volumes on bordering streets, normal school activities, and on-going agricultural production on adjacent parcels generate the ambient noise levels at the project site. The overflight of aircraft is also an intermittent contributor to these ambient noise levels. According to the PWSD Maintenance and Operations Director, the majority of the maintenance work is performed at the individual district facilities not at the proposed project. Additionally, the ISOC operations that currently reside on the Watsonville High school campus have not resulted in any disturbance to the classroom environment or complaints the intrusive noise is being generated.

EXHIBIT D

The proposed project has been designed ***so*** that the buildings are placed along the site boundaries and are oriented inward, facing each other onto a central "courtyard" where site circulation and parking will occur. This site configuration will screen activities on the project site from view by the occupants of the school, which is located approximately 300 feet to the north

The Initial Study's assertion that the proposed project "...can reasonably **be** expected to generate noise levels in a normally acceptable range (approximately 60 CNEL)" **is** supported by user information provided about current ISOC operations. The District believes that the suggested noise study **is** not warranted.

The District **is** committed to designing the ISOC in such a way that it will mitigate the impact that potentially adverse noise levels may have on employees occupying the facility and on adjacent uses. This can be accomplished by incorporating insulated doors and windows; building insulation; and insulated interior wall partitions into the projects design. The District **is** ultimately responsible for constructing a facility that complies with both State and applicable community noise level requirements. Should the operations at the ISOC become the source of noise complaints, by either the adjacent residences or the elementary school, the District will determine the precise nature and source of the problem and change operational practices or procedures to minimize or abate the generating source(s) to an acceptable level.

The modifications indicated above and a copy of this response letter have been included in the revised Initial Study that has been submitted to the PVUSD. Please be advised that the PVUSD intends to adopt the Mitigated Negative Declaration for the proposed Instructional Support and Operations Center at a regular Board of Trustees meeting at 7:00 p.m. on March **14,** 2007.

Thank you again for your review and comments on the Initial Study for this project. The District looks forward to the issuance of the Community Development Permit in the coming months and working with County staff on the final permitting and construction of the Instructional Support and Operations Center.

Respectfully submitted,

Maureen Hill

Maureen Hill, Principle
Owens Hill Consulting

CC: **Dr. Mary Anne Mays, Interim Superintendent PVUSD**
Ms. Mary Hart. Associate Superintendent Business Services, PVUSD

COUNTY OF SANTA CRUZ | Planning Department

MEMORANDUM

Date: 20 February 2007

To: Maureen Hill

From: Paia Levine, Steven Guiney SG

Re: PVUSD ISOC Initial Study/Notice of Intent

We have reviewed this document and have attached copies of pages **on** which we have comments Please refer to the attached pages.

annotated
pages attached: 8, 15, 16, 24, 25, 38, 39, 43-45

EXHIBIT n

protected and incorporated into the project design along with cypress, acacia, walnut, and sycamore trees. [See Figure **2.1,** Sheet **C1.0]**

There is no potential habitat identified for special status species in the area, which could be affected by the development of the project site. Likewise, there are no known sensitive habitats on or immediately adjacent to the project site.

It is possible that resident wildlife species such as deer, raccoons, and skunks could travel through the agricultural fields and onto the project site. However, the ISOC, once developed would not offer a suitable habitat for these animals due to the normal operation and function of this facility and the lack of quiet nesting areas. Under these conditions. travel or migratory patterns between these agricultural uses and project site, for other than avian species. is unlikely.

Surroundins Land Use

Commercial agricultural production occurs on land directly adjacent to the south, west, and north of the project site. Single family residences lie between the project site and Green Valley Road to the east while Amesti Elementary School separates the site from Amesti Road to the north.

The operations for a local construction company (offices, yards, and other facilities) and an area where agricultural support equipment **is** stored are located directly across Green Valley Road from the project site. These uses are surrounded on all sides **by** commercial agricultural production, which extends further south to Holohan Road and the City of Watsonville boundary.

A variety of retail and commercial **uses** exist within Watsonville City limits, approximately 0.5 mile south of the project site. Numerous restaurants, gas stations, repair facilities. professional/medical offices, shopping centers and other retail establishment are located within **two** (2) miles of the project site. Downtown Watsonville lies approximately 2.5 miles southeast of the project site. Watsonville Municipal Airport lies approximately 1.0 mile south west of **the** project site. **[See Figures 1.1 and 1.2]**

General Plan and Zoninq

The project site is located within an unincorporated area of Santa Cruz County and is designated P/QP (Public/Quasi-Public) by the County of Santa Cruz General Plan and PF (Public and Community Facilities) **by** the County zoning ordinance. The site is currently owned by the Pajaro Valley Unified School District and the proposed project would be classified as a public facility serving the maintenance and operations need of the Distnct. The proposed project is therefore, consistent with the County General Plan and Zoning Ordinance

P/QP is not a GP designation. The correct GP designation is P (Public Facility)

EXHIBIT D1

2. **AGRICULTURE 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. Would the project:**	Potentially Significant Impad	Less Than Significant with Mitigation Incorporated	Less Than Significant Impad	No Impad
a) 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? (Source Nos 1,4,5)				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract' (Source Nos.1,4,5)		X		
c) involve other changes in the existing environment which, due to their location or nature could result in conversion of Farmland to non-agricultural use? (Source Nos 5.6)			X	

Evaluation **of** Environmental Impacts (Items 2a througlh 2c):

The project site is located adjacent to lands designated by the County *of* Santa Cruz Zoning Ordinance as Commercial Agriculture (CA) In order to reduce the impact of non-agricultural land uses to property used for active agricultural production, the County of Santa Cruz General Plan and Zoning Ordinance requires a 200-foot setback between land zoned (CA) and other land uses This setback can be reduced if the project plans of the non-agricultural use are reviewed and approved by the County Agricultural Policy Review Committee **(APAC).** The County has granted authority to the APAC to reduce the required ZOO-foot setback if the committee finds that the project's setback reduction will not result in impacts to agricultural resources or operations. **[See Figure 1.2]**

APAC = Agricultural Policy Advisory Commission

As shown on the project site plan the proposed setback between Building " A and the (CA) designated land is 11 feet and therefore, may result in a potentially significant impact to an agricultural resource. **[See Figure 2.01**

In January 2000 the proposed project was submitted to APAC for a reduced setback for the building adjacent to the southern border. In June 2000, APAC considered the project impact on (CA) land use and approved the reduced setback. The committee further recommended that the proposed buildings bordenng (CA) lands be placed as close a possible to the property line, but allowing room for maintenance such as weed abatement, maintenance, and painting *of* the structures The project submitted to APAC, which was the basis *of* the approval for a reduced setback between land uses, was later withdrawn by the District for internal reasons. [See **Appendix "C"]**

The scope of the proposed project represents an expansion/revision of that earlier project, reflects programmatic changes, and addresses plan review comments made by County staff. The proposed project is consistent with the previous APAC approval and its recommendation finding that the impact(s) to agricultural resources are less than significant. The following mitigation measure will be implemented in accordance with this finding:

Mitigation Measure:

*The PVUSD **will submit an** application to the County ~~APAC~~ for the proposed project **and** obtain an amendment to the previous approval for a reduced setback. ~~This submittal will be made to APAC and approval received prior to a Commercial Development Permit being granted.~~*

for an agricultural buffer setback reduction, which County staff will take to APAC,

Approval shall be received prior to a Commercial Development Permit being approved. All conditions recommended by APAC shall be incorporated into the project.

*End **of Impact Review***

The project site is adjacent to agricultural land currently supporting row crops, residential land uses and an elementary school. According to the Santa Cruz County Geographic System (GIS), there are no biotic resources listed for the project site or is it located within or adjacent to a riparian zone or federally protected wetlands. [See Appendix **"A"]**

The construction of the proposed project and access driveway on an adjacent parcel does not conflict with the provisions of any known habitat conservation plans, or local polices protecting biological resources including tree preservation ordinances.

There are fourteen (14) oak trees and variety of other species (cypress, acacia. walnut, willow, and sycamore) that are freely located around the project ***site.*** A line of eleven (11) redwood trees, planted approximately 5 to 10 years ago, also exists along the northern boundary between the project site and elementary school. The proposed project has been designed to incorporate many of these existing trees into the layout and placement of buildings and site amenities. The project's site plan retains eight (8) oaks trees and shows the removal of the other **six** (6) trees that cannot be preserved due to their fair to poor health or avoided due to their location and interference with facility operations. Similarly, four (4) redwood trees will be protected and incorporated into the project design along with cypress, acacia, walnut, and sycamore trees. The current plans also indicate the addition *of* several new trees including two large box **trees** that **the** District has agreed to plant. [See **Figure 2.1,** Sheet **C1.0** and **Figure 2.21**

The County of Santa Cruz has established regulations/requirements/criteria governing the removal or trimming of trees in it's Municipal Code. The applicable sections are Title 13: Planning and Zoning Regulations (Chapter 13.11 Site, Architectural, and Landscape Design Review) and Title 16: Environmental and Resource Protection (Chapter 16.34 Significant Tree Protection).

The Santa Cruz County "Site, Architectural, and Landscape Design Review" standards (Section 13.11.075 Landscaping) require that mature trees over 6 in.diameter shall be incorporated into **the** site and landscape design but allows for the removal of such trees under certain circumstances. Among these circumstances are:

- The obstruction **of** the **prime** building **site** to **provide** an appreciably better project design not possible without the tree removal,
- When the **trees** are dead, dying or diseased,
- When they are **classified** as "Nuisance" trees,
- Trees which threaten adjacent development due to instability.
- ***An*** evaluation and recommendation by a licensed Arborist that substantiates the removal **of** any mature tree, based on a claim that the tree is a nuisance Unhealthy, a threat.
- The applicant replaces any maturetrees, which are **permitted** to **be** removed, as determined through the design review process.

See the section for actual wording should not be para sed.

The District contracted with certified Arborist to inventory and assess the current condition of the oak trees located on-site. This report provided an assessment of potential impacts based upon the plans for the proposed project, recommendations for

EXHIBIT D

retention or removal, and recommendations for the protection of trees during the construction phase of the project. The proposed project is currently being reviewed by County staff for the purpose of obtaining a Commercial Development Permit. While, the final approval of the project plans has not been received, as of the date this study was issued, the County Environmental Planning staff (Robert S. Loveland) has agreed with the recommendations of the Arborist report and plans for the removal of mature trees from the site. **[See Appendix "B"]**

The Santa Cruz County "Significant Tree Protection" ordinance seeks to preserve significant trees and forest communities. This ordinance also establishes the types of trees to be protected and the circumstances under which they may be removed. ***To*** remove or trim a 'Significant Tree", as defined by the County, a permit is required when any of the following criteria are met:

- The parcel is within the Coastal Zone
- The tree(s) are within a riparian corridor
- The tree(s) is part of a sensitive habitat
- The parcel is included in a Land Division or other Planning approval that has conditions restricting the removal of the tree(s).

The proposed project is not located within the Coastal Zone, nor does it meet any of the other criteria listed above and is therefore not required to meet the requirements of the "Significant Tree Protection" ordinance. The impact of the removal of mature trees can be considered a "potentially significant impact" and the following mitigation measure will be adopted to ensure the protection of the remaining trees and reduce this potential impact to **less** than significant.

Mitigation Measure:

1) *The specific recommendations and "Tree Preservation Guidelines" made in the Arborist report (for the retention **of** existing trees on-site) shall be incorporate into the construction documents for the project.*
2) *A Certified Arborist shall be retained through the completed construction of the project in order to confirm that the specific recornmendations and "Tree Presewation Guidelines" contained within the Arborist report are adhered to.*
3) Existing acacias shall be removed and the site shall be kept acacia-free.

The proposed project will result in no other impacts to Biological Resources.

4) Native trees greater than six inches d.b.h. shall be replaced at a ratio of 3:1 at a place to be approved by the Planning Dept. staff.

End** of Impact **Review

EXHIBIT D

The project site is currently in an unimproved or "pervious" state and the drainage pattern is such that the majority of the storm water percolates into the existing soil media or "sheet flows" across the site into a drainage swale along the southwestern property line. A limited amount of storm water from this swale discharges onto the adjacent agricultural fields behind the proposed Building "A. Storm water generated in the project vicinity, either from open fields, developed parcels or roadways, flows directly into Corralitos Creek which is a FEMA designated floodway.
[See Figures 1.3 **and 2.0]**

The existing storm drainage facilities in Amesti Road are not of sufficient size or capacity to receive the primary storm water flows from the project site. Consequently, the grading and storm water drainage system being proposed for the project will collect all storm water on-site. The storm water generated by the proposed project will be collected via a piped (underground) system that will flow into a retention basin where the primary outlet mechanism will be via percolation into the existing soil media and ultimately the groundwater table.

The County requires that a project adequately limit the "postdevelopment" release from a site to "pre-development levels" for the IO-year storm event. The preliminary calculations for the basin sizing, done in conformance with County standards for Runoff Retention and by using the Storage Percolation Method. indicate that the water intercepted by the basin will percolate into the ground, for the required design storm, in 4.4 hours. As currently designed, the retention basin provides storage capacity that is over 4 times areater than the basin's reauired size. Additionally, the proposed retention basin is intended to function as a "dry pond" in order to minimize vector-breeding co[illegible] **[See Figure 2.1, Sheets C1.0 through C1.4]** Does this mean that retain a 40-year storm event? Please clarify

Under existing conditions, the project site does receive a small amount of upstream runoff from the existing elementary school. In calculating the volume of the IO-year runoff flow, the project's Civil Engineer has made the conservative assumption that the school's entire 2.5 acre recreation field is running onto the project site. This runoff will *be* intercepted by a 3' wide valley gutter and 3' wide graded swale to the north of Building "B, where it will be conveyed *to* the storm water retention basin. The project plans collect a small amount of storm water, currently discharging onto Green Valley Road, in a percolation.swale off the north shoulder of the entry driveway, where it will dissipate into the existing soil media. This drainage swale serves to both convey storm water accumulated on-site and improve the discharge water quality. The plant materials (landscaping) in this swale provide this treatment of storm water runoff.

At this time, the project plans have been submitted to the County and undergone several levels of "initial review". In reviewing the project plans, Department of Public Works staff has expressed a general concern about the level of existing drainage into Corralitos Creek and has suggested that, if possible, the capacity of the projects retention basin be increased to accommodate a 25-year storm event. This would allow a more significant volume of storm water (both primary and emergency flows) to be stored and discharged on-site thereby reducing the projects potential impact on this resource.

EXHIBIT D1

In this alternative suggested by County staff, retention pond overflow water would be directed to the existing drainage swale where it would be held to prevent discharge onto the adjacent agricultural land. To accomplish this, the existing swale may require modification to increase its carrying capacity and accommodate this "emergency" flow. Should the design capacity of the retention pond and swale not contain the 25-year storm event and "emergency" flows desired, a Storm Drain Easement from the adjacent property owner would be required. This proposed alternative will be evaluated and, if possible to implement, shall be incorporated into the final construction documents submitted to the County for a Building Permit.

Although the proposed project will use standard "impervious" buildina materials (AC paving, concrete, etc.), the drainage system beina proposed satisfies the intent of the County's requirement and accomplishes essentially the same thing that "pervious" pavements would.

Please elaborate. Explain "... satisfies the intent of the County's requirements and accomplishes essentially the same thing that pervious pavements would,

The proposed project limits the affect on-site storm water drainage (runoff) has on the areas surrounding the project; on existing facilities; and will not result in the generation of sources of polluted run-off. The proposed project will not alter drainage patterns in the area, deplete existing groundwater supplies, interfere with groundwater recharge, or degrade water quality in the project vicinity.

The project site is not located within the 100-year flood plain (hazard area). The applicable Flood Insurance Rate Map for Santa Cruz County, California has been reviewed (FEMA 1984) and indicates that the project site is located within "Zone C", which represents "areas of minimal flooding". The project site does however, lie directly between Corralitos Creek and Pinto Lake, which are areas within the 100-year flood plain. Corralitos Creek has along history of flooding and can be expected to flood again. Currently, this waterway has a 5-year storm capacity even with remedial efforts by the County and City to improve its carrying capacity. The Army Corps of Engineering has undertaken a study to determine improvements that can be made to improve flood water capacity throughout the Pajaro Valley Drainage basin.

If/t matches the project will have to gain approval of the Co. D.P.W.

The project site is not in an area that is subject to flooding risks associated with the failure of levees or dams.

Tsunami waves are large oceanic waves produced by seismic activity along sea floor faults. A seiche is a similar wave but occurring within a bay or harbor. The project site would not be directly affected by these natural phenomena. Additionally, the project site is not in an area with known slope hazards or that would be subject to risk or impacts of a mudflow.

How do these drainage issues and discussion "fit" with recent discussions with DPW drainage staff?

End of Impact Review

EXHIBIT D

CEQA requires that all known environmental effects of a project be analyzed, including environmental noise impacts. Under CEQA, a project has a potentially significant impact if it exposes people to noise levels in excess of the standards established in the local general plan or noise levels in the project vicinity increase substantially above levels existing without the project. If a project has a potentially significant impact, mitigation measures must be considered.

The standard of measurement of the loudness of sound *is* the decibel (dB). Because the human ear is not equally sensitive **to** sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise *to* human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by discriminating against sound frequencies in a manner approximating the sensitivity of the human ear. The decibel scale is logarithmic in that it Compresses the wide range in sound pressure levels *to* a more useable range. This logarithmic basis for calculating sound levels, measured in dBA, is similar to the scale used to measure earthquakes. Therefore, an increase of 10 dBA represents a IO-fold increase in the sound energy being released. In terms of the human response to noise, a sound 10 dBA higher than another is perceived to be twice as loud; 20 dBA higher, four times as loud; and as forth.

The predominate community noise rating scale used in California for land use compatibility assessments is the community noise equivalent level (CNEL) and the day/night average level (Ldn). The CNEL reading represents the average **of 24** hourly readings of equivalent levels (in dBA's) and adjusted for increased noise sensitivity in the evening and at night. The Ldn measures the 24-hour average noise level at a given location.

Regulatory requirements related to environmental noise are typically promulgated at the local level. However, Federal and State agencies provide standards and guidelines to the local jurisdictions. The State Department of Health Services has developed average levels of sound acceptability, which define noise exposure levels for varying land uses. Noise contours, derived from maps indicating constant or average dBA sound levels measured over a 24-hour period, can be used as a guide to establish a land use pattern that minimizes the exposure of the general population to excessive noise levels.

California Government Code Section 65302 (f) mandates that the legislative body of each County and City adopt a noise element **as** part ***of*** its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines established by the State Department of Health Services. The guidelines rank noiseland use compatibility as normally acceptable, conditionally acceptable and clearly unacceptable for various land use types. Exterior noise environments for single family homes are normally acceptable from 50-60 CNEL and conditionally acceptable from 55-70 CNEL. Schools, libraries, and churches are normally acceptable from 50-70 CNEL, as are office buildings. and business, commercial, and professional uses. These uses are conditionally acceptable from 60-77.5 CNEL. Agricultural land uses are normally acceptable from 50-75 CNEL and conditionally acceptable from 70-80 CNEL.

A project is considered to have a sianificant noise impact where it causes an adopted noise standard to be exceeded forthe oroiect site or for adiacent sensitive receptors. In addition to concerns regarding the absolute noise level that might occur when a new source is introduced into an area, it is also important to consider the existing ambient noise environment. Ground borne noise is generally associated with high volume truck and arterial corridors and noise generated from construction activities.

Construction activities generally have a short and temporary duration lasting from a few days to a period of a few months. Ground borne noise, vibration and other types of construction-related noise impacts would typically occur during the initial site preparation, which can create the highest levels of noise; but it is also generally the shortest of all construction phases. These activities include demolition, grading, construction of buildings and paving created by the operation of heavy-duty trucks, backhoes, bulldozers, excavators, front-end loaders, compactors, scrapers, and other heavy-duty construction equipment.

Short-term and temporary increases to ambient noise levels are anticipated during the construction phase of the proposed project-which is scheduled for completion within *six* (6) months from the date construction activities commence on-site. Noise generated by normally occurring construction activities will result in intermittent increases to noise levels throughout the day and can present a significant impact. The impact(s) of these construction activities can be mitigated by implementing the following measures:

Mitigation Measure(s):

1) *The construction activities will be subject lo daylight hours and restricted to weekdays 7:00 a.m. to 7-00p.m.*
2) *Noise from all construction equipment, fixed or mobile, shall be minimized by properly operating and maintained mufflers and shields on exhaust systems and intakes; and by shrouding and shielding impact tools.*
3) *During construction, stockpiling and vehicle staging areas shall be located as far as practical from school and residential uses.*

The area adjacent to the project site is comprised of single family residential homes to the south and east; agricultural land uses to the west and north; and the Amesti Elementary School also to the north. The daytime ambient noise levels in the project vicinity are generated by activities at the school, agricultural operations and traffic on Green Valley Road and Amesti Road. The development of the proposed project represents an additional source and a permanent increase to ambient noise levels within the project area. **[See Figures 1.3 and 2.0]**

Throughout the workday (Monday-Friday 7:00 a.m. to 3:30 p.m.) vendors, suppliers, District employees and maintenance vehicles will access the Instructional Support and Operations Center site. During these regular business hours, large trucks (no semi's or tractor trailers) will deliver supplies and materials to the site on an intermittent and "as needed" basis. District employees will be performing support functions at other facilities throughout the day or will be working within the proposed buildings. Periodically, staff will utilize the exterior vehicle wash station and large doors in the proposed buildings will be opened to allow access to various interior shop functions. The proposed project

EXHIBIT D

will result in an increase in the ambient noise level over current site conditions durin normal business hours. The proposed project will not, however, the communi noise standards established for this land use zone or those of the existing agricultural and elementary school uses that are adjacent to project site. The proposed project can reasonable be expected to generate noise levels in a "normally acceptable" range (approximately 60 CNEL). The proposed project will not generate or expose area residents, school staff, and students to excessive vibrations, or ground borne noise.

How do you know this? Are there any studies data

P
O

The Watsonville Municipal Airport is located approximately one (1) nautical mile southwest of the project site and within its "Operations Impact Area". The Airport Master Plan (2001-2020) has established noise contours **for** the airports operations and the project site lies just south of the outer limits of the 55 CNEL contour. As stated previously, the proposed Instructional Support and Operations Center will consolidate activities, which currently exist at other District facilities. While those facilities are geographical located a further distance from the airport than the project site, any increase in noise levels experienced by District employees, due to airport operations, is considered to be less than significant.

supports this conclusion?

No data is given. Please conduct a noise study or provide data supporting the conclusion. This is necessary to determine if mitigation is needed for operational, not just construction conditions

End of ***Impact Review***

EXHIBIT D

AMBAG
ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS

February 20, 2007

Mr. Walt Zander
Pajaro Valley Unified School District
Director of Maintenance and Facilities
294 Green Valley Road
Watsonville, CA 95076

Re: MCH# 20070101 - Negative Declaration for Instructional Services and Operations Center

Dear Mr. Zander:

AMBAG's Regional Clearinghouse circulated a summary of notice of your environmental document *to* our member agencies and Interested parties for review and comment.

The AMBAG Board of Directors considered the project on **February 14, 2007 aid** has no comments at this time.

Thank you for complying with the Clearinghouse process

Sincerely,

Nicolas Papadakis
Executive Director

file / copy to Tim's office

EXHIBIT D

FOR TAX PURPOSES ONLY

POR. RANCHO DE LOS CORRALITOS
SEC. 29, T.11S., R.2E., M.D.B. & M.

Tax Area Code
69-255 69-258

50-24

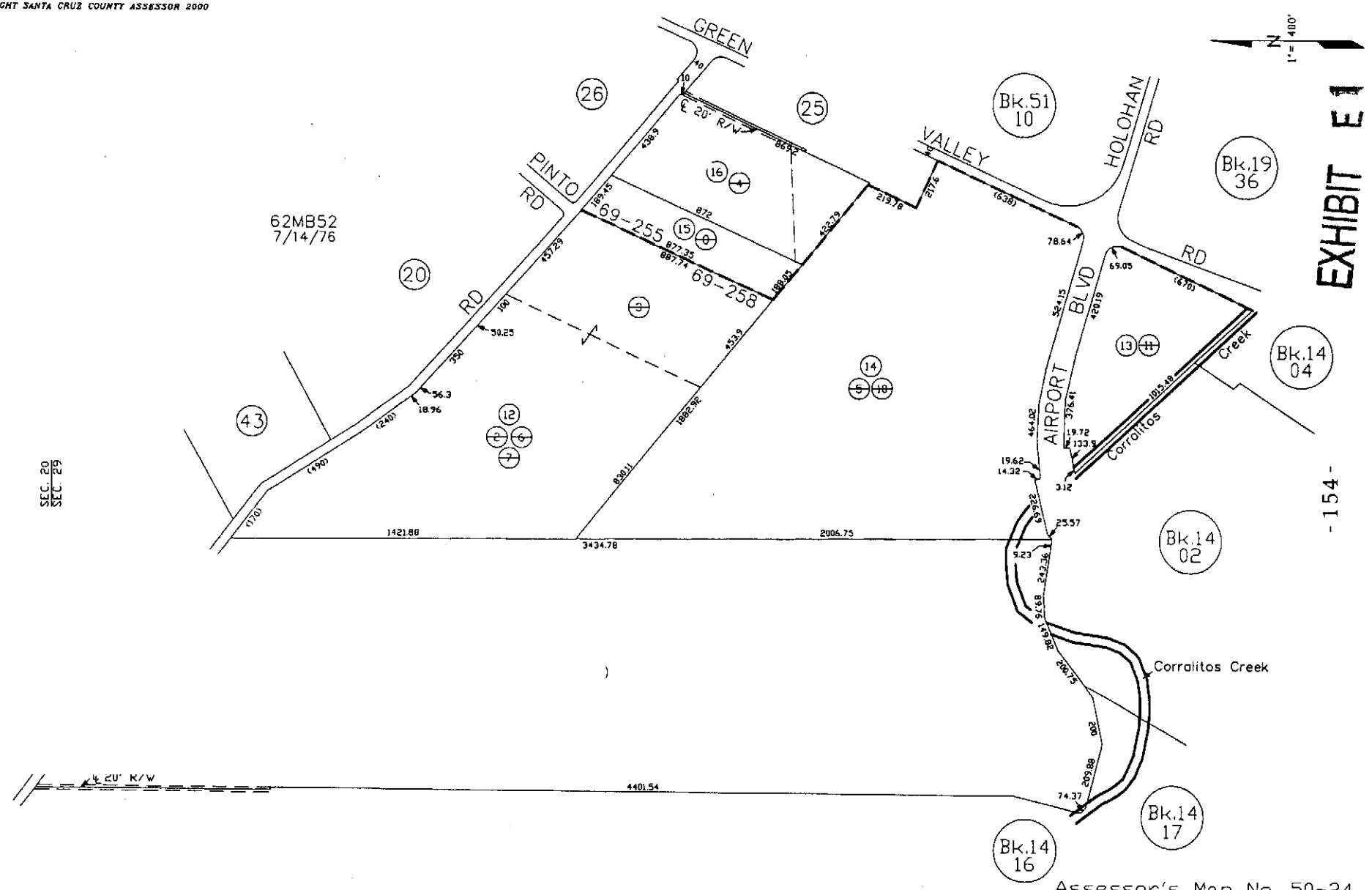


EXHIBIT E 1

- 154 -

Assessor's Map No. 50-24
County of Santa Cruz, Calif
May 2000

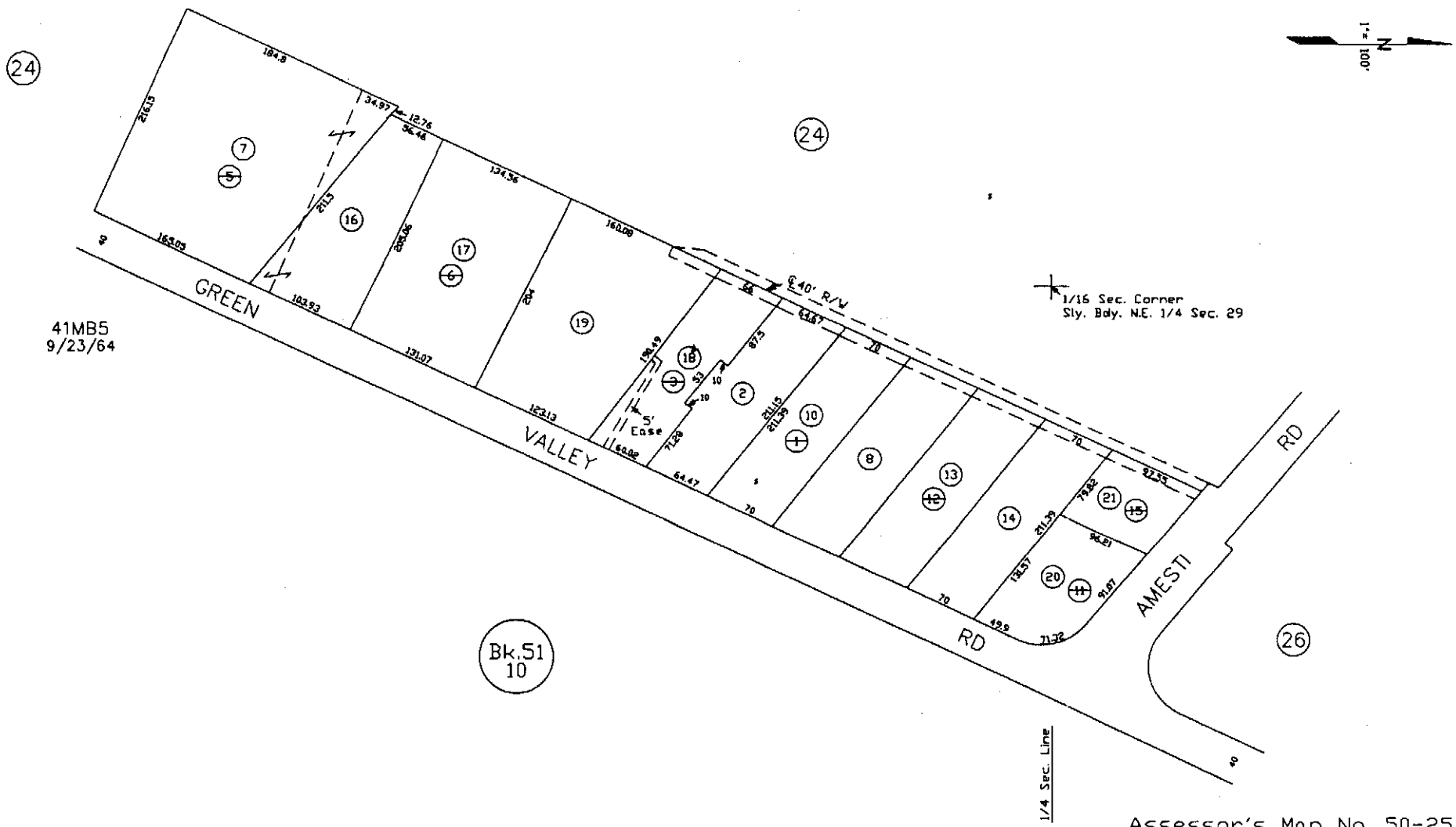
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

POR. RANCHO DE LOS CORRALITOS
E. 1/2 SEC. 29, T.11S., R.2E., M.D.B. & M.

Tax Area Code
69-255

50-25



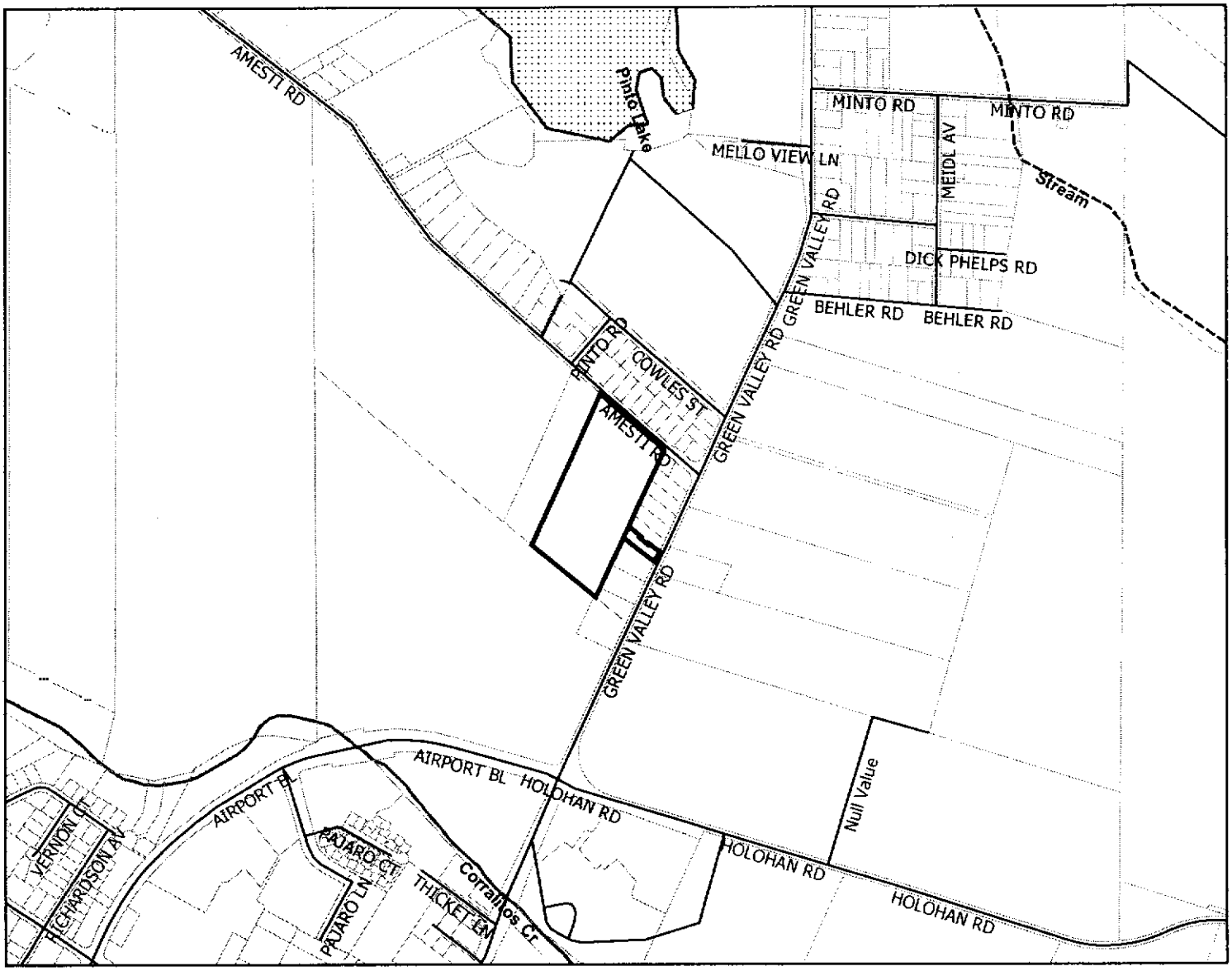
Note - Assessor's Parcel & Block Numbers Shown In Circles.

Assessor's Map No. 50-25
County of Santa Cruz, Calif
May 2000

-155-

EXHIBIT E

Location Map



1,200 600 0 1,200 2,400 3,600 4,800 Feet

Legend

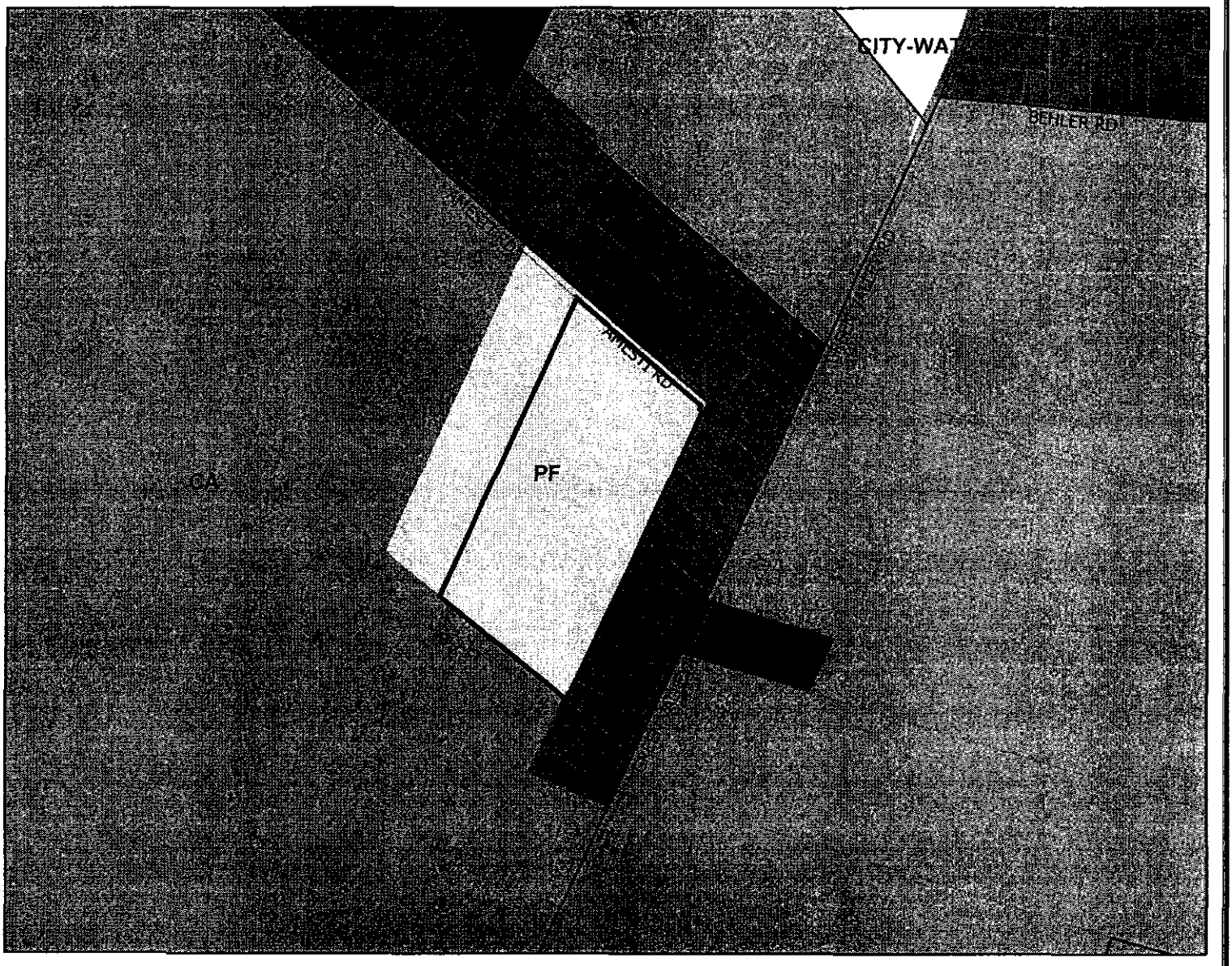
- APNs 050-241-16 & -18
- Streets
- Assessors Parcels
- INTERMITTENT STREAM
- LAKE
- PERENNIAL STREAM
- Lakes

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
May 2005

EXHIBIT E

Zoning Map



610 305 0 610 1,220 1,830 2,440 Feet

Legend

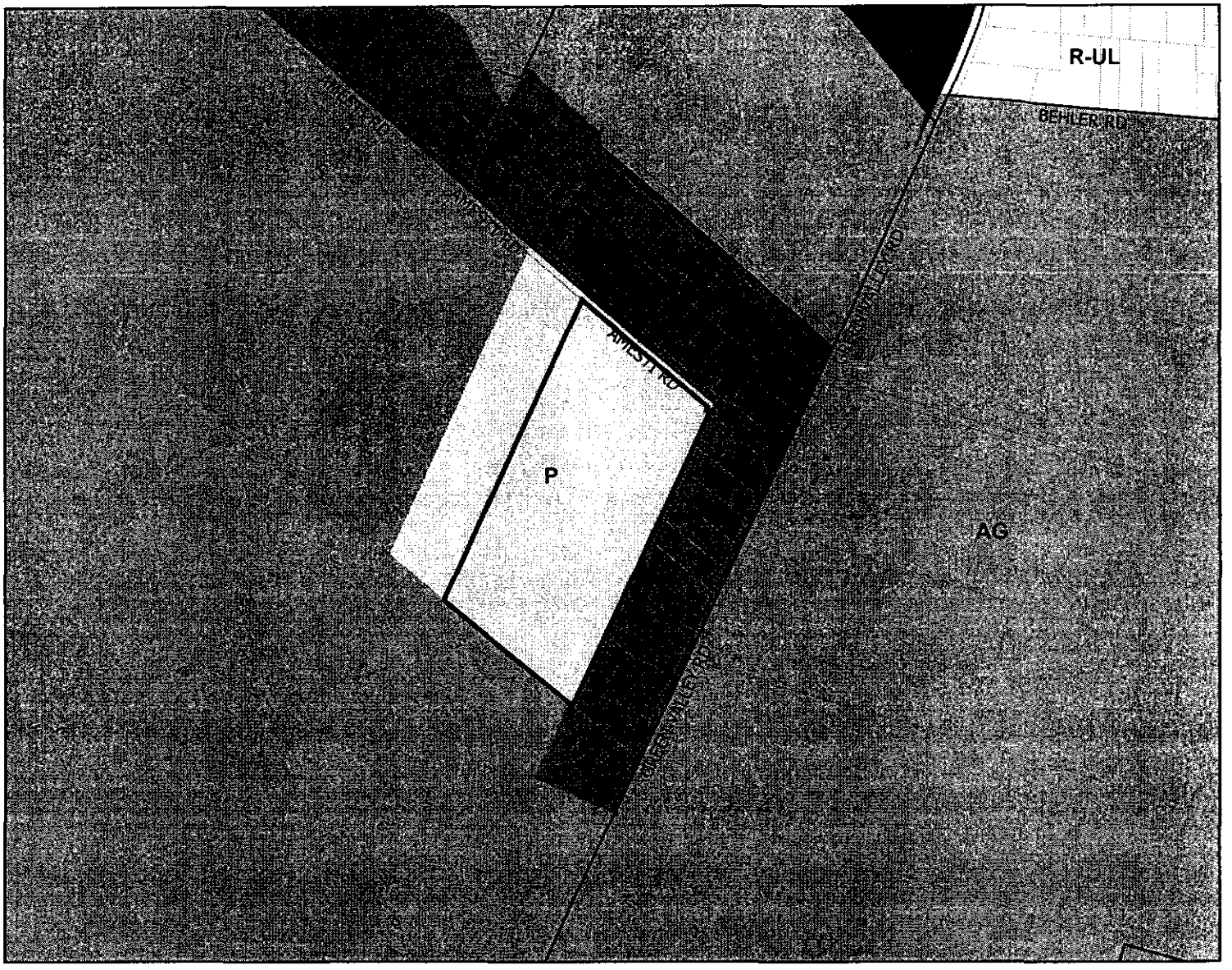
- APNs 050-241-16 & **-18**
- Streets
- Assessors Parcels
- AGRICULTURE COMMERCIAL (CA)
- AGRICULTURE RESIDENTIAL (RA)
- PUBLIC FACILITY (PF)
- RESIDENTIAL-SINGLE FAMILY (R-1)
- CITY PROPERTY

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
May 2005

EXHIBIT F

General Plan Designation Map



610 305 0 610 1,220 1,830 2,440 Feet

Legend

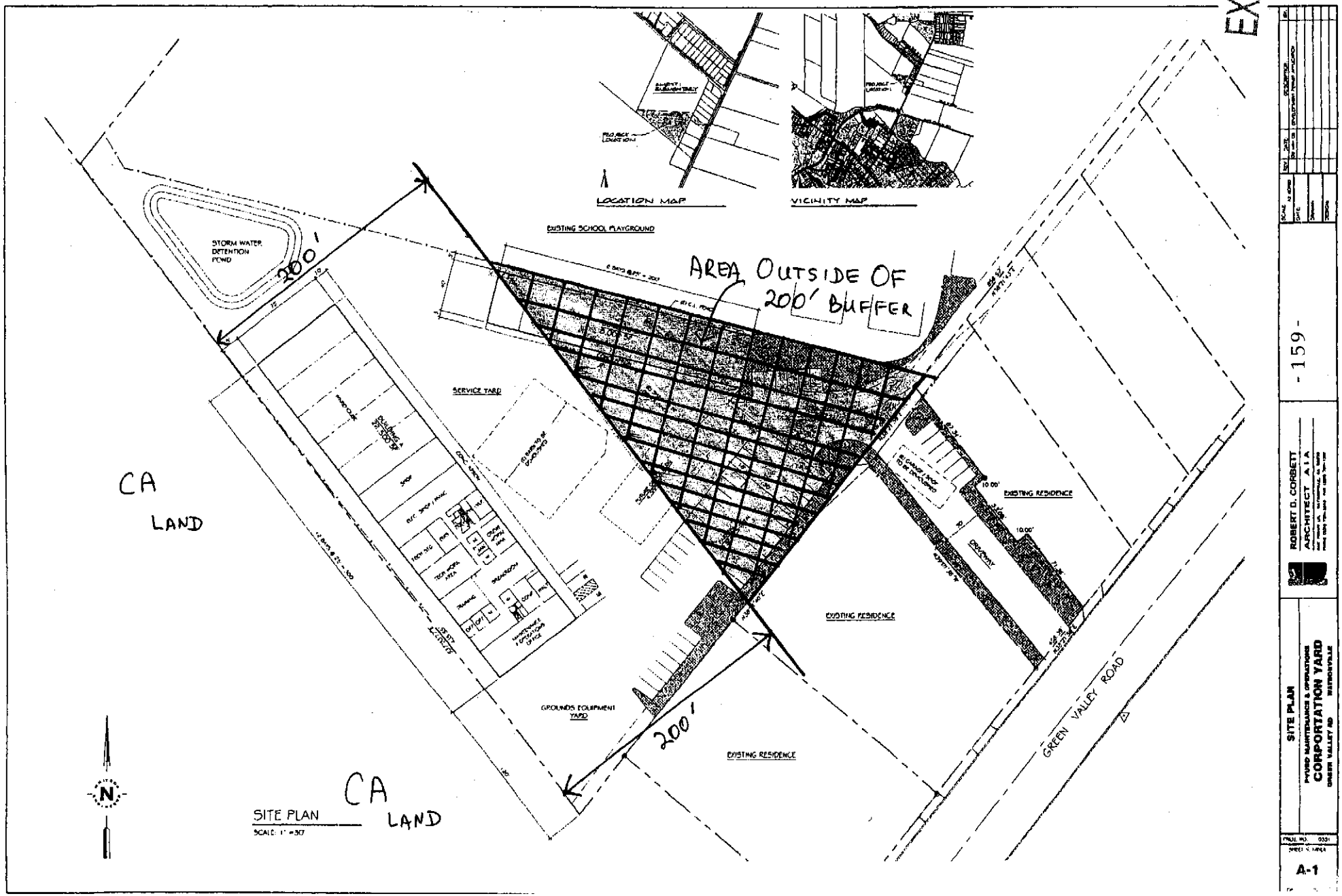
- APNs 050-241-16 & -18
- Streets
- Assessors Parcels
- Agriculture (AG)
- Parks and Recreation (O-R)
- Public Facilites (P)
- Residential-Suburban (R-S)
- Residential - Urban Low Density (R-UL)

N W E S

Map Created by
County of Santa Cruz
Planning Department
May 2005

EXHIBIT

EXHIBIT G



ROBERT D. CORBETT
ARCHITECT AIA

SITE PLAN
PHASED MAINTENANCE & OPERATIONS
CORPORATION YARD
GREEN VALLEY RD WATSONVILLE

- 159 -

A-1

SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES – March 17, 2007

Members Present	Staff Present	Others Present
Bruce Dau	Steven Guiney	Robert Corbett
Ken Kimes	Nell Sulborski	David Miller
Frank "Lud" McCrary	Lisa LeCoump	Sue Miller
Mike Manfre		John Radin
		Alane Sirles

1. The meeting was called to order **by** Bruce Dau at 1:30 p.m

2. (a) Approval of March 15, 2007 Minutes

M/S/P to approve the minutes.

(b) Additions/Corrections to Agenda

None.

3. Review of APAC correspondence:

None.

4. Commissioner's Presentations:

None.

5. Oral Communications:

None.

CONSENT AGENDA:

Notice of Pending Action pursuant to County Code Section 16.50.095(g).

6. **05-0308 2901 FREEDOM BLVD., WATSONVILLE APN(S): 049-081-12**
Request for an extension of an approved reduction to the required agricultural buffer. The application is a proposal to demolish an existing single-family residence and temporary structure used as a feed store, and to construct a 3,200 square foot building for use as a feed store, a 3,200 square foot hay barn, and a 3 bedroom single-family dwelling. Requires a Commercial Development Permit, an extension of an approved Agricultural Buffer Reduction, and a Biotic and Archeological Review. Property located at the intersection of Freedom Blvd. and Corralitos Rd. (at 2901 Freedom Blvd.).
APPLICANT: WAYNE MILLER
OWNER: RICHARD HANSEN
PROJECT PLANNER: DAVID KEYON, 454-3561
EMAIL: pln790@co.santa-cruz.ca.us

M/S/P to accept consent agenda.

REGULAR AGENDA:

7. **05-0280 25 AMESTI ROAD, WATSONVILLE APN(S): 050-241-16**
337 GREEN VALLEY ROAD, WATSONVILLE 050-251-18
050-241-15
Proposal to relocate school district maintenance and operations facilities to a portion of APN 050-241-15, -16 with access off Green Valley Road through APN 050-251-18; and to construct three new buildings: an 8,000 square foot shop building, a 22,500 square foot office/warehouse and shop building, and a 4,000 square foot office building. The project includes the demolition of existing barns and miscellaneous sheds and outbuildings on the property. Requires an Agricultural Buffer Determination. Property located on the south side of Amesti Road, about 100 feet west of the intersection with Green Valley Road in Watsonville.
APPLICANT: ROBERT CORBETT, AIA
OWNER: FREEDOM UNION ELEMENTARY SCHOOL DISTRICT
PROJECT PLANNER: STEVEN GUINEY, PHONE 454-3172,
PLN950@CO.SANTA-CRUZ.CA.US

Steven Guiney gave the staff report. Staff is recommending approval of the project.

Robert Corbett described the project.

David Miller, neighbor expressed concerns about the location of the entrance and traffic on the access road.

Another neighbor described concerns about privacy and traffic.

The commissioners discussed the possibility of fencing to protect the agricultural land, but also addressing the issue of graffiti. M/S/P to approve the project with the additional requirement of chain link fencing, slatted in areas on either side of the building.

8. **06-0609 *56* ROGGE LANE, WATSONVILLE APN(S): 110-221-03**
Proposal to construct a replacement Single Family Dwelling and **a** detached garage. Requires an Agricultural Buffer Reduction and an Archaeological site review. Property located on the West side of Rogge Lane at about one-third mile South of the intersection with Highway 129.
APPLICANT: ALANE SIRLES
OWNER: ANGEL & MARIA MEDINA
PROJECT PLANNER: STEVEN GUINEY, PHONE 454-3172,
PLN950@CO.SANTA-CRUZ.CA.US

Steven Guiney gave the staff report. Staff is recommending approval of the project.

John Radin, neighbor, expressed concerns about having a home ***so*** close to his apple orchard and described the difficulty he had spraying the orchard safely.

The commissioners discussed the possible solutions. M/S/P to approve the project with the additional requirement of a six foot board fence and a vegetative barrier of a minimum of eight feet.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Ken Corbishley, Agricultural Commissioner, Executive Secretary

KC:ll

HARO, KASUNICH AND ASSOCIATES, INC.

CONSULTING GEOTECHNICAL & COASTAL ENGINEERS

Project No. M9322
18 May 2007

ROBERT CORBETT, ARCHITECT
54 Penny Lane, Suite C
Watsonville. California 95076

Subject: Manifestation of Liquefaction and Mitigation Measures

Reference: PVUSD Corporation Yard
Amesti Road
Watsonville. California

Dear Mr. Corbet?:

In response to our meeting with Joe Hanna regarding concerns of liquefaction potential and groundwater recharge caused by the storm detention pond, we offer the following comments:

- In terms of liquefaction under the current site conditions there is a potential for surface manifestations. It's likely sand boils or ground oscillation can occur. We have indicated settlement in the range of 4 to 9 inches is estimated.

- The storm water retention pond likely will influence the groundwater table, locally. In terms of liquefaction potential, the rise in groundwater within the project site does not markedly influence our initial analysis.

Given the above considerations, our opinion remains, there are mitigation measures which can be effective to reduce the impact caused by seismic activity and the consequences of liquefaction. Per our discussions, the mitigation measures are to be addressed as part of the geotechnical foundation study. We understand that Whitson Engineers will address groundwater rise within the influence of the. pond during final engineering.

EXHIBIT I

116 EAST LAKE AVENUE • WATSONVILLE, CALIFORNIA 95076 • (831)722-4175 • FAX (831)722-3202

If you require further information, please call me.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES. INC.

Joseph A. Haro
C.E. 28506

JAH/dk

Copies: 3 to Addressee
1 to PVUSD
1 to Whitson Engineers, Inc.

EXHIBIT

MEMORANDUM

DATE: April 5, 2007

TO: Steve Guiney, Planner IV
County of Santa Cruz Planning Department

FROM: Maureen Hill, Principle
Owens Hill Consulting

RE: **Summary of Neighborhood Notification Meeting** (App. No.05-0280)
PVUSD Instructional Support and Operations Center

The Pajaro Valley Unified School District (PVUSD) has completed the requirements for neighborhood notification of the proposed project in accordance with County Code Section 18.10.211 through 18.10.224. This document will serve as the formal reporting to the County of the results of this meeting and will complete the submittal requirements for this application. The following summaries and the required materials which are attached, will describe the steps taken by the PVUSD to notify neighbors about the proposed project; the issues, concerns, and problems discussed at the meeting; and the District's response to those matters.

Summary of the steps taken and techniques used by the PVUSD to notify the general public (project neighbors) about the proposed project:

A) Meeting Notification materials:

- Public meeting notices, printed in English and Spanish, were mailed via first class mail to the 74 addresses within 300 feet of the project. Three (3) notices were returned to the District as having "no such address". A sample copy of this notice, which includes a brief description of the proposed project and meeting information, has been attached to this document. (Exhibit 1)
- A Project Sign, displaying text provided by the Planning Department and notifying the general public of the project and the neighborhood meeting, was posted on the project site in conformance with County standards. A sign installation certificate, attesting to the fact that the sign was placed, has been attached to this document. (Exhibit 2)

B) Mailing list(s):
A copy of the above mailing list has been attached to this document. (Exhibit 3)

EXHIBIT I

18813 Aspesi Drive • Saratoga • 95070 Phone: 408 • 13494 Fax: 408 872.0219

C) Date of the neighborhood notification meeting:
The meeting was held on Monday, March 26,2007 at the PVUSD Board Room, located at 294 Green Valley Road, from 6:30 p.m. to 8:00 p.m.

D) Meeting Attendees:

- The plans for the proposed project and an explanation of the ISOC's operations were presented at the meeting. PVUSD employees and consultants were present to discuss the County environmental review and approval process, project timing, and to answer questions or address issues raised by the meeting attendees. The following people were in attendance and represented the PVUSD:

  Mary Hart, Associate Superintendent
  Walt Zander, Director of Maintenance and Operations (MIO)
  Pamela Molina, M/O Administrative Secretary
  Rosie Gomez, District Spanish Translator
  Dan Zumaran, Lead Custodian
  Manuel Zamora, District Employee
  Maureen Hill, Project Consultant

- Four (4) members of the general public (project neighbors) attended the meeting. Their names and addresses are as follows:

  David and Sue Miller, 343 Green Valley Road
  Ramiro and Josephina Ayala, 341 Green Valley Road

- A copy of the attendance list for the meeting has been attached to this document. (Exhibit 4)

- Note: On March 28th, two days afler the meeting, Alexis Faria (333 Green Valley Road) met with Walt Zander of the PVUSD to discuss the project. Her inquiries centered on the project fencing (See Item No. 6 below). She stated her preference for "tall concrete" walls.

E) Reduced copies of the Site Plan, Landscape Plan, and Building Elevations that were used during the meeting to describe the proposed project, have been attached to this document. (Exhibit 5)

No other information, handouts, letters, or mailings other than those attached to this document by way of exhibit were used as part of the meeting notification process or at the meeting itself.

Summary of the concerns, issues and problems raised by the general public (project neighbors) during the meeting and how the PVUSD addressed or intends to address these matters:

1. ***Issue*** or Concern: Mrs. Miller stated her concern that the area where the entry drive is located is too small to accommodate all the vehicles accessing the project site and that the drive itself is too narrow. She also asked about the number and types of vehicles that would be coming to the project.

Response: The District informed to attendees that the entry drive, as currently designed, is 30-feet in width and meets the County of Santa Cruz design standards and the requirements of the Pajaro Valley Fire Protection District. The drive in other words is properly sized for its intended use and will provide vehicles with a safe and appropriate means for accessing the project site. The District also showed that each side of the entry drive has generous planters (10-feet or greater in width) that will provide the adjoining residences with a dense buffer of trees plants and other foliage.

The District purchased this (66" wide x 210' deep) parcel for the expressed purpose of accessing what was at the time a land locked parcel. This land is in a currently unimproved and overgrown state and has an existing structure, which will be removed. The District understands that because of its current condition, it is difficult for the attendees to envision how the proposed improvements will function and appear once completed but feels strongly that the proposed design will serve the long-term interests of the project and the neighbors.

The District stated that proposed project will generally receive supplies and products from delivery vans and trucks several times a week (i.e. UPS, FedEx, U.S. Postal Service), and on occasion, a larger truck delivering items such as lumber or products received on pallets. Each of the delivery vans and trucks will turn from Green Valley Road and proceed directly to the core of the project site to make deliveries. There will be 30 people and 20 fleet vehicles relocated to the project site from other facilities currently operated by the District. The proposed project will also be utilized for the District's ongoing safety and facilities maintenance training. Classes are held approximately 3 times a month and have 20 to 30 people in attendance.

2. ***Issue or Concern:*** Mr. and Mrs. Miller expressed their concern that people are loitering and drinking alcohol along the backside of Amesti Elementary School after hours and on weekends. They stated that there is no gate anymore to prevent access to this area.

   Response: While this concern is not directly related to the proposed project, The District will monitor the after hours use of the school site and will investigate alternatives to prevent such access in the future. This may include the installation of new security gates/fencing and the posting' of "No Trespassing" signage.

   The site plan will be modified to relocate the security (swing) gates closer to the Green Valley Road entrance to the project site. They will be positioned off the driveway approach a sufficient distance to allow vehicles (passenger, delivery, emergency) to pull completely off Green Valley road to open the gates. This will prevent people and vehicles from using the area of the entry drive and the associated parking in an unauthorized manner. The District will also post "No Trespassing" signage in this location.

   This response addresses the issuelconcern expressed by the attendee(s)

3. ***Issue*** or ***Concern:*** Mr. Ayala and Mrs. Miller expressed their concern for the safety of children residing adjacent to the entrance drive (341 Green Valley Road). The specific concern was that delivery trucks, accessing the project site, might crash into Mr. Alala's home.

   Response: The District stated that there will be a new wood fence constructed between the project site and the adjacent residence. There is a generous landscape planter along the length of this fence, which will provide a dense buffer and a level of protection for the residence. This planter area is 20-feet wide from the street to approximately 70-feet on-site and reduces to IO-feet in width beyond that. The planter is raised above the surface level of the drive and is contained by a 6-inch high raised curb, which will provide another level of protection.

   The District feels that the probability of this event occurring is remote given the distance of the Ayala residence from Green Valley Road (over 75-freet) and its setback from the entry drive itself (a 20 to 30-foot distance). The District will however, post signage at the entry to the project that will limit the speed on-site to 10 MPH.

   This response addresses the issuelconcern expressed by the attendee(s).

4. ***Issue or Concern:*** Mrs. Miller expressed concerns about the exhaust generated by idling delivery trucks and that there will be a lot of noise from the project

   Response: The District stated that there will be vehicular traffic (cars and trucks) accessing the site during normal business hours. Trucks will not be permitted to idle anywhere on-site, either along the entry drive or within the core area of the site. The Initial Study (adopted) for the proposed project evaluated the potential for both Air Quality and Noise impacts. The Initial Study determined that the potential Air Quality impacts of the proposed project would have a less than significant impact on the area surrounding the project site with the adoption of mitigation measures similar to that stated above. The Initial Study found that the potential Noise impacts of the proposed project would have a less than significant or no impact.

   This response addresses the issue/concern expressed by the attendee(s).

5. ***Issue or Concern:*** Mr. Ayala expressed the concern that storm water runoff from the Amesti Elementary School access (emergency) road currently ponds at the rear of his property. According to Mr. Ayala. this has been a problem since the District placed portable classrooms on the campus adjacent to his rear property line.

   Response: The District stated that it was unaware of this problem and while not directly related to the proposed project, will be rectified by the construction of the project. The preliminary civil engineering plans for the project indicate that this area will be paved and that storm water generated by the school and

EXHIBIT 1

project will drain to a new catch basin and storm drain line that will be installed in this access (emergency) road. In the interim, the District will install temporary storm water/erosion control devices (hay bails, siltation barriers, etc.) to prevent further run-off on to adjacent property.

This response addresses the issuelconcern expressed by the attendee(s).

6. ***lssue or Concern:*** Mr. Ayala asked about site security and what type of fencing (materials and details) the project will have. He stated that the existing fence line, common with the entry drive, encroaches approximately 1-foot onto his property.

   Response: The District stated that there will be new fencing installed on all the project boundaries. The location of the fencing will be surveyed to insure that it is installed on the properly lines between the project site and adjoining uses. The District explained that the site boundaries common with the school, agricultural fields, and the area surrounding the retention pond will have a 6-foot high wire mesh (chain link) fence. The site boundaries common with residential uses will have a 6-foot high wood fence. All fencing will be installed in conformance with County standards and the site plan for the project will be modified to clarify this information. The District and the County staff discussed the possibility of installing either a concrete panel or concrete block wall in the entry drive area but ultimately determined that the proposed fencing and the landscape buffer provide the necessary separation between the adjoining land uses.

   This response addresses the issue/concern expressed by the attendee(s)

7. ***lssue or Concern:*** Mr. Ayala asked if the entry drive for the project would be used for access to the school campus. His concern is that it could be used for student pick-up and drop-off or by pedestrians (children) going to and from the school.

   Response: The District stated that the proposed project and the school are completely separated by security gates and that there will be no vehicular or pedestrian traffic occurring between them. The only time the security gates will be opened will be for emergency access. The County, as part of its plan review of the project, required that Knox boxes are installed on these gates to provide such access.

   This response addresses the issuelconcern expressed by the attendee(s).

Summary of all concerns, issues and problems that cannot be addressed, including irresolvable conflicts:

The only concerns, issues, or problems that the PVUSD would deem to be irresolvable are those raised primarily by Mrs. Miller relating to the size of the projects entry drive. As stated previously, the project has been designed to provide safe and adequate access in accordance with the County Code and the requirements of the Pajaro Valley Fire Protection District.

EXHIBIT 5

Increasing the size or changing the configuration of the entry drive would not improve the access to the project site; is not necessary for the effective use of the site for its intended use; and would not improve any **of** the safety or emission concerns expressed. The PVUSD feels strongly that increasing the size or changing the configuration of the entry drive would have no affect or possibly the opposite affect than the concerns expressed. Doing **so** would provide little or no increase in the level of safety for the project and **its** neighbors and could actually result in generating higher rates of speed on site. Additionally, it would result in higher ambient noise levels due to the increased surface area **of** asphalt paving and would result in an overall reduction of the landscape planters, which provides generous buffering and benefit to the neighboring properties.

The District intends to continue with a communication/notification program with the neighbors for the balance of the project. Being a good neighbor with the families that are adjacent to both the project site and the school is important to the District. It will provide contact information for the District representative in charge of the project and the general contractor while the project is being constructed and for Mr. Zander's office once the project has been completed and occupied.

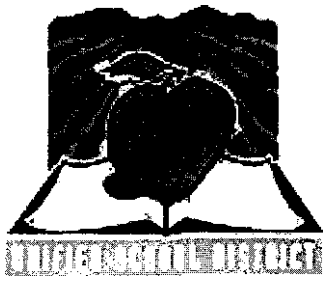
Attachments:

Exhibit 1-Notice(s) of Public Meeting
Exhibit 2-Project Sign Installation Certificate
Exhibit 3-Mailing List
Exhibit 4-Meeting Attendance List
Exhibit 5-Project Plan Reductions

CC: Dr. Mary Anne Mays, Superintendent PVUSD
Ms. Mary Hart, Associate Superintendent Business Services. PVUSD
Mr. Walt Zander, Director of Maintenance and Operations, PVUSD
Ms. Ellen Pine, County Supervisor-District 2
Mr. Tony Campos. County Supervisor-District 4
Mr. Bob Corbett, Architect

EXHIBIT 1

EXHIBIT 1



NOTICE OF PUBLIC MEETING

You are invited to attend a Public Meeting on March 26, 2007 from 6:30 to 8:00 P.M. at the Pajaro Valley Unified School District Board Room located at 294 Green Valley Road, Watsonville, CA. The purpose of the meeting is to notify your neighborhood of a proposed development project at 25 Amesti Road (behind the Amesti Elementary School).

The Pajaro Valley Unified School District proposes to construct a new facility known as the Instructional Support and Operations Center (ISOC) that will consolidate the District's maintenance and operations, environmental health, safety service and data processing departments currently functioning at Watsonville High School. These departments provide operational support throughout the District for its facilities and employees. The new maintenance and operations facilities will include repair and maintenance shops, general warehousing, office support functions for each department and fleet parking. Vehicle repair and maintenance **will not** be performed at the ISOC.

The construction consists of three new buildings on a ± 3 acre site; a 22,500 square foot warehouse, shop, and office structure, an 8,000 square foot service bay structure and 4,000 square foot office (future project); driveway access from Green Valley Road; grounds equipment and service yards; an environmentally approved wash station for fleet vehicles; parking; a storm water retention facility; security gates and fencing.

The ISOC activities are completely separate from the elementary school. The project site will be landscaped, and surrounded by an 8 foot tall chain link fence that separates it from the elementary school and other surrounding land uses. The existing driveway from Amesti Road will continue to serve only the elementary school.

For questions regarding the project, please contact Walt Zander, Director Maintenance & Operations at (831) 728-6248, ext 512.

EXHIBIT

AVISO DE AUDIENCIA PUBLICA

Estan cordialmente invitados para asistir a una Audiencia Publica en **Marzo** 26, 2007 de las 6:30 a las 8:00 P.M. en el Salon del Consejo Administrativo del Distrito Escolar Unificado del Valle de Pajaro localizado en 294 Green Valley Road, Watsonville, CA. El proposito de la junta es notificar a su vecindario de un propuesto proyecto de construcción en 25 Amesti Road (atras de la Escuela Elemental Amesti).

El Distrito Escolar Unificado del Valle de Pajaro propone construir un nuevo edificio como el Centro de Operaciones de Apoyo de Instrucción (ISOC) que consolidara el mantenirniento y operaciones del Distrito, salud ambiental, servicios de seguridad y departamentos de proceso de datos actualmente funcionando en la Escuela Secundaria Watsonville. Esos departamentos proveen apoyo operacional por medio del Distrito para sus edificios y sus empleados. Los nuevos edificios de mantenimiento y operaciones incluirán talleres de reparación y mantenimiento, almacenes generales, funciones de apoyo de la oficina para cada departamento y estacionamiento para los automoviles de las operaciones. El mantenimiento y reparación de vehiculos no se llevara a cabo en el edificio ISOC.

La construccion consiste de tres nuevos edificios en un sitio de 3 o mas acres; un almacén de 22,500 pies cuadrados, taller, y estructura de oficinas, una estructura de ***8,000*** pies cuadrados de bahia de servicios y una oficina de 4,000 pies cuadrados (proyecto futuro); carnino de acceso desde Green Valley Road; equipo de jardineria y servicio; una estacion ambientalmente aprobada para lavar los vehiculos de servicio; estacionamiento. un lugar de retención del agua de tormentas; rejas de seguridad y cercado.

Las actividades del ISOC son completamente separadas de la escuela elemental. El sitio del proyecto sera ajardinado y rodeado de una cerca de hierro de 8 pies de alto que lo separara de la escuela elemental y otros usos de terrenos del rededor. El camino existente del camino de Amesti Road continuara sirviendo unicamente a la escuela elemental.

Para mas preguntas respecto al proyecto, favor de comunicarse con Walt Zander, Director de Mantenimiento y Operaciones al telefono (831) 728-6248, ext 512.

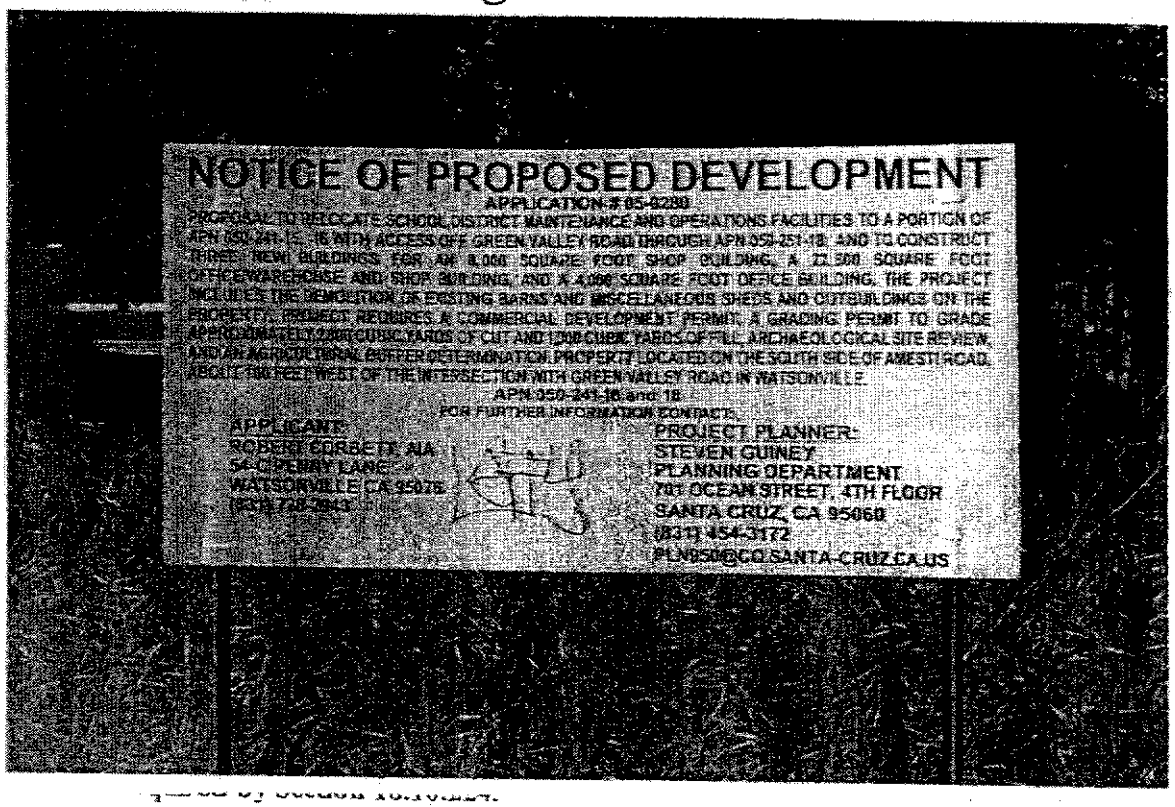
EXHIBIT 14

COUNTY OF SANTA CRUZ
NOTICE OF PROPOSED DEVELOPMENT SIGN INSTALLATION CERTIFICATE

Application Number: 05-0280 Date of Sign Installation: 3/20/07

Assessor's Parcel Number (APN): 050-241-15 through 050-251-18

Site Address: 337 Green Valley Rd. Watsonville, CA 95076



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Code
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y

Applicant's Name (please print): Pajaro Valley Unified School District

Applicant's Signature:

Date: 3-23-07

When the sign has been placed, complete this certificate and mail to your project planner, Steve Guiney, at County of Santa Cruz, Planning Department, 701 Ocean Street, 4th Floor, Santa Cruz CA 95060. Failure to post the site as required is grounds for denial of your application.

EXHIBIT I

EXHIBIT 3

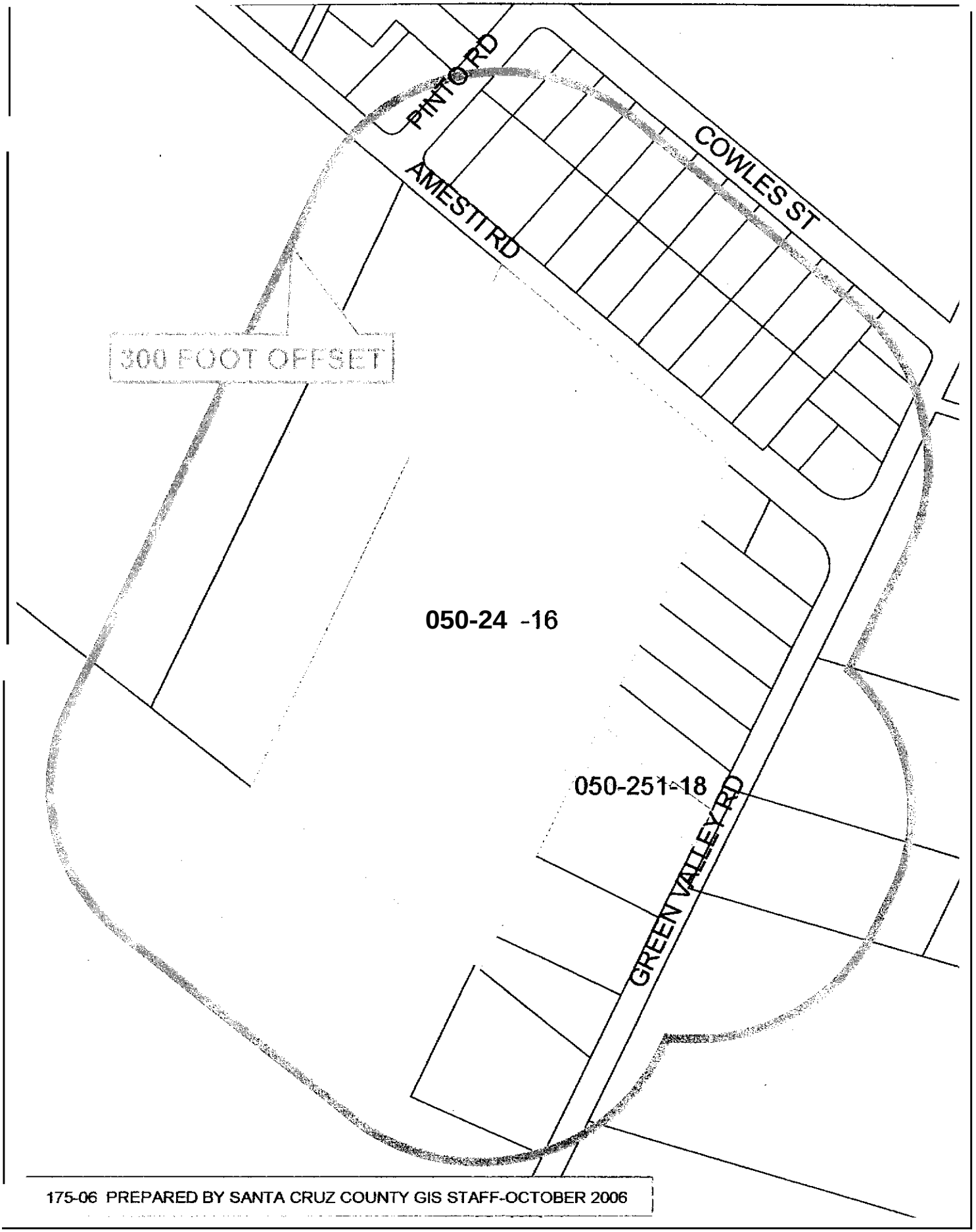

PINTO RD
AMESTI RD
COWLES ST
300 FOOT OFFSET
050-24 -16
050-251-18
GREEN VALLEY RD
175-06 PREPARED BY SANTA CRUZ COUNTY GIS STAFF-OCTOBER 2006

EXHIBIT 1

05020138
GONZALEZ ALICIA S/W
50 A M E m RD
VATSONVILLE CA 95076

05025102
AYALA RAMIRO B & JOSEFINA R H/W JT
341 GREEN VALLEY RD
WATSONVIUE CA 95076

05025108
MATSUMOTO MICHIE TRUSTEE
345 GREEN VALLEY RD
WATSONVIUE CA 95076

05025110
MILLER DAVID BERNARD & SUE ANN TRUSTEES
343 GREEN VALLEY RD
WATSONVILLE CA 95076

05025113
GAMEZ JOE J & MARIA IRENE H/W JT
351 GREEN VALLEY RD
WATSONVILLE CA 95076

05025116
NNIGA BELMA U/W
323 GREEN VALLEY RD
WATSONWUE CA 95076

05025117
ALLEN N A N S & COLETTE 8 TRUSTEE5
327 GREEN VALLEY RD
WATSONVILLE CA 95076

05026119
CAMPOS CECILIO E & IRMA S H/W CP RS
10 AMESTI RD
WATSONVILLE CA 95076

05026120
FERREIRA DOMINGO & MARIA A H/W JT
32 AMESTI RD
WATSONVILLE CA 95076

05026121
GARCIA-PEREZ MELCHOR H/W I T ETAL
24 AMESTI RD
WATSONVILLE CA 95076

05026122
GARZA RENE & CONCHA H TRUSTEE
28 AMESTI RO
WATSONVILLE CA 95076

05026123
LOPEZ GILBERTO M & MARIA CONSUELO H/W JT
30 AMESTI RD
WATSONVILLE CA 95076

05026124
GONZALEZ JOEL P & ELOISA H/W JT
34 AMESTI RD
WATSONVIUE CA 95076

05026125
BEARDSLEY E W N E U/W
38 AMESTI RD
WATMNVILLE CA 95076

05026126
NAVARRO SALVAWR M/M SS
44 A M E m RD
WATSONVILLE CA 95076

05026137
MARQUEZ JOSE D U/M
23 COWLES ST
WATSONVILLE CA 95076

05026138
LOPEZ ANTONIO V & ISIDORA J TRUSTEE!
31 COWLES ST
WATSONVILLE CA 95076

05026139
LLAMAS RAUL R & EUSA E H/W JT
45 COWLES ST
WATSONVILLE CA 95076

05026141
PACHECO CIRA M/W ALL AS JTETAL
55 COWLES ST
WATSONVILLE CA 95076

05026142
MARTINEZ JOSE D & FATIMA H/W JT
63 COWLES ST
WATSONWLLE CA 95076

05026143
GOMEZ MARIA ESPINOZA U/W ALL JT ETAL
71 COWLES ST
WATSONVILLE CA 95076

05026146
MORENO FIDEL V & PETRA R H/W J I
95 COWLES ST
WATSONVILLE CA 95076

05026148
SOUSA LUIS & MARGARIDA P H/W JT
409 GREEN VALLEY RD
WATMNVILLE CA 95076

05026149
SHERRILL CARLA & ALLEN LESLIE CO TRUSTEES
407 GREEN VALLEY RD
WATSONVILLE CA 95076

05110164
PLANT SCIENCES INC
342 GREEN VALLEY RD
WATSONVILLE CA 95076

EXHIBIT 1
Owner occupant

05024112
EISKAMP GEORGEANN C TRUSTEE ETAL
30 RIANDA RD
'ATSONVILLE CA 95076

05024114
MUNRO WARREN K & PATRICIA A
TRUSTEES ETAL
175 RIKER ST
SALINAS CA 93901

05024115
FREEDOM UNION ELEMENTARY SCHOOL
DISTRICT
294 GREEN VALLEY RD
WATSONVILLE CA 95076

05024116
FREEDOM UNION ELEMENTARY SCHOOL
DISTRICT
294 GREEN VALLEY
WATSONVILLE CA 95076

05025107
CADWALADER ELAINE V TRUSTEE
P O BOX 1344
FREEDOM CA 95019

05025114
MEIDL WILLIAM J & WANDA J TRUSTEE
40 EASTERN DR
WATSONVILLE CA 95076

05025119
BROWN CAMERON H/W ETAL JT
333 GREEN VALLEY
WATSONVILLE CA 95076

05025120
G & C SANCHEZ FAMILY LP
2820 EVERGREEN DR
SAN BRUNO CA 94066

05025121
LOSS UAYTON S & WILMA M TRUSTEES
5 AMESTI RD
WATSONVILLE CA 95076

05026117
GERMAN JOHN W & JOYCE A CO-
TRUSTEES
6 A M E m RD
WATSONVILLE CA 95076

05026118
WADA TERRY I & AVIVA TRUSTEES
8 A M E m RD
WATSONVIUE CA 95076

05026132
BLACKWELL MARY L
49 BLANCA LN #612
WATSONVILLE CA 95076

05026136
RODRIGUEZ J VALENTIN & IMELDA B H/W
JT
15 COWLES RD
WATMNVILLE CA 95076

05026140
TORRES JOSE P & MARIA D H/W JT
47 COWLES RD
WATMNVILLE CA 95076

05026144
BUSSEY DONALD F & DELLENE D H/W n
79 COWLES RD
WATSONVIUE CA 95076

05026145
PONCE CLEMENTE & MARIA CARMEN H/W
JT
87 COWLES RD
WATSONVILLE CA 95076

05026147
FRUM BARRY L & ELIZABETH H H/W JT
7 COWLES ST
WATSONVILLE CA 95076

05026150
ENES JOHN M & HUMBERTA B H/W I T
2 A M E m RD
WATSONVILLE CA 95076

05110162
NAKANO TAKUYA & HELEN T TRUSTEES
589 CASSERLY RD
WATSONVILLE CA 95076

05110164
PLANT SCIENCES INC
342 GREEN VALLEY RD
WATSONVILLE CA 95076

05110166
SANTA CRUZ COUNTY OF
701 OCEAN ST
SANTA CRUZ CA 95060

05110167
CENTRAL CAUF CONFERENCE SEVENTH-
DAY ADVENTIST
P O BOX 770
CLOVIS CA 93613

05110175
NELSON LAND AND CATTLE LLC
P O BOX 1690
FREEDOM CA 95019

05110176
STOLICH DAVID P TRUSTEE ETAL
P O BOX 141
WATSONVILLE CA 95077

EXHIBIT
Absentee Owners

05024114
RESIDENT
32 GREEN VALLEY RD
FREEDOM CA 95019

05024115
RESIDENT
25 AMEm RD
WATSONVILLE CA 95076

05024116
RESIDENT
25 AMESTI RD
WATSONWLLE CA 95076

05025107
RESIDENT
313 GREEN VALLEY RD
WATSONVILLE CA 95076

05025114
RESIDENT
353 GREEN VALLEY RD #A
WATSONVILLE CA 95076

05025114
RESIDENT
353 GREEN VALLEY RD #B
WATSONVILLE CA 95076

05025118
RESIDENT
337 GREEN VAUEY RD
WATSONWLLE CA 95076

05025119
RESIDENT
333 GREEN VALLEY RD
WATSONVIUE CA 95076

05025120
RESIDENT
AMESTI RD
WATSONVILLE CA 95076

05025120
RESIDENT
AMESTI RD
WATSONVILLE CA 95076

05025121
RESIDENT
AMEm RD
WATSONVILLE CA 95076

05026117
RESIDENT
AMEm RD
WATSONWLLE CA 95076

05026118
RESIDENT
AMESTI RD
WATSONVIUE CA 95076

05026132
RESIDENT
AMEm RD
WATSONVILLE CA 95076

05026136
RESIDENT
15 COWLES ST
WATSONVILLE CA 95076

OS026140
RESIDENT
47 COWLES ST
WATSONVIUE CA 95076

05026144
RESIDENT
79 COWLES ST
WATSONVILLE CA 95076

05026145
RESIDENT
87 COWLES ST
WATSONWLLE CA 95076

05026147
RESIDENT
COWLES ST
WATSONVILLE CA 95076

OS026150
RESIDENT
AMEm RD
WATSONWLLE CA 95076

05110164
RESIDENT
342 GREEN VALLEY RD #A
WATSONVILLE CA 95076

05110164
RESIDENT
342 GREEN VALLEY RD #B
WATSONWLLE CA 95076

05110164
RESIDENT
342 GREEN VALLEY RD #C
WATSONWLLE CA 95076

05110167
RESIDENT
336 GREEN VALLEY RD
WATSONVILLE CA 95076

05110175
RESIDENT
410 GREEN VALLEY RD
WATSONVILLE CA 95076

EXHIBIT I

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

SAN JOSE CA 951
16 MAR 2007 PM 5 L

M&O

NO SUCH NUMBER

05110175
RESIDENT
410 GREEN VALLEY RD
WATSONVILLE CA 95076

95076+1305

-180-

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

SAN JOSE CA 951
16 MAR 2007 PM 1 L

M&O

05025118
RESIDENT
337 GREEN VALLEY RD
WATSONVILLE CA 95076

Please make sure you
Put your dept on all Envelopes

95076+1331

(M&O)

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

SAN JOSE CA 951
16 MAR 2007 PM 5 L

Please write your
Dept. on outside
of envelope.

NO SUCH
NUMBER

NSN

05024114
RESIDENT
32 GREEN VALLEY RD
FREEDOM CA 95019

[redacted]

EXHIBIT 4

MEETING SIGN-IN SHEET

Project: Instructional Support & Operations Center

Meeting Date: March 26, 2007

Facilitator: Walt Zander

Place/Room: District Board Room

Printed Name	Signature	Address
Manuel Zumaran	Manuel D Zumaran	208 California Street Watsonville
Sue Miller	Sue Miller	343 Green Valley Rd Watsonville
David Miller	David Miller	" "
Lorie Ramos	Lorie Ramos	
Josefina Ayala	Josefina Ayala	341 Green Valley Rd
Raph Rafael Ayala		

EXHIBIT

Additional Information/Clarification:

In our meeting held on April 18, 2007, you provided a list of items that needed further clarification or response for your use in preparing the Planning Commission staff report for this project.

1. Comment: Sheet A-1 and Sheet L-1 show the covered wash slab parallel to Building "A", but Sheet C1.2 shows the covered wash pad area oriented perpendicular to Building "A' and says to see Architectural Plans, but none were included. Please clarify orientation of covered wash and include elevations.

   Response: *The covered wash pad thai is indicated on the Civil plans is a graphic representation only. The Architectural plans (Sheet A-1) provide the detailed layout of the wash area. The purpose of the wash pad cover is to keep stormwater off the wash slab. which has a clarifier and discharges directly into the sanitary sewer system Elevations and details for the '%over"have not been developed at this time. hut will be included in ihe final plans submitted to the County for Building Permit. This cover will be a freestanding steel structure that is open on ali sides and approximately 14-feet in height. It will have a corrugated steel roof that is similar to the material used on the main buildings and minimally sloped for drainage.*

2. Comment: The number of parking spaces does not appear to have been determined using standard number of spaces/square feet of use. Please explain how the number of parking spaces was determined and, where different from that required by County Code Section 13.10.552 (b), please provide justification for difference.

   Response: *The* proposed*project is a support facility for the schools in the PVUSD and is a consolidaiion of operations that currently exist at other District facilities. As such. the proposed project's "use"* does *not fit easily into any of the use categories listed in Couniy Code 13.10.552 (bj. With a zoning designation of "Public and Community Facilities" it is not a commercial service enterprise, industrial: manufacturing. business office or warehouse facility. At best. the proposed project comes closest to the "Warehouses. storage buildings, and storage facilities combined with commercial or industrial uses.'category.*

   Due to the uncommon nature and very specific functions of this facility. the parking requirement was determined based upon actual and historic parking needs: with a comfortable allowance for future parking needs. There are approximately 3C employees that will occupy the proposed facility and the current site plan provides 49 parking spaces (including 2 handicap accessible spaces). This number of spaces is slightly large: than the amount thaf would be required (47 spaces) for the "Warehouse' use stated above.

3. Comment: Please provide details on the kind and amount of materials to be stored in each building

   Response: *The items stored in the proposed buildings include material stock. parts and tools normally associafed with each of the various shop functions. Warehouse areas will hold items such as classrooin furniture. fixtures. textbooks and other materials and items necessary for the support of the District's school sites.*

   A stated in previous responses to the County during it'sreview of this application, the District has prepared and maintains a Hazardous Material Management Plan (HMMP), which also includes a Hazardous Materials Business Plan (HMBP), that provides detailed information on the storage of hazardous materials at existing District facilities. The HMMP/HMBP for current ISOC operations has been submitted to and is on file with the County Environmental Health Department and the Pajaro Valley Fire Department. This document will be revised/updated prior to the occupancy of the new facility. We have attached a copy of the existing HMMP/HMBP for your use and information

4. ***Comment:*** Please provide details on what each room shown in the buildings is to be used for.

   Response: *The proposed project will accommodate the District's maintenance and operations, environmental health, safety service, and data processing departments currently functioning at other District facilities. These departments provide operational support throughout the District for its facilities and employees*

   The new maintenance and operations facilities will include repair and maintenance shops, general warehousing, office support functions for each department, and fleet parking. Vehicle repair and maintenance will be performed off-site by a private contractor and will not be done at the ISOC The attached Floor Plans indicate the function of a//interior spaces for each of the proposed buildings

5. ***Comment:*** Will the mezzanine storage areas be used to store the same kind of materials as the rest of the buildings? Please clarify.

   Response: *The mezzanines are intended for the storage of items [See response to No. 3 above] specific to each shop or warehouse area where they occur. They are, in other words a means for providing additional floor space for each of the functional areas being served.*

6. ***Comment:*** The site plan shows Building "B" with 8 bays and 8 doors, evenly and symmetrically spaced. The elevations show only 7 bays and 7 doors, not evenly and symmetrically spaced. Please revise either the site plan or the elevations so that they are consistent with each other.

   Response: *The site pian. floor plans, and building elevations have been undergoing programmatic refinement during the course of this application process. The revised submittal documents (dated 04/10/07) are consistent with each other and reflect the evolution of the interior space plan and the current state of the project's design. it is possible ihat your review comments were based upon some previous edition of the project plans. Attached to this response, we have provided a reduction of the building floor plans for your use and to show that tire site pian and elevations ihat are in the 04/10/07 are consistent*

   We will be glad io provide you with plan reduction seis. which will include a larger copy of these floor plans that you can use with the Staff Report documents given to the members of the Planning Commission

Urban Planning Comments:

On April 30, 2007 we received a copy of the "conditions of approval" that Larry Kasparowitz, Urban Designer, wishes to place placing on the project. Mr. Kasparowitz explained in our meeting held on April 18, 2007 that these conditions would address his remaining concerns about the preliminary nature of the submitted landscape plan and the adequacy of the size and extent of the plant materials shown. We have reviewed the information that you provided to us and in general agree to the conditions Mr. Kasparowitz wishes to place on the approval of the project

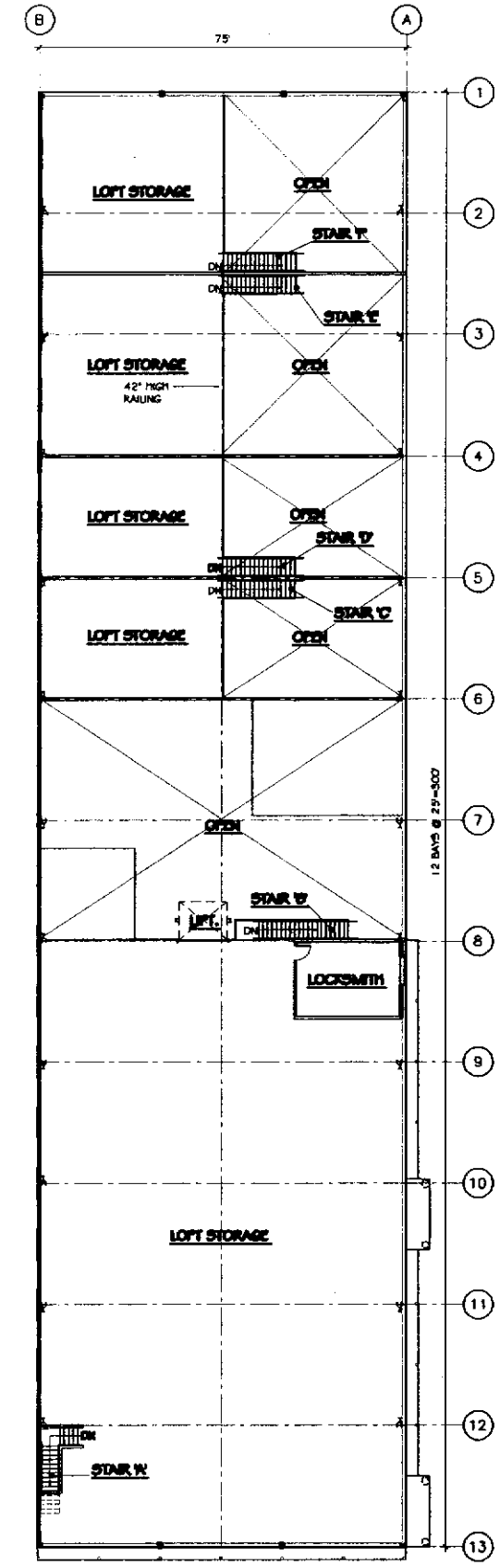
The only condition that we would not agree to is the requirement that all shrubs shall be planted at a 5-gallon size (minimum). We believe that this requirement, as stated, would place an undue financial burden on the project and request that it be changed to the text noted below. As the final plans for the project are being prepared, the District is willing to investigate the possibility of increasing the size of certain shrubs based upon their location and potential to provide a more immediate impact to the appearance of the facility upon completion. This could occur in selective locations, such as at building entries or planter islands. The final landscape plans submitted to the County for permit shall include the following information:

1. All shrubs shall be planted at a I-gallon size (minimum).
2. Ground cover shall be planted at all "blank" areas shown on the preliminary drawings.
3. A minimum 2" thick bark mulch shall be provided at all planting areas.
4. Drip irrigation shall be used whenever possible.
5. Concrete curbs (6 high) or bollards shall be used to protect planting areas.
6. Coordinate plant selection (water tolerant) for the percolation swale at the project's entry.

County Geologist Comments:

In our meeting held on April 18, 2007, Joe Hanna clarified his comments/concerns about the information provided in the feasibility level Geotechnical report that was submitted to the County for review. Mr. Hanna's concerns centered mainly on the proximity of the retention basin to the proposed structures; the elevation of the groundwater table and the influence of the retention pond on potential differential settlement; and potential liquefaction.

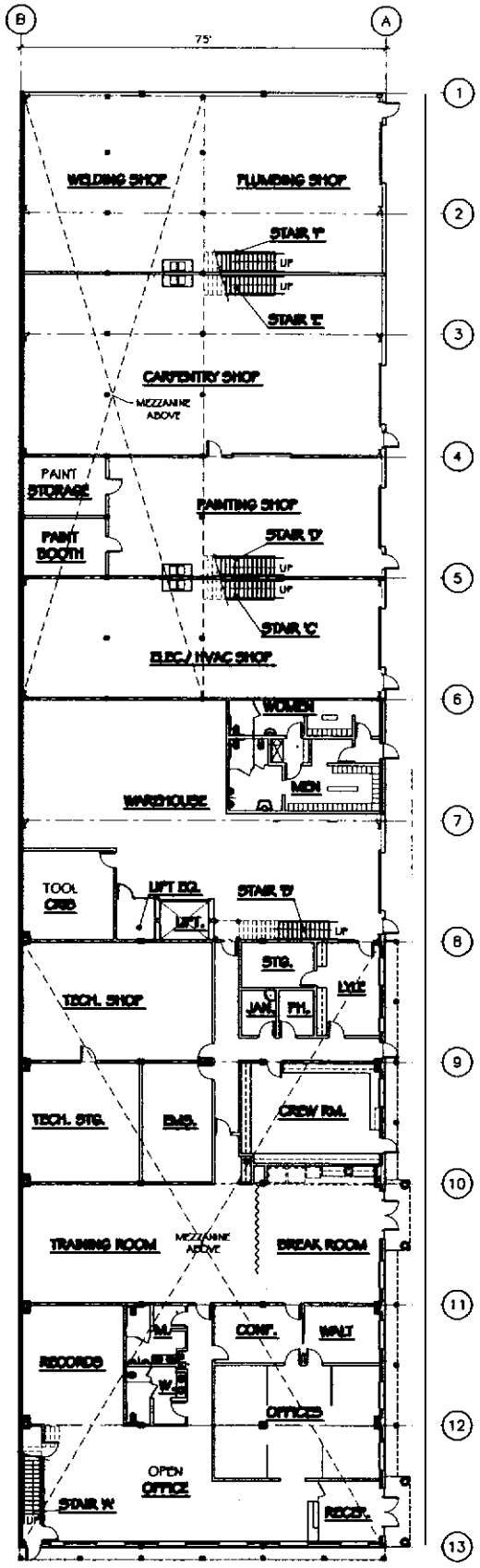
In a meeting held on May 9, 2007, Joe Haro (project Geotechnical Engineer) and Bob Corbett (project Architect) meet with Mr. Hanna to discuss these issues and address his concerns. As a result of that meeting, Mr. Hanna requested a written assurance from Joe Haro that several viable engineering alternatives exist (for mitigating the concerns expressed) that will not require significant modification to the current design of the project submitted to the County for approval. Attached you will find a copy of the requested letter.



NORTH

LOFT FLOOR PLAN

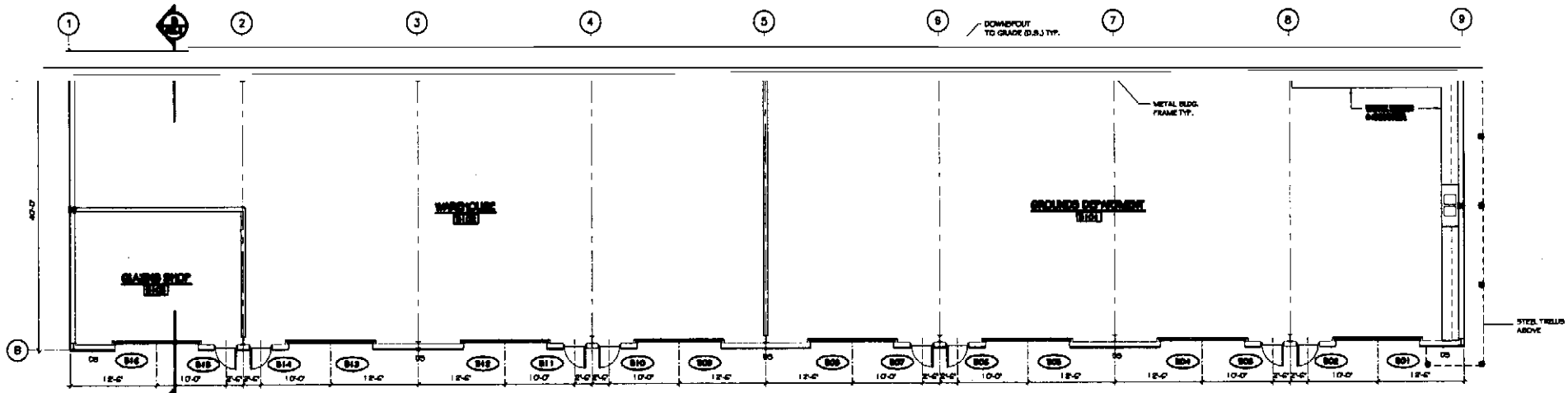
SCALE: 1/16" = 1'-0"



NORTH

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



FLOOR PLAN - BUILDING "B"