



Staff Report to the Planning Commission

Application Number: **111074**

Applicant: Rama Khalsa, Director of County
Health Services

Agenda Date: July 27, 2011

Owner: County of Santa Cruz
APN: 026-011-06

Agenda Item #: 9
Time: After 9:00 a.m.

Project Description: Proposal to develop a new County Behavioral Health Unit facility (BHU) and an Evaluation Services (ES) unit of approximately 16,000 square feet, retain one existing commercial building, demolish two other existing commercial buildings (Autorella and a multi-business retail building), decommission an existing well, rezone the parcel from Service Commercial (C-4) to Public Facility (PF) and Community Commercial (C-2), and amend the General Plan to change the designation from Service Commercial (C-S) to Public Facility/Institutional (PF) and Community Commercial (C-C).

Location: The property is located on the southwest corner of the intersection of Soquel Avenue and Capitola Road Extension at 2202-2280 Soquel Avenue.

Supervisory District: 3rd District (District Supervisor: Neal Coonerty)

Permits Required: A Rezoning, General Plan Amendment and Commercial Development Permit.

Technical Reviews: Geotechnical report review and Preliminary Grading Review

Staff Recommendation:

- Adopt the attached resolution recommending that the Board of Supervisors approve Application No. 111074, and certify the Mitigated Negative Declaration pursuant to the requirements of CEQA.

Exhibits

- | | |
|--|---|
| A. Project plans | G. Assessor's Parcel Map |
| B. Findings | H. Existing and Proposed Zoning and General Plan Maps |
| C. Conditions | I. Will Serve Letter |
| D. Mitigated Negative Declaration (CEQA determination) | J. Comments & Correspondence |
| E. Initial Study | |
| F. Resolution | |

Parcel Information

Parcel Size: 1.49 acres
Existing Land Use - Parcel: Commercial
Existing Land Use - Surrounding: Commercial and Service
Project Access: Driveway/parking lot access from Soquel Avenue
Coastal Zone: Inside x Outside

General Plan Designations

Existing: Service Commercial (C-S)
Proposed: Public Facility/Institutional (PF) and Community
Commercial (C-C)

Zoning

Existing: Service Commercial (C-4)
Proposed: Public Facility (PF) and Community Commercial (C-2)

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Steep cut slopes on south and east margins of property, to be engineered for stability and retention in accordance with geotechnical report recommendations
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 1,440 cubic yards of cut, 940 c.y. fill, 500 c.y. export
Tree Removal: Arborist' assessment completed; approximately 35 trees (primarily Acacia, invasive Locust and Creek Willow) proposed for removal and replacement with Coast Live Oaks and Toyons
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: x Inside Outside
Water Supply: City of Santa Cruz
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Central Fire District
Drainage District: Zone 5

Background

The 1.4-acre site is developed with three commercial buildings: an automobile painting facility, a multi-store retail building and a building currently housing a veterinary clinic. All three structures were built prior to 1976. Planned Development Permit 83-689-PD, approved in 1983, established a Master Occupancy Program, allowing various C-4 uses by an administrative (Level 1) permit. Development Permit 94-0631 established the use permit for the veterinary clinic

currently in operation in the building to be retained.

Santa Cruz County currently provides psychiatric evaluation services and acute short stay psychiatric healthcare through Dominican Hospital /Catholic Healthcare West, in a facility on the hospital campus. With the upcoming expiration of the long-term contract with Dominican, the County must relocate its Behavioral Health services. The County has the potential to improve the local mental health system and better manage acute care costs by moving from a general hospital-based model to a stand-alone Psychiatric Health Facility model. The rising operational cost for psychiatric services in the hospital environment may divert resources away from a more community-based mental health services model which can, over time, reduce the demand for acute care. Through this project, a new public facility will be constructed to replace the psychiatric program currently housed on Dominican's campus.

The County Health Services Agency conducted an extensive search for an available property that would be adequate in terms of size, setting and budget, as well as being in a mid-County location where it will better serve the community. After determining that the subject parcel appeared to be an appropriate option, a variety of technical studies were performed by consultants under contract to Health Services. The Pacific Design Group architectural firm, with extensive experience in designing health facilities of this kind, began to develop preliminary conceptual site plans, building elevations and floor plans. A Development Review Group (DRG) meeting was held for this proposal on March 9, 2011 by the Planning Department. The DRG generated feedback and direction from various County departments and agencies that were incorporated into the project design. At this early stage, the Sheriff's Department was able to advise on the important issues of containment, security and the need for effective separation of the emergency entrance and the public entrance. Central Fire and the Building Official worked with the design team on the challenges of emergency egress and emergency responder ingress for a secure facility. With the additional analysis of technical reports and assessments, the environmental review process began as part of the final consideration of the site acquisition and development.

A community meeting was held on May 4, 2011, to provide information and to solicit input from property owners in the vicinity and interested members of the public. County Health staff discussed the programming and operation of the Behavioral Health facility, Pacific Design Group gave an overview of the proposed site design and floor plan, and Planning staff discussed the review and permitting process. A long-time residential neighbor of the current BHU facility, Linda Bergthold, discussed her quiet, problem-free experience of living in proximity to the existing BHU.

It is anticipated that the existing private veterinary hospital, or another commercial use compatible with a Community Commercial zoning and General Plan designation may remain in operation in the existing building that will not be demolished on the subject parcel, and this secondary use would not be in conflict with the primary use of the site for the new public health facility. The terms of the continued operation of a community commercial business is addressed through updated Master Occupancy Plan requirements proposed as part of the Commercial Development Permit approval of the BHU.

The Facility Program and Operations

Two services will be housed in the new facility, the Evaluation Services Unit (ES) and the Behavioral Health Unit (BHU). Together, these two units will provide outpatient psychiatric evaluation services and inpatient psychiatric services for patients who need to be admitted for

short-term acute care. The ES is a 24/7 staffed clinic providing psychiatric evaluation, treatment recommendations and referrals, crisis intervention, and screening for both minors and adults. Upon arrival, clients are first evaluated in the ES and may subsequently be admitted into the BHU. The BHU is a 24/7, 16 bed short-stay psychiatric health facility providing evaluation and stabilization for acute psychiatric crises, nursing care, medication monitoring, psychiatric consultation, and referrals. Both voluntary and involuntary clients needing acute care for mental health may be admitted into the BHU after being screened by the ES unit. Typically, about 40% of clients arrive in the custody of law enforcement, 30% from Dominican or other emergency medical facilities, and 30% self-present or are brought to the facility by family or friends. The average stay for clients who are admitted for inpatient treatment is 5-6 days. Around-the-clock care and evaluation are provided, and the overall function of the facility is to treat and stabilize acute clients. Nearly forty percent of the individuals treated on an in-patient basis are stepped-down to a community-based treatment program, and the remainder will return to their homes or to community placements.

The new facility will be approximately 16,000 square feet and will have three primary functional areas: an unlocked administration area, a locked 16-bed BHU housing patients on a 24-hour basis, and a locked ES unit. The administration area will include a conference room, private offices, restrooms and storage. The BHU will be a state-of-the art treatment facility with private patient bedrooms arranged in pods around a common area with a 24 hour staffed nursing station that is situated to give staff visual and physical access to clients. Other amenities for patients include a dining room, an activities room and group rooms, and an outdoor yard. The kitchen facility will be a warming kitchen, with all meals delivered by a caterer and heated on site. The ES unit will include separate lobbies, an emergency entrance, interview rooms and restrooms for both minor and adult intake connected by a single sallyport. A partial subterranean parking garage will provide secured staff parking. The windows are designed to provide abundant natural light while still allowing for security. Public art will compliment the exterior and/or interior of the facility for the enjoyment of clients, visitors and staff, once selected through the County's public art process.

Project Setting

The subject parcel is bounded by Soquel Avenue, an arterial street, to the north, Capitola Road Extension, a collector street, to the east, a cemetery to the south, and an office building to the west. The Arana Gulch stream channel runs east to west on the other side of Soquel Avenue, approximately 120 feet from the subject parcel. The channel crosses Soquel Avenue approximately 325 feet to the west of the subject parcel. Drainage from the subject parcel currently sheet-flows off the impervious areas into the gutter and storm water system along Soquel Avenue.

The parcel consists of three relatively flat building pads, stepping down from east to west, currently occupied by an auto painting and body shop on the upper pad to the east, a retail shop complex, and a veterinary clinic to the west. The eastern building pad is separated from the other two pads by a small retaining wall, and unretained cut slopes exist along or in close proximity to the eastern and southern boundaries.

The parcel is almost entirely paved, with the exception of the cut slopes and the area above them, and several small landscaping features. Mature trees overshadow the cut slope to the south, on the adjacent cemetery parcel.

Other surrounding land uses include commercial retail to the east, and a high school and

residential neighborhood across Soquel Avenue to the north and northwest respectively. The City of Santa Cruz jurisdictional boundary is to the west of the property line.

Parking

Hexagon Transportation Consultants conducted a multi-day parking demand survey (dated 11/30/10) of the existing County BHU in order to provide a recommendation on the number of spaces that would be required to accommodate the anticipated parking needs of the new facility. This study was completed prior to selection of the subject property, in order to ensure that the chosen site would have adequate space for the BHU building footprint and to also accommodate the parking and access needs of employees, visitors and emergency services. The parking survey was conducted on days when the BHU experienced normal business operations and typical parking activity. The survey was designed to determine the parking demand by time of day, parking duration, and the purpose of those that visited the BHU.

The survey indicated that maximum parking demand occurs on Monday, which, according to staff, is the busiest day at the BHU. Around 4:00 PM (the time of peak demand, before day shift staff leaves, and when evening shift staff has already arrived), 30 parking spaces are typically occupied. The new BHU will be slightly smaller than the existing facility (16 versus 18 beds) and the study thus concluded that the maximum parking demand at the new facility would be 27 spaces. The recommendation of the consultants was for 30 spaces (projected peak-demand of 27 spaces plus 10% reserve capacity). In addition, the facility will provide parking exclusively for emergency services and law enforcement.

In accordance with Hexagon Transportation's recommendations, the proposed BHU facility has been designed to allow for a total of 32 spaces, which includes 3 compact spaces, 2 accessible spaces, one electric vehicle (charging) space, one area for emergency vehicle parking and a bicycle parking area. County parking requirements would otherwise be calculated at 0.3 spaces per bed for a "sanitarium" use and one space per 200 square feet of administrative office (County Code 13.10.551). For the existing commercial building (currently a veterinary facility) the site is designed to have 15 parking spaces (in addition to the 32 used for the BHU), including 1 accessible space and two tandem spaces for employees, with a possible option for another tandem arrangement for a total of 16 spaces (total is 13 spaces if no tandem parking is used). The proposed Master Occupancy Plan for the commercial building will allow for County review and approval of parking for any future proposed change of use.

Parking dimensions and circulation have been reviewed by County DPW staff and meet all County Design Criteria standards. A trip generation analysis by Hexagon concluded that the proposed BHU would generate 91 daily trips: 16 trips during the AM peak hour and 13 trips during the PM peak hour. Using ITE trip generation rates, it is estimated that the proposed facility would generate 290 fewer daily trips than the existing commercial uses on the property.

Drainage, Grading and Soils

Because of the existing commercial uses, most of the subject parcel is already covered in impervious surface. The project site has a drainage area of about 60,516 square feet, and the proposed site plan will result in a reduction of impervious area, from 43,640 to 42,402 square feet. Landscaped islands, biofilter swales and pervious surfaces have been incorporated into the project design to the greatest extent possible.

The new BHU building has been sited and designed to work with the existing site contours and

features as feasible. For example, the building utilizes existing site elevations by incorporating a “tucked under” parking level for employees below the main floor level, and the high walls of the outdoor patio area for patients will be incorporated into the engineered slope retention and stability specifications. Project engineers have worked closely with the County Senior Civil Engineer and Geologist to arrive at concurrence on recommendations addressed in the applicant’s geotechnical investigation (Bauldry Engineering, Inc. dated 4/11).

A gasoline station operated at 2202 Soquel Avenue for at least seven years, and Autorella, an auto body paint shop occupied 2280 Soquel Avenue for forty years. Phase I and Phase II soil and groundwater investigations were conducted by Environmental Investigation Services, Inc. (dated 12/5/05). Metals and contaminants in sample borings were found to be far below Environmental Protection Agency (EPA) remediation thresholds and in every case, in less than significant concentrations.

A water well, permitted in 1978, is on the property near the southern property line. This well provided some water for the commercial laundry in the multi-business commercial building on site, but it is proposed to de-commission the well rather than address possible structural upgrades or groundwater impacts.

Proposed Rezoning and General Plan Amendment

The project includes a proposed rezone and a General Plan amendment to Public Facilities and Community Commercial designations. Currently, the General Plan land use designation for APN 026-011-06 is Service Commercial (C-S). The zoning designation is Commercial Services (C-4), which is listed in County Code Section 13.10.170 as one of the zone districts that implements the C-S General Plan land use designation. The location and the current uses of the site are consistent with Policy 2.17.2 criteria for Service Commercial and Light industrial designation, which allows heavy-use commercial services and light industrial activities such as auto repair.

For the proposed new County BHU facility to be consistent with County Zoning and General Plan designations, a General Plan amendment to Public Facility/Institutional and Community Commercial designation, and a rezone to Public Facilities and Community Commercial are required. To approve a rezoning of the subject parcel, the finding must be made, under County Code Chapter 13.10.215(d)(3)(B), that the proposed rezoning is necessary to provide for a community-related use which was not anticipated when the Zoning Plan was adopted. A secure psychiatric facility is a community-related resource that has long been located at Dominican Hospital. The long-term contract with Dominican could not be renewed, and thus it became necessary to identify a feasible site for a new community-based BHU. The need for a new facility was not anticipated at the time that the County Zoning Plan was adopted, and therefore the proposed rezone is consistent with this finding. Public Facility/Institutional uses allowed under Section 2.21 of the General Plan include public and quasi-public facilities such as hospitals.

Dual GP and zoning designations are proposed to result in a portion of the property having a Community Commercial designation, to allow for maximum flexibility for continued operation of the existing veterinary business, or for a similar use in the retained building that would be compatible with the BHU facility. Community Commercial uses could accommodate a range of shopping, service or office activities, and the parking areas would be sufficiently separate from those used for the BHU. All Community Commercial uses described in 13.10.332 are

potentially compatible with the Public Facility BHU, with the exception of restaurants, due to the potential for higher volume of vehicular traffic, noise or extended hours of operation. Under the proposed Master Occupancy Plan requirements for Community Commercial uses on the property, restaurants would be excluded, and any changes to parking would require County review of a parking plan.

Design Review

The proposed BHU facility was evaluated pursuant to the requirements of Chapter 13.11.052, the County Design Review Ordinance. Finish materials and colors, site layout and the landscape plan were reviewed by the County Urban Designer. It has been determined that the new health care facility will enhance and complement its portion of Soquel Avenue. Existing development in the vicinity consists of metal buildings, storage yards and commercial/office structures. As a replacement to the existing Autorella and multi-retail structures, the new facility and its landscaping will offer an attractive street presence.

The interior floor plan was in large part determined by the functional requirements of the facility. The physical features and constraints of the overall site (e.g. grade changes) as well as the functional programs for the facility were key factors in the building design and in how it is sited upon the parcel. The competing needs for a durable, easily maintained secure public facility that is also warm, calming and welcoming have been well balanced in the proposed design.

The design of the existing veterinary clinic was not evaluated as no changes are proposed to the structure at this time. However, additional proposed landscaping will enhance the appearance of the existing structure.

Environmental Review

Environmental review was required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on May 9, 2011. The mandatory public comment period expired on May 31, 2011 with no comments received. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on June 7, 2011. Subsequent minor modifications of the project were reviewed, and those changes were found to be consistent with the initial analysis and Negative Declaration (Exhibit D).

The environmental review process focused on potential impacts of the project in the areas of geology, hydrology, land use and transportation/traffic. The process generated mitigation measures that will reduce potential impacts to slope stability and possible impacts to nesting birds and roosting bats (dependent upon the timing of construction activities) to less than significant, and will thus adequately address these issues.

Conclusion

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

Staff Recommendation

- Adopt the attached resolution recommending approval of Application No. 111074, the attached findings and certification of the Mitigated Negative Declaration under CEQA to the Board of Supervisors.

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

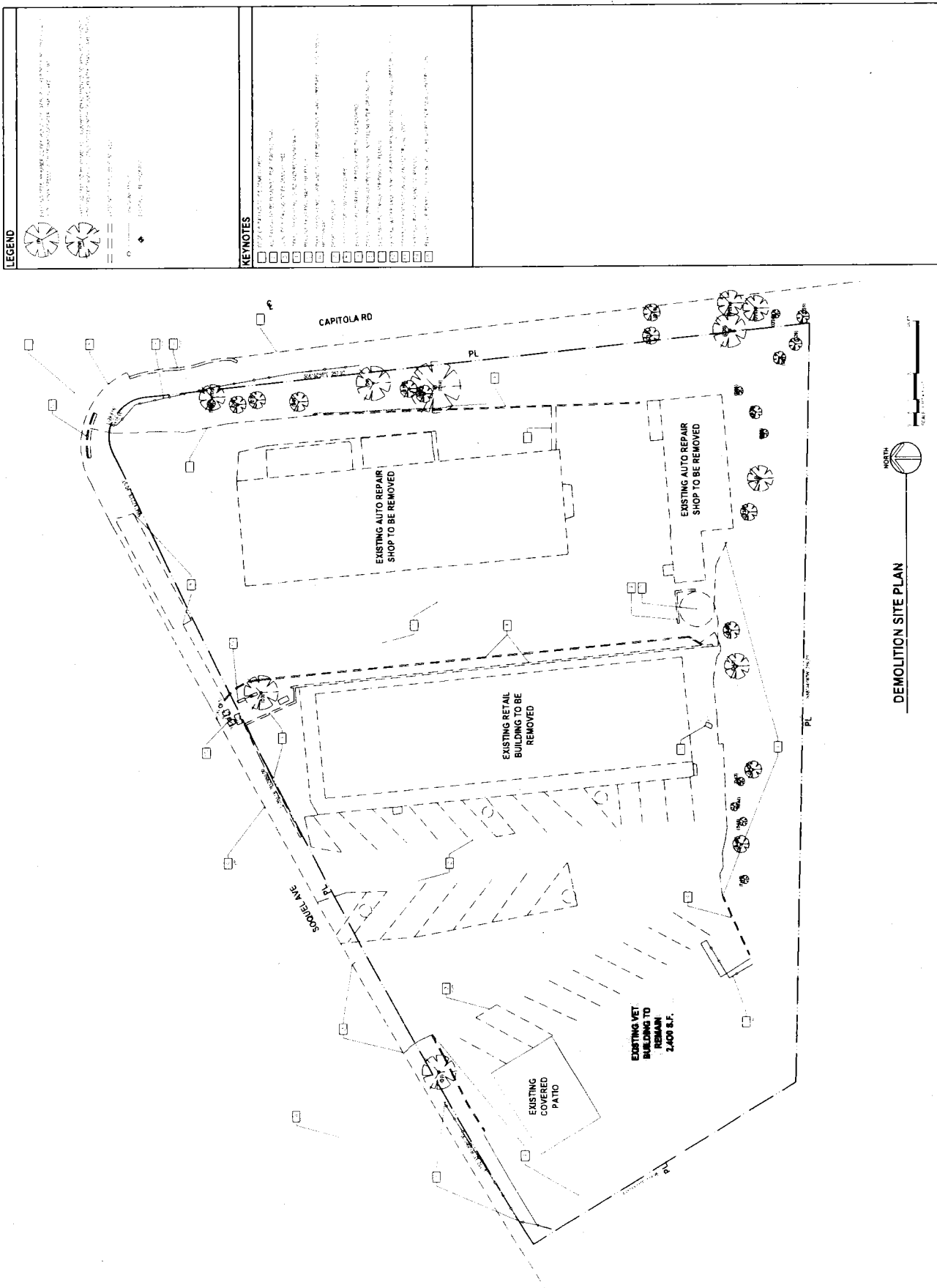
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: _____

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Phone Number: (831) 454-3140
E-mail: alice.daly@co.santa-cruz.ca.us

Report Reviewed By: _____

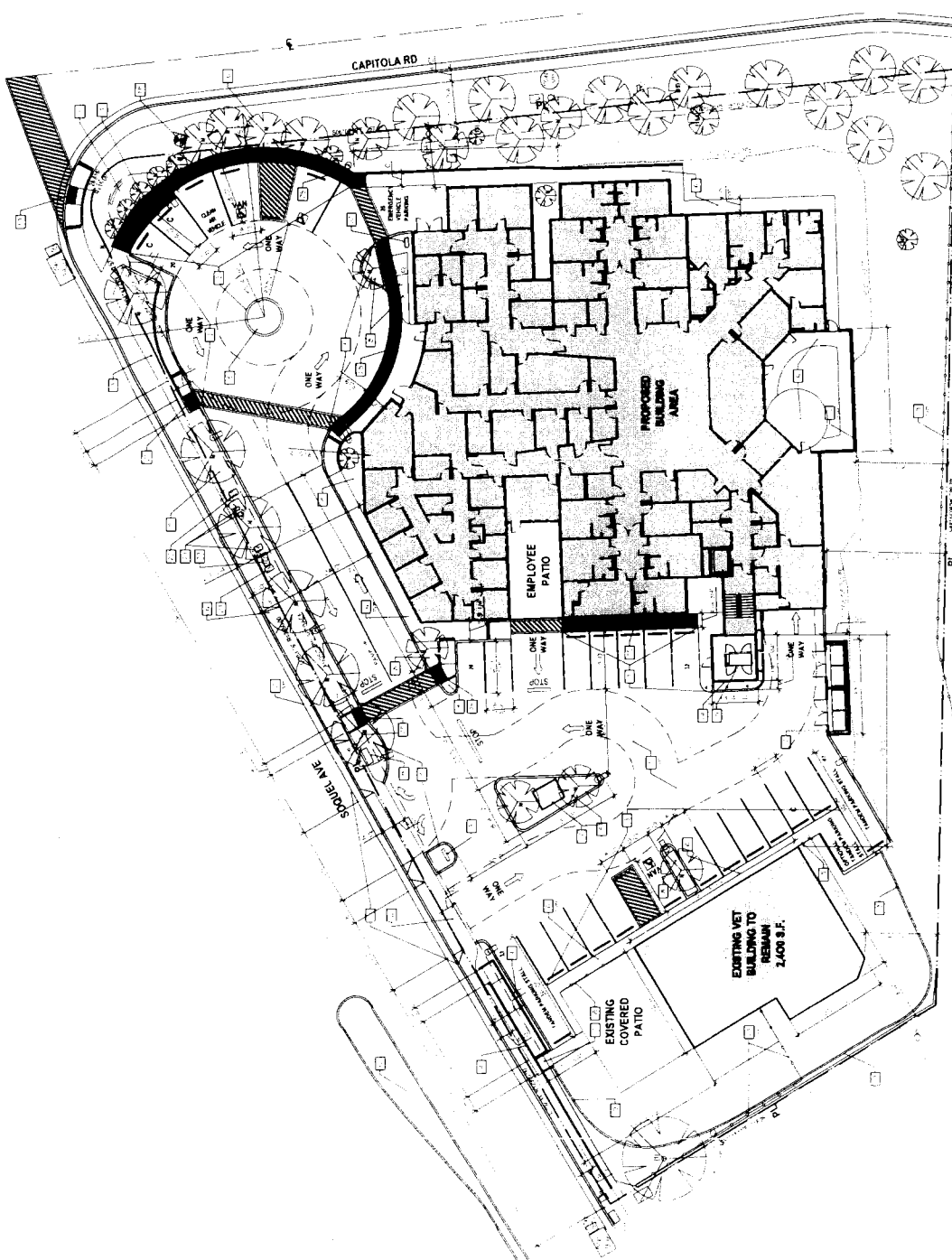
Cathy Graves
Principal Planner
Santa Cruz County Planning Department

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NO. DATE. REFERENCE

SITE PLAN

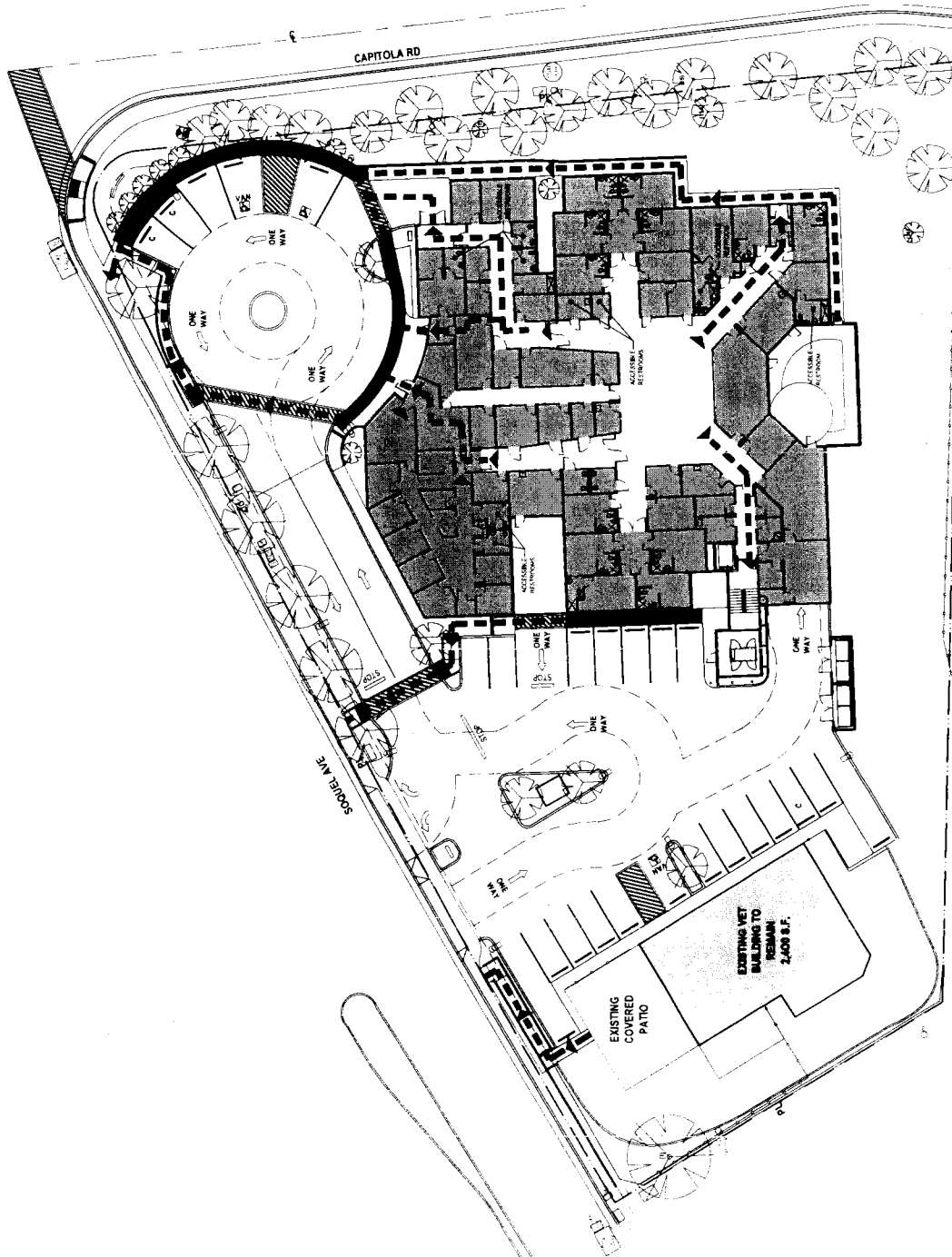




GENERAL NOTES

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SITE ACCESSIBILITY PLAN



1-VET CLINIC



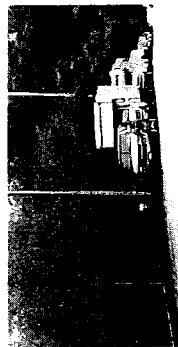
2-EXISTING RETAIL



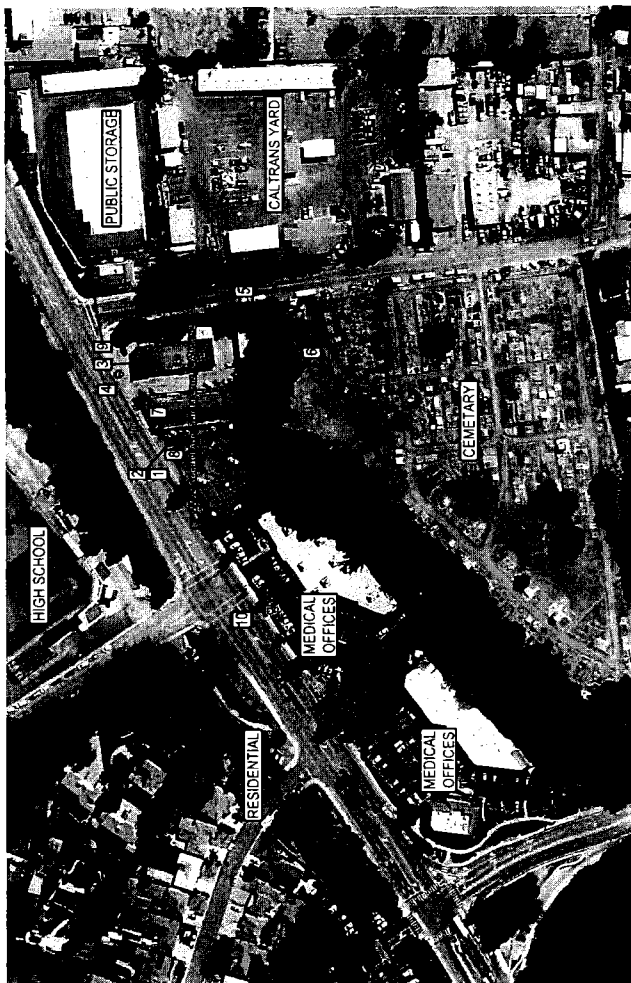
3-AUTORELLA



4-SOQUEL AVE



5-CAPITOLA RD. EXT.



6-CEMETARY



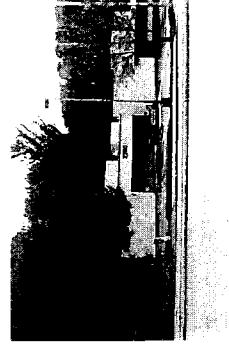
7-AUTORELLA PARKING



8-SOQUEL AVE. AT VET



9-PUBLIC STORAGE



10-MEDICAL OFFICES

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PROJECT

SANTA CRUZ HEALTH
COUNTY OF SANTA CRUZ
APN: 026-011-06
SANTA CRUZ, CA
SANTA CRUZ, CA
ADJACENT PROPERTY PHOTOS



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GENERAL NOTES

KEYNOTES

BASEMENT FLOOR PLAN

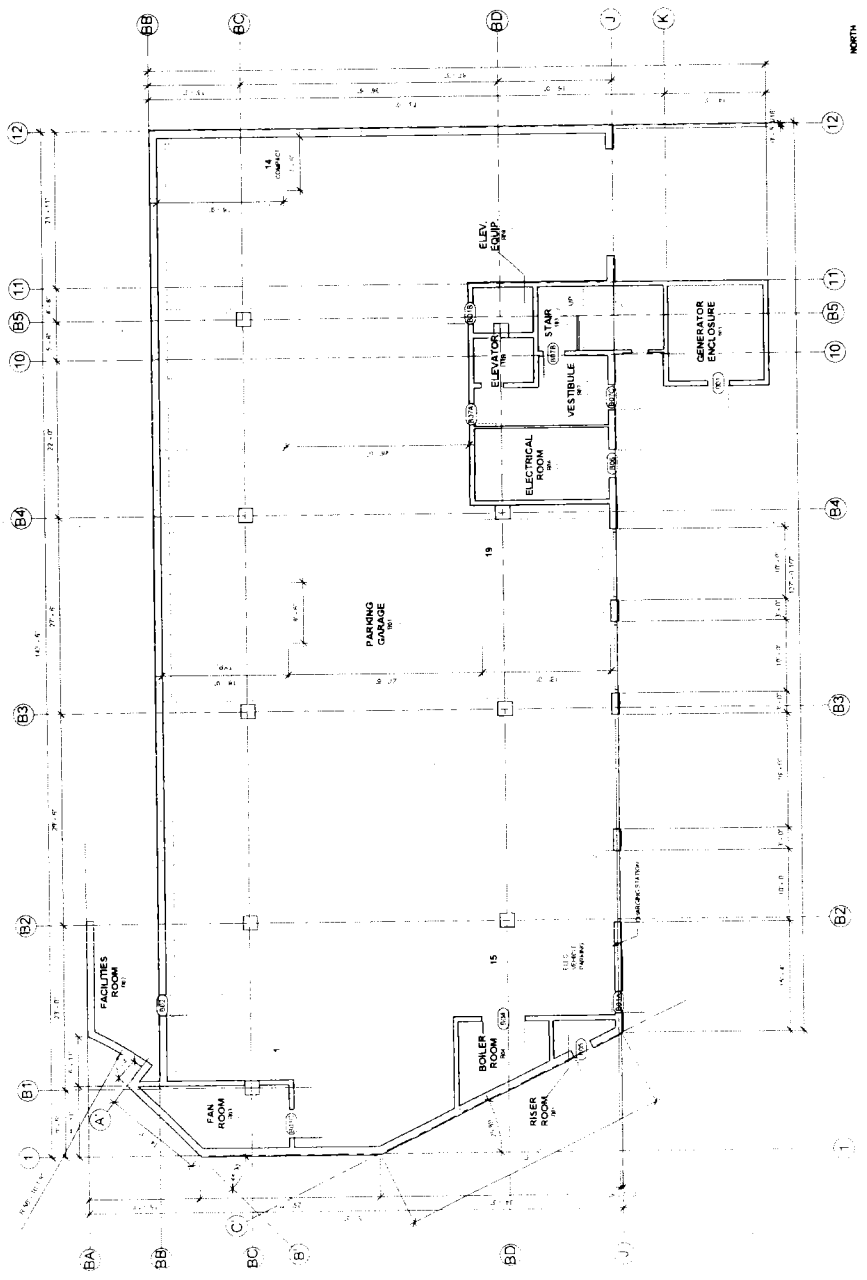
SANTA CRUZ HEALTH
COUNTY OF SANTA CRUZ
1200 SQUEG AVE
SANTA CRUZ, CA
APR 2011

PROJECT

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BY JLM
CHECKED BY JLM
DATE 10/1/11

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SCALE: 1" = 10'-0"

1 BASEMENT PLAN

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SANTA CRUZ HEALTH
COUNTY OF SANTA CRUZ
2202 SIOQUE AVE
SANTA CRUZ, CA 95060
PROJECT: FIRST FLOOR PLAN
DATE: APR 02 01 06

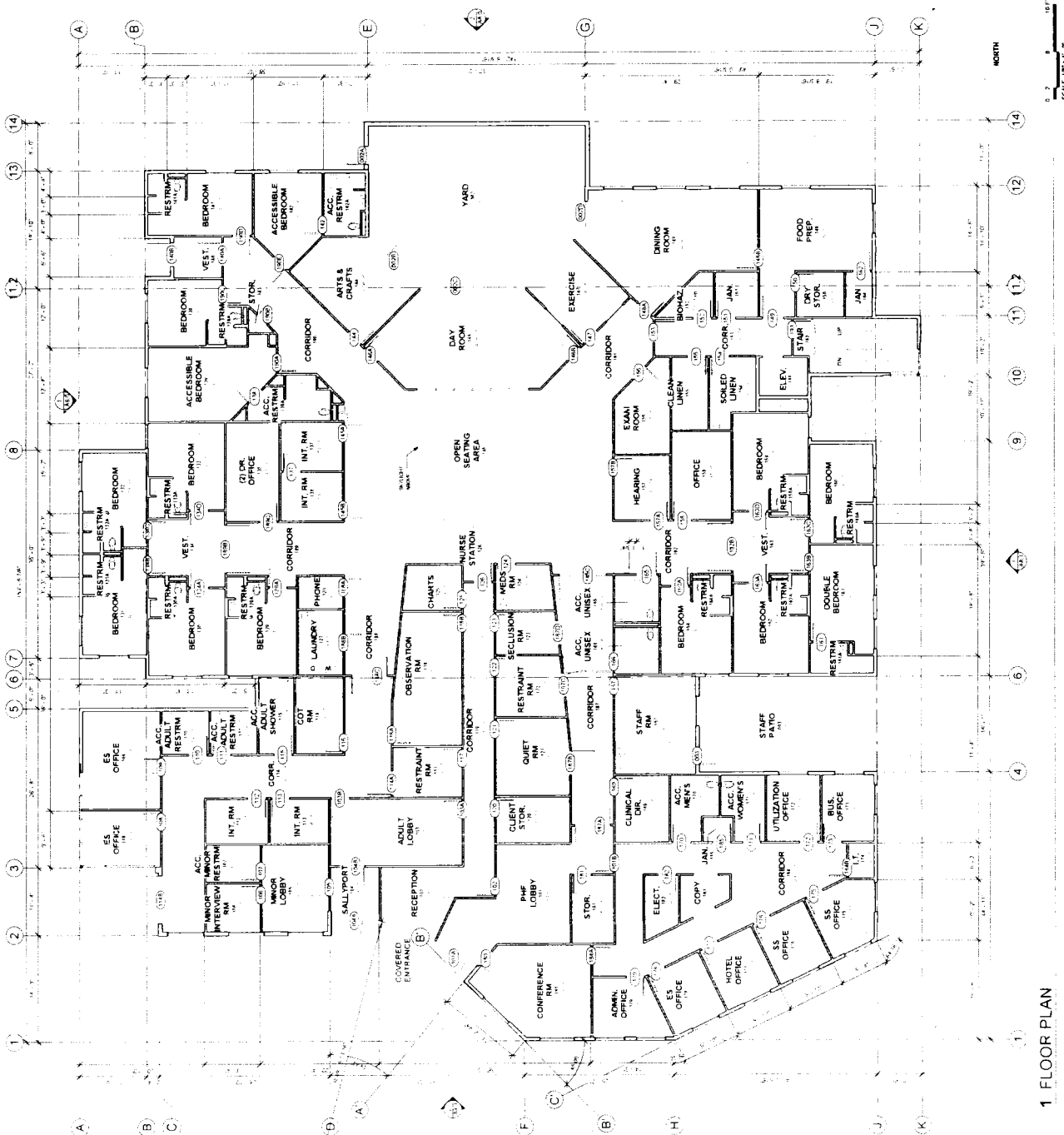
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APPROVED BY	DATE

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GENERAL NOTES

KEYNOTES



1 FLOOR PLAN

EXHIBIT A

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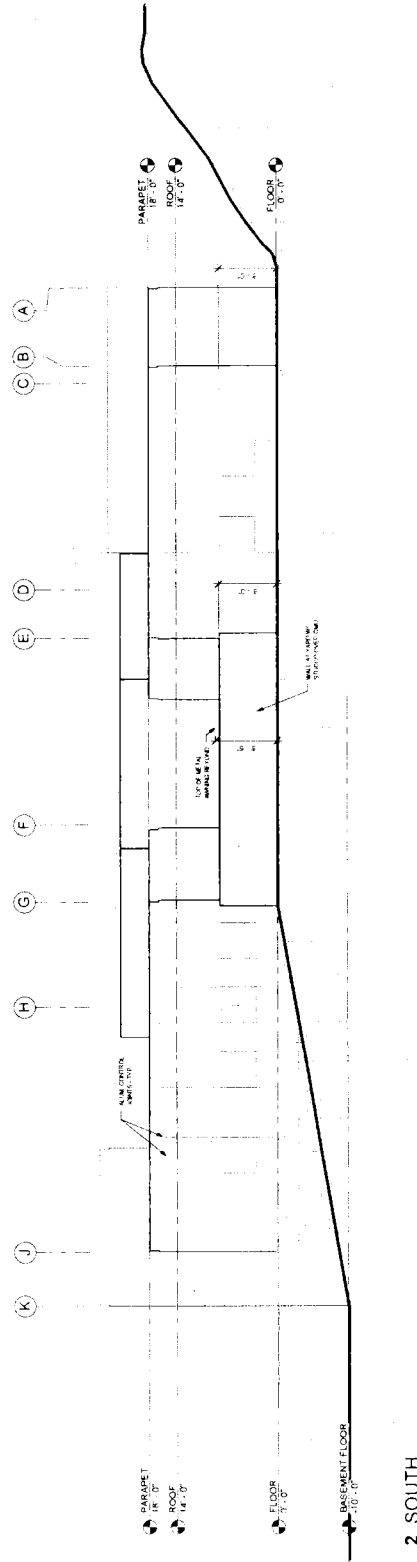
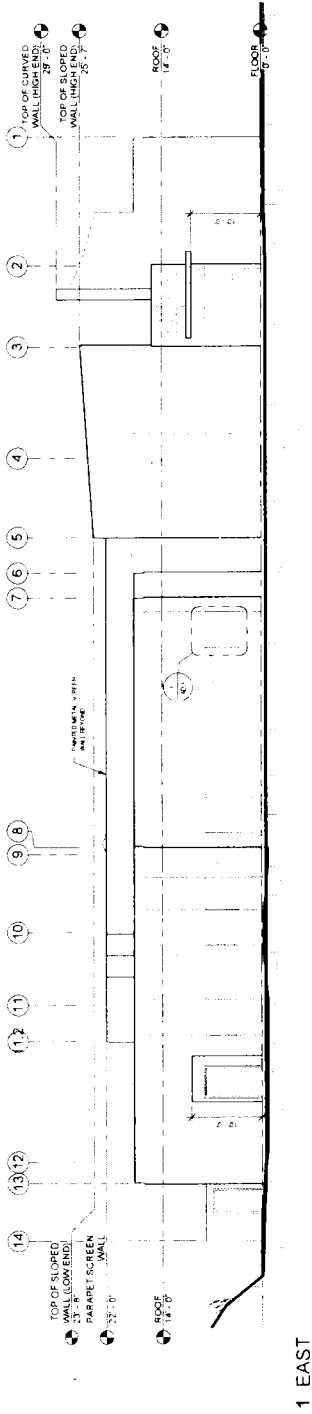


SANTA CRUZ HEALTH
COUNTY OF SANTA CRUZ
2200 SORREL AVE
SANTA CRUZ, CA
APR 02 03 10 AM

EXTERIOR ELEVATIONS

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PROJECT NO.	2200 SORREL

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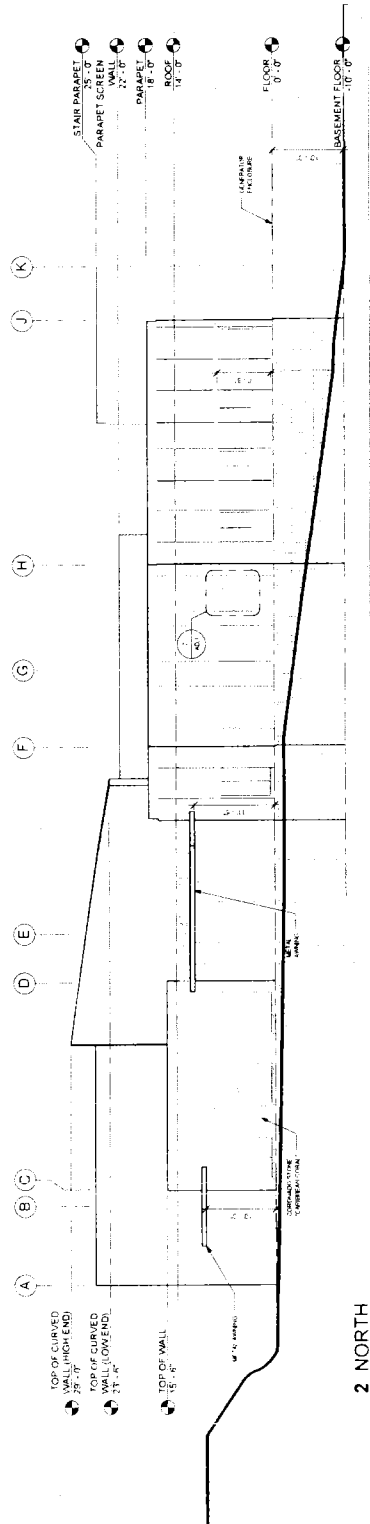
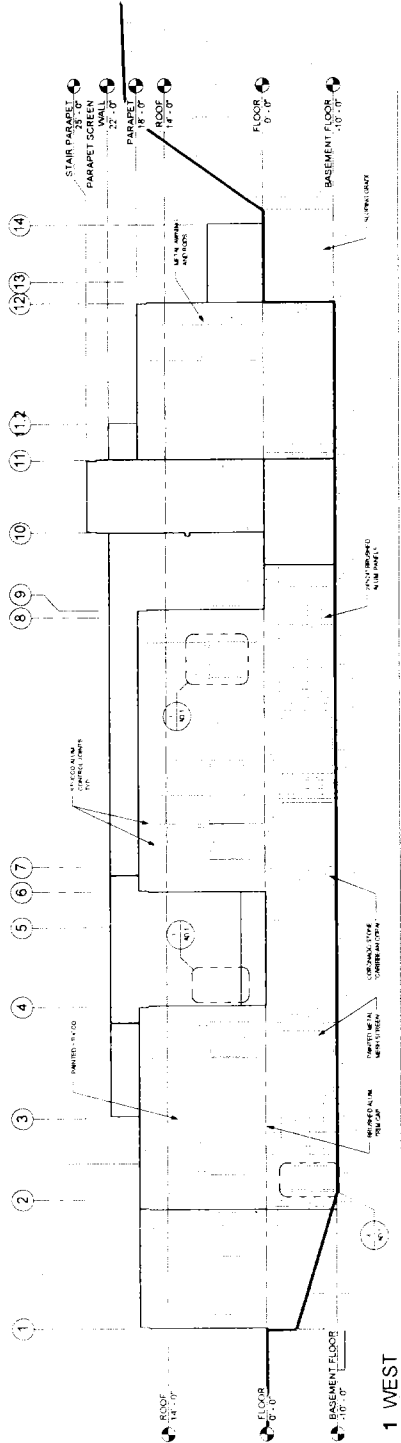


SANTA CRUZ HEALTH
COUNTY OF SANTA CRUZ
2202 SCOTT AVE
SANTA CRUZ, CA
APR 05 011 06

EXTERIOR ELEVATIONS
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PROJECT NO.	10000
DATE	10/1/10
PROJECT NAME	10000
PROJECT NO.	10000

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COLOR ELEVATIONS

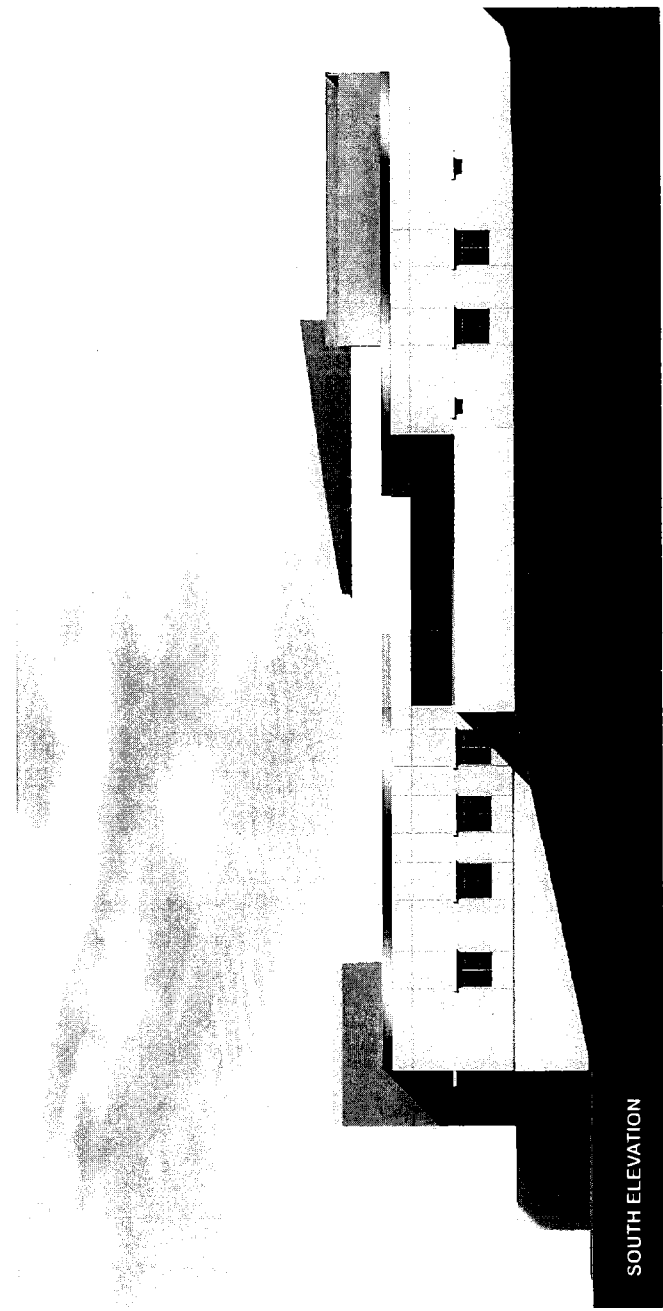
SANTA CRUZ HEALTH
COUNTY OF SANTA CRUZ
2000 SOUTHERN AVE
SANTA CRUZ, CA 95060

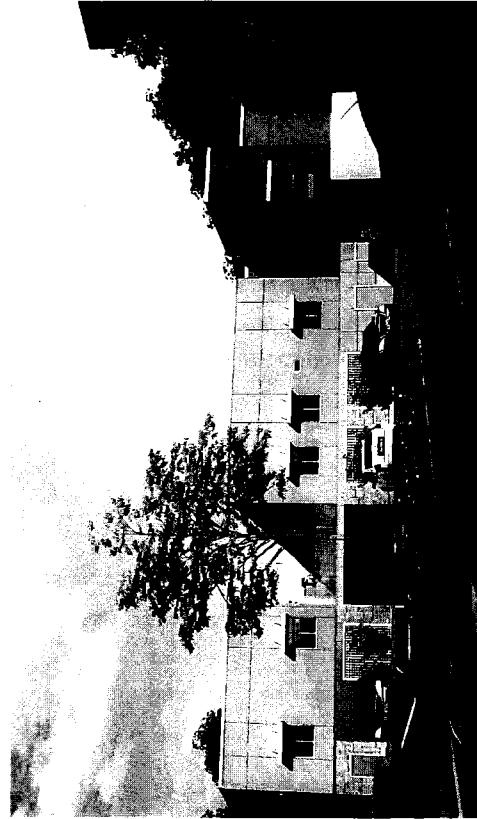
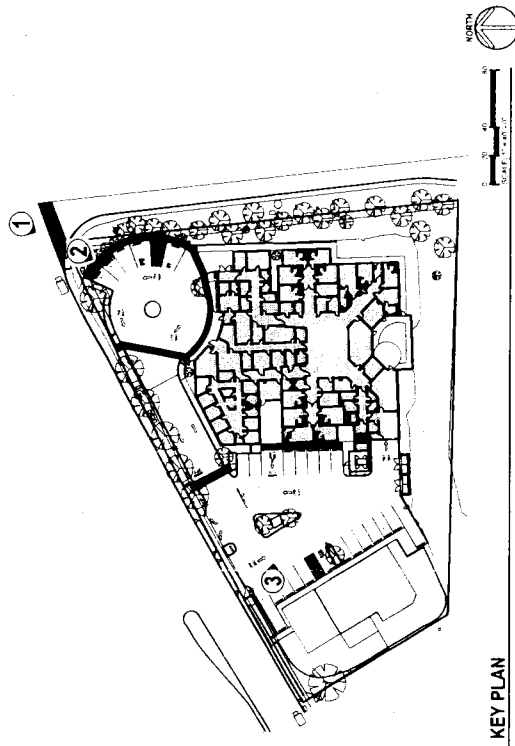
PROJECT: 026-011-06
DATE: 01/11/11

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FILE NAME	026-011-06
PROJECT	026-011-06
PLAT DATE	01/11/11

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- LEGEND**
- Paint 1 - Dunn Edwards
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 - Paint 2 - Dunn Edwards
DE3314 Fine Sand
 - Paint 3 - Dunn Edwards
DE3314 Fine Sand
 - Paint 4 - Dunn Edwards
DE3314 Fine Sand
 - Paint 5 - Dunn Edwards
DE3314 Fine Sand
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Anodized Clear
 - Glass - Pilkington Super
Grey
 - Roofing - Sealed - Rubber Membrane
DR115 Asphalt Res.
 - Stone - Coronado
Caribbean Coral / Cream

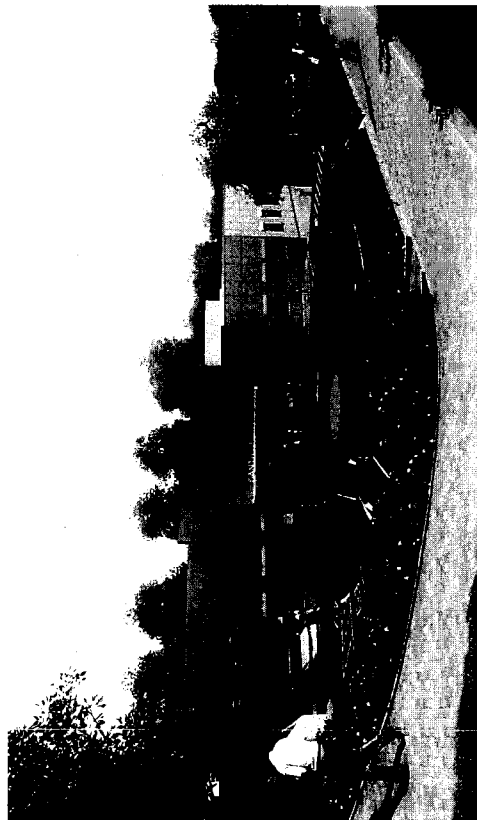




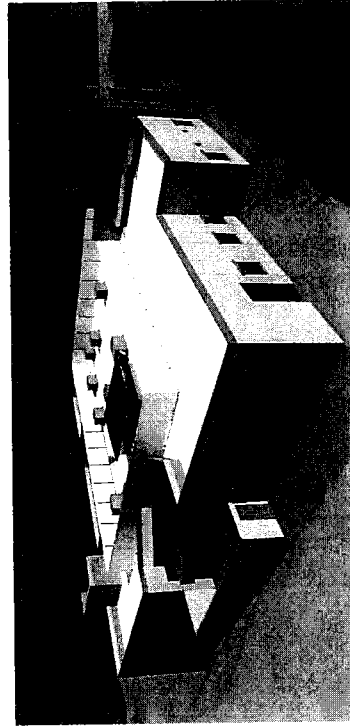
3. VIEW FROM VET CLINIC



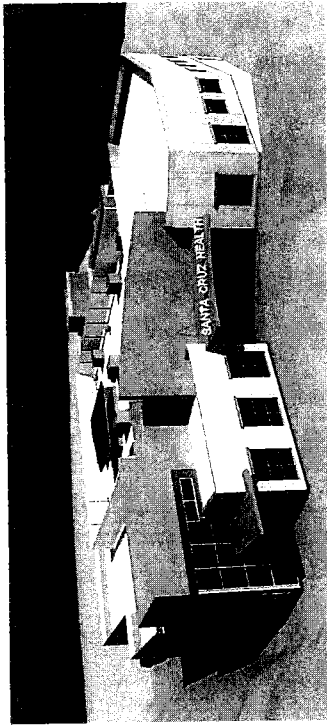
1. BIRDS-EYE VIEW



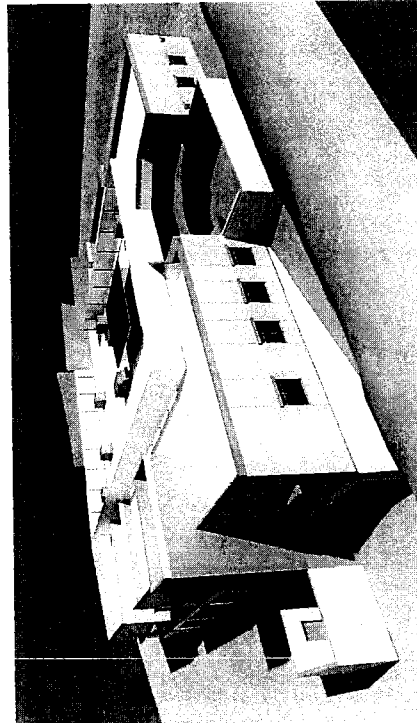
2. VIEW FROM CORNER OF CAPITOLA / SOQUEL

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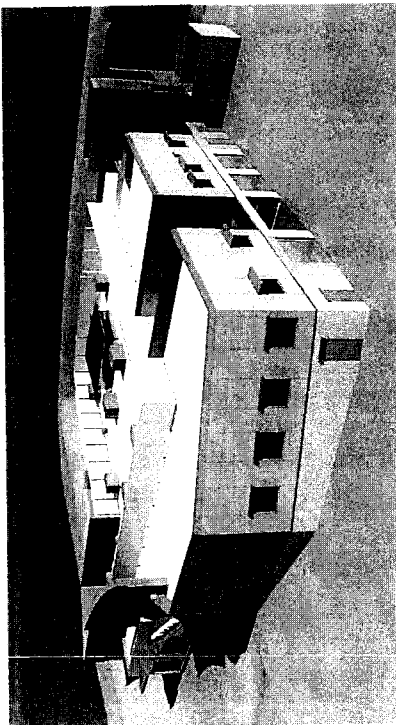
SOUTHEAST VIEW



NORTHEAST VIEW



SOUTHWEST VIEW



NORTHWEST VIEW



Wienke & Associates

Q. DAY	REVISION

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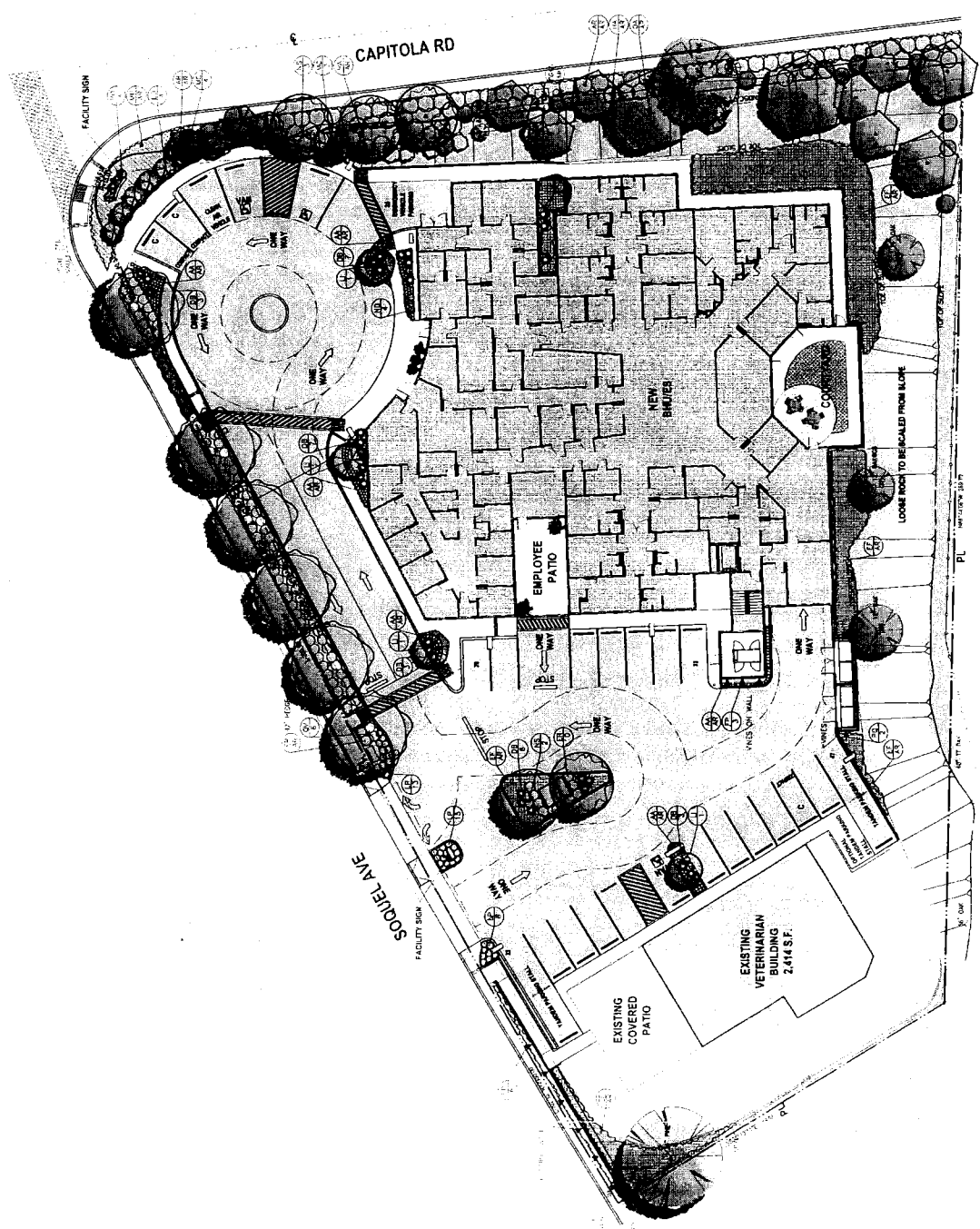
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 2) UNIT CLINICAL - 36 - 1961 212
 3) LABS REQUIRED - 11 (11/12/1961) 212

LEGEND

[illegible]

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 with the proposed rezoning and General Plan designation change, the project has been reviewed for conformance with CEQA and will be compatible with medical facility uses, and the previously-developed commercial site is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The facility will comply with all requirements of the Medical Waste Management Act and all other state and federal regulations governing medical facility operations. The proposed County Behavioral Health Facility will not be materially injurious to properties or improvements 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 County Behavioral Health Facility and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PF and C-2 (Public Facility and Community Commercial) zone district as the primary use of the property will be a public health facility and a separate commercial and/or retail business that meet all current site standards for the zone district, including parking and setbacks. The proposed new health facility (BHU) and the existing commercial facility are primary permitted uses in the Public Facility and Community Commercial zone districts.

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 medical facility and separate existing commercial use are consistent with the use and density requirements of the Public Facility and Community Commercial (P and C-C) land use designations in the County General Plan.

The proposed new Public Facility meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance). The Public Facility will not adversely shade adjacent properties, and will meet current setbacks for their zone districts that ensure access to light, air, circulation and open space in the vicinity.

The proposed new Public Facility will be properly proportioned to the parcel size and character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed Public Facility will comply with the

EXHIBIT B

site standards for the PF and C-2 zone district (including setbacks, height, and number of stories) and will result in a structure consistent with a design that could be approved on any 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 Public Facility is to be constructed on an existing developed commercial lot. Hexagon Transportation Consultants, Inc prepared a trip generation analysis (dated 3/9/11). Based on the data from the parking survey, the proposed BHU would generate 91 daily trips: 16 trips during the AM peak hour and 13 trips during the PM peak hour. Using ITE trip generation rates, it is estimated that the proposed BHU would generate 290 fewer daily trips than the existing commercial uses on the property, and thus will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed Behavioral Health Facility is located in a neighborhood containing a variety of commercial and office uses and architectural styles, and the proposed BHU Facility is consistent with the land use intensity and density of the neighborhood. The proposed new BHU building and landscape plan will incorporate public art elements and will be a pleasing aesthetic improvement in contrast to the two existing older commercial buildings on the site that are proposed for demolition.

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 Public Facility will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The proposal received Design Review pursuant to the requirements of Chapter 13.11.052, the County Design Review Ordinance, and through that review process it was determined that the facility, siting and proposed landscape plan were in harmony with development in the vicinity. Public art and appropriate landscape elements will also enhance the aesthetic qualities of the project.

Rezoning Findings

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

This finding can be made, in that the subject property is located within the Urban Services Line with all public services available, and is developed with existing buildings with adequate area for public parking and vehicular and pedestrian circulation and access to and from Soquel Avenue. The property is currently zoned Service Commercial (C-4) and is proposed to be rezoned to Public Facility (PF) and Community Commercial (C-2). Under a PF and C-2 zoning designation, new uses will be consistent with existing infrastructure constraints and existing levels of development. The proposed BHU facility will meet these criteria, as utility availability, the existing parking area and other infrastructure requirements are more than adequate for the proposed BHU and for the existing commercial building that will remain on the site.

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

This finding can be made, in that the existing development on the subject property is connected to all utilities and all available community services, including water, power, sanitation, and all of these community services will continue to be available and adequate after the proposed rezone to Public Facility (PF) and Community Commercial (C-2).

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

This finding can be made, because of the change in the long-term availability of a location for this health facility on the nearby Dominican Hospital campus. The long-term contract to allow this facility to be located at Dominican could not be renewed, and thus it became necessary to identify the most feasible site for a new BHU. The need for a new facility was not anticipated at the time that the County Zoning Plan was adopted, and the proposed new location for the facility, enabled through the proposed change of zoning designation, will serve the public interest through the provision of a needed community-based public health facility.

Conditions of Approval

Exhibit A: Project plans, 33 pages: 25 pages by Pacific Design Group issued May 16, 2011, and 8 pages by Ifland Engineers dated May 10, 2011.

- I. This permit authorizes development of a new County Behavioral Health Unit facility (BHU) and an Evaluation Services (ES) unit of approximately 16,000 square feet, and the proposal to retain one existing commercial building on site, demolish two other existing commercial buildings (Autorella and a multi-business retail building), decommission an existing well, a Rezone of the parcel from Service Commercial (C-4) to Public Facility (PF) and Community Commercial (C-2), and a General Plan Amendment from Service Commercial (C-S) to Public Facility/Institutional (PF) and Community Commercial (C-C). This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 1. The Demolition Permit should address the potential asbestos and lead issues identified in the Phase I Environmental Site Assessment Report.
 - 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.
 - F. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes 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:

EXHIBIT C

1. One elevation shall indicate materials and colors as approved by this Discretionary Application.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 4. All accessibility features shall be detailed.
 5. A commissioning plan as required under the 2010 California Green Building Code (CGBSC 5.410.2.1).
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.
- C. Meet all requirements of Zone 5 drainage fees to the County Department of Public Works, Stormwater Management.
1. Provide markings stating “No Dumping/Drains to Ocean/Bay” at each proposed storm drain inlet. These markings are to be maintained by the property owner.
 2. Provide final plan review letter from the project geotechnical engineer approving the final drainage plan.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- E. Obtain an approved Well Permit from Environmental Health Services in order to decommission the existing well on the project site.
- F. Obtain a Hazardous Materials Management Permit from Environmental Health Services for the proposed diesel generator.
- G. Meet all requirement of the Central Fire Protection District.
- H. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- I. Provide an erosion control plan that shows specifically how erosion, sediment and drainage will be controlled, to include details of the construction entrance location, requirements for covering soil stockpiles, locations and details of erosion and sediment control devices and a plan to temporarily control onsite drainage in the event that the permanent drainage system is not yet installed during construction.

- J. A private maintenance agreement for the maintenance of all drainage facilities shall be recorded.
 - K. Provide a completely engineered sewer plan meeting County Design Criteria standards.
 - L. Provide fully detailed plans for all curb, gutter and sidewalks.
 - 1. Plans shall specify a minimum 2-foot sawcut with a minimum 3-inch asphalt/9-inch baserock.
 - 2. Provide details for curb ramp per County of Santa Cruz Design Criteria, FIG ST-8b.
 - 3. Under-sidewalk drain is required to meet the County of Santa Cruz Design Criteria FIG ST-4b.
- 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.
 - 1. In order to mitigate hazards associated with the potential failure of the southern slope wall, the applicant shall submit a plan for a retaining wall to retain the slope on the south side of the structure, pursuant to Option 1 in the approved soils report. In order to comply with Section 1808.7.1 of the 2010 CBC (Building Clearance from Ascending Slopes), the building shall be set back from the retaining wall by a distance of $H/2$, where H is measured from the top of the retaining wall to the top of the slope above the retaining wall. The plan shall include a letter from the project soils engineer that supports the proposed plan.
 - D. Tree removal shall be scheduled for November 1 through February 1, outside of birds and bats nesting seasons.
 - 1. If trees must be removed outside of this time frame, a qualified biologist shall conduct surveys for special status bats 3-4 weeks prior to site disturbance. If active roosts are present in trees to be retained, roosting bats shall be excluded from trees to be removed prior to any disturbance. In trees to be retained, no disturbance zones, set by the biologist based on

the particular species present, shall be fenced off around the subject tree to ensure that other construction activities do not harm sensitive species.

2. The maternity roosting season for bats is March 1- July 3. Tree removal should be scheduled outside of the maternal roosting period if special status bats are present. Before any trees are removed during the maternal roosting season, a qualified biologist shall perform surveys. If maternal roosts are present, disturbance shall be avoided until roosts are unoccupied. The biologist shall be responsible for ensuring that bat roosts are vacated.
- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. **Master Occupancy Program (Existing Commercial Building):** All of the uses listed in the in the current C-2 (Community Commercial) use charts shall be allowed, with the exception of restaurants. Change of use requests shall be processed at Level 3 (or other similar administrative review) to permit a thorough review of possible impacts.

The following additional restrictions apply to all uses:

1. No outdoor storage is permitted.
 2. Maximum available parking for the existing commercial building on site (currently a veterinarian clinic) shall be 13 spaces, to include one compact space and a minimum of one accessible space, unless an alternative Parking Plan is approved with a Level 3 permit.
- B. Comply with all requirements of the Medical Waste Management Act.
- C. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

- 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

EXHIBIT C

the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit that 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.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

Alice Daly
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.

EXHIBIT C



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

<http://www.sccoplanning.com/>

MITIGATED NEGATIVE DECLARATION

Project: Behavioral Health Unit (BHU)

APN(S): 026-011-06

Project Description: Proposal to purchase the property to develop a new County Behavioral Health Unit facility (BHU) and an Evaluation Services Unit (ES) of approximately 15,000 square feet, retain the existing veterinarian hospital, demolish the other existing buildings (Autorella and a multi-business retail building), decommission an existing well, approve a rezone of the project parcel from Service Commercial (C-4) to Public Facility (PF), and approve a General Plan Amendment from Service Commercial to Public Facility/Institutional Land Use.

Project Location: The project site is located on the southwest corner of the intersection of Soquel Avenue and Capitola Road extension in the unincorporated community of Live Oak.

Applicant: County of Santa Cruz, Health Services Agency

Staff Planner: Matthew Johnston; email: pln458@co.santa-cruz.ca.us

This project will be considered at a public hearing by both the Planning Commission and the Board of Supervisors. The times and dates have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

California Environmental Quality Act Mitigated Negative Declaration Findings:

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

Required Mitigation Measures or Conditions:

- ☐ None
☒ Are Attached

Review Period Ends: May 31, 2011

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

Date: 6/7/11

Matt Johnston
MATT JOHNSTON, Environmental Coordinator
(831) 454-3201



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

<http://www.sccoplanning.com/>

NOTICE OF DETERMINATION

To:

☒ County of Santa Cruz
Clerk of the Board
701 Ocean Street, Room 500
Santa Cruz, CA 95060

☐ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

State Clearinghouse Number (if submitted to State Clearinghouse) _____

Project Title: **Behavioral Health Unit**

Project Location: **The project site is located on the southwest corner of the intersection of Soquel Avenue and Capitola Road extension in the unincorporated community of Live Oak.**

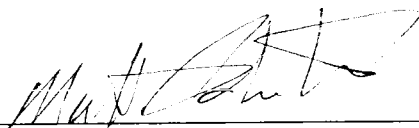
Project Description: Proposal to purchase the property to develop a new County Behavioral Health Unit facility (BHU) and an Evaluation Services Unit (ES) of approximately 15,000 square feet, retain the existing veterinarian hospital, demolish the other existing buildings (Autorella and a multi-business retail building), decommission an existing well, approve a rezone of the project parcel from Service Commercial (C-4) to Public Facility (PF), and approve a General Plan Amendment from Service Commercial to Public Facility/Institutional Land Use.


This is to advise that the County of Santa Cruz has approved the above described project on _____ and has made the following determinations regarding the above described project: (Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the following locations:

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


Signature


Title

6/7/11
Date

Date Received for Filing at Clerk of the Board

Date Received for filing at OPR

MEMORANDUM

Date: June 17, 2011

To: Alice Daly

From: Matthew Johnston, Environmental Coordinator

Re: Change in Project description for the Behavioral Health Unit application 111074

After review of the previous CEQA initial study and mitigation monitoring and reporting plan for application 111074, the Environmental Coordinator has found that the changes in the project description regarding zoning do not meet the definition of "substantial revision" as defined in section 15073.5.b of the CEQA guidelines.

The project description as analyzed during the CEQA public review period read as follows:

Proposal to purchase the property to develop a new County Behavioral Health Unit facility (BHU) and an Evaluation Services Unit (ES) of approximately 15,000 square feet, retain the existing veterinarian hospital, demolish the other existing buildings (Autorella and a multi-business retail building), decommission an existing well, approve a rezone of the project parcel from Service Commercial (C-4) to Public Facility (PF), and approve a General Plan Amendment from Service Commercial to Public Facility/Institutional Land Use.

The revised project description reads as follows:

Proposal to develop a new county behavioral health unit facility (BHU) and an evaluation services (ES) unit of approximately 16,000 square feet, retain an existing commercial building, demolish the other existing buildings (Autorella and a multi-business retail building), decommission an existing well, approve a rezone of the parcel from Service Commercial (C-4) to Public Facility (PF) and Community Commercial (C-2), and approve a general plan amendment from Service Commercial to Public Facility/Institutional and Community Commercial land uses.

The changes to the description remove reference to the veterinary clinic to allow for a future change of use consistent with the Community Commercial zoning.



County of Santa Cruz

PLANNING DEPARTMENT

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KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR
www.sccoplanning.com

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: May 9, 2011

Application Number: 111074

Staff Planner: Matthew Johnston

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County of Santa Cruz APN(s): 026-011-06

OWNER: Moises and Bertha Estrada SUPERVISORAL DISTRICT: 3

PROJECT LOCATION:

Proposed project is located at 2202, 2220, and 2280 Soquel Avenue, on the southwest corner of Soquel Avenue and Capitola Road Extension, in the Live Oak area, just outside of the City of Santa Cruz limits. (Attachment 1)

SUMMARY PROJECT DESCRIPTION:

Proposal to purchase the property to develop a new County Behavioral Health Unit facility (BHU) and an Evaluation Services Unit (ES) of approximately 15,000 square feet, retain the existing veterinarian hospital, demolish the other existing buildings (Autorella and a multi-business retail building), decommission an existing well, approve a rezone of the project parcel from Service Commercial (C-4) to Public Facility (PF), and approve a General Plan Amendment from Service Commercial to Public Facility/Institutional Land Use.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Visual Resources & Aesthetics | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Population and Housing |

☒ Transportation/Traffic

☐ Mandatory Findings of Significance

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

☒ General Plan Amendment

☐ Coastal Development Permit

☐ Land Division

☒ Grading Permit

☒ Rezoning

☐ Riparian Exception

☒ Development Permit

☒ Other: Purchase of Property


NON-LOCAL APPROVALS

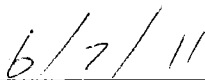
Other agencies that must issue permits or authorizations:

DETERMINATION: (To be completed by the lead agency)

On the basis of this initial evaluation:

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


Matthew Johnston
Environmental Coordinator


Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 1.49 acres
Existing Land Use: Service and Commercial
Vegetation: Minimal landscaping, bordered by trees south and east
Slope in area affected by project: ☒ 0 - 30% ☒ 31 - 100%
Nearby Watercourse: Arana Gulch
Distance To: 120 feet

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: No	Fault Zone: No
Groundwater Recharge: No	Scenic Corridor: No
Timber or Mineral: No	Historic: No
Agricultural Resource: No	Archaeology: No
Biologically Sensitive Habitat: No	Noise Constraint: No
Fire Hazard: No	Electric Power Lines: No
Floodplain: No	Solar Access: Good
Erosion: No	Solar Orientation: West
Landslide: potential	Hazardous Materials: None
Liquefaction: potential	Other:

SERVICES

Fire Protection: Central Fire	Drainage District: 5
School District: Live Oak/Santa Cruz	Project Access: Soquel Avenue
Sewage Disposal: Santa Cruz Sanitation	Water Supply: City of Santa Cruz

PLANNING POLICIES

Zone District: C-4	Special Designation: N/A
General Plan: Service Commercial, Urban Open Space	
Urban Services Line: <input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside	
Coastal Zone: <input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside	

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The subject parcel is bounded by Soquel Avenue, an arterial street, to the north, Capitola Road Extension, a collector street, to the east, a cemetery to the south, and an office building to the west. The Arana Gulch stream channel runs east to west on the other side of Soquel Avenue, approximately 120 feet from the subject parcel. The channel crosses Soquel Avenue approximately 325 feet to the west of the subject parcel. Drainage from the subject parcel currently sheet-flows off the parking area into the gutter and storm water system along Soquel Avenue.

The parcel consists of three relatively flat building pads, stepping down from east to west, currently occupied by an auto painting and body shop on the upper pad to the east, a retail shop complex, and a veterinary clinic to the west. The eastern building pad

is separated from the other two pads by a small retaining wall, and unretained cut slopes exist along or in close proximity to the eastern and southern boundaries.

The parcel is almost entirely paved, with the exception of the cut slopes and the area above them, and several small landscaping features. Mature trees overshadow the cut slope to the south, adjacent to the cemetery parcel. (Attachment 2)

Surrounding land uses include a cemetery to the south, an office building to the west, commercial retail to the east, and a high school and residential neighborhood across Soquel Avenue to the north and northwest respectively.

PROJECT BACKGROUND:

Santa Cruz County currently provides psychiatric evaluation services and acute short stay psychiatric healthcare through Dominican Hospital /Catholic Healthcare West.

The County has the potential to significantly improve the local mental health system and manage acute care costs over the long-term by moving from a general hospital-based model to a Stand-alone Psychiatric Health Facility model. The rising operational cost for psychiatric services in the hospital environment tends to divert resources away from community-based mental health services which can, over time, prevent psychiatric crises and thereby reduce the demand for acute care. Through this project, a new facility will be constructed and the psychiatric program currently housed on Dominican's campus will be relocated to a new site.

DETAILED PROJECT DESCRIPTION:

Two services will be housed in the new facility, the Evaluation Services Unit (ES) and the Behavioral Health Unit (BHU). The ES is a 24/7 staffed clinic providing psychiatric evaluation, treatment recommendations and referrals, crisis intervention, and screening for both minors and adults. The BHU is a 24/7, 16 bed short-stay psychiatric health facility providing evaluation and stabilization for acute psychiatric crises, nursing care, medication monitoring, psychiatric consultation, and referrals. Both voluntary and involuntary clients needing acute care for mental health may be admitted into the BHU after being screened by the ES unit.

The proposed project includes the purchase of the subject parcel by the County of Santa Cruz. The County will demolish the existing auto paint and body shop and the retail center, while retaining the veterinary office. The County will then construct the proposed 15,000 square foot facility.

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

A. GEOLOGY AND SOILS

Would the project:

1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion (A through D): The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). However, the project site is located approximately 9.5 miles southwest of the San Andreas fault zone, and approximately 6.5 miles southwest of the Zayante fault zone. While the San Andreas fault is larger and considered more active, each fault is capable of generating moderate to severe ground shaking from a major earthquake. Consequently, large earthquakes can be expected in the future. The October 17, 1989 Loma Prieta earthquake (magnitude 7.1) was the second largest earthquake in central California history.

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or state mapped fault zone. A geotechnical investigation for the proposed project was performed by Bauldry Engineering, dated March 2011 (Attachment 3). The report concluded that the underlying geology transitions from bedrock to the east to deep alluvium to the northwest. The proposed facility will be located on the eastern portion of the parcel, and the report notes that if the facility is built to current building code standards, in the event of a large magnitude quake it would be damaged but would not collapse. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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report includes recommended design parameters to further reduce the impacts from seismic ground-shaking.

Regarding liquefaction, the underlying geology beneath the proposed parking area and a portion of the existing veterinary clinic appears to be fill material from the early development of the site, transitioning to the northwest into deep alluvium. The report recognizes the potential for liquefaction in this area and recommends over-excavation and recompaction and installation of geogrid, or equivalent, in the parking area, and recommends against infiltration or detention of stormwater on this site. There is no indication that the new facility, if it is situated in the proposed location and incorporates the recommendations of the report, will be subject to liquefaction.

Regarding slope stability, there are un-retained slopes affecting the south and east boundaries of the subject parcel. The eastern slope was determined to be geologically stable, with some minor incidents of sloughing of topsoil. See A.4 below for further discussion of this issue. The southern slope has evidence of periodic small-block failure that should continue during the life of the proposed project. The report recommends three options for mitigating the hazards associated with potential failure: the wall can be entirely retained, it can have all loose rock scaled from the face, or a debris wall can be constructed at the base of the cut face. In order to mitigate the hazards associated with potential failure of the southern wall, prior to issuance of a building permit the applicant shall submit a plan that includes any one of the three options identified in the report either independently or in conjunction with each other. The plan shall include a letter from the project soils engineer that supports the proposed plan.

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

The report cited above concluded that there is a potential risk from periodic small scale failure of the southern un-retained cut slope, and from liquefaction of the northwest portion of the site. The recommendations contained in the geotechnical report will be implemented to reduce this potential hazard to a less than significant level.

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

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

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

Discussion: The report cited above identifies some potential for erosion exists along

EXHIBIT 11

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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the eastern slope of the subject parcel. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion. Implementation of this required plan will reduce potential impacts from erosion to less than significant.

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

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

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

- | | | | | | |
|----|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. | Result in coastal cliff erosion? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|----------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. | Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Place within a 100-year flood hazard area structures which would impede or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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redirect flood flows?

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

3. Be inundated by a seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

Discussion: The subject parcel is located about 50 feet above sea level and is not expected to be inundated by a seiche or tsunami. The parcel is over 25 feet higher than the nearby stretch of Arana Gulch, and it is not anticipated that a mudflow in Arana Gulch would impact this site.

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

Discussion: The project would obtain water from the City of Santa Cruz and would not rely on private well water. Although the project would increase water demand by about 1,730 gallons per day (Attachment 4), the applicant is required to obtain a will-serve letter from the City of Santa Cruz to ensure that adequate supplies are available to serve the project. As this is an existing water connection, expansion of water demand as a result of this project will be offset through payment to the City of Santa Cruz of system maintenance fees that go towards implementation of water conservation measures.

The project is not located in a mapped groundwater recharge area.

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

Discussion: The project would not discharge runoff either directly or indirectly into a public or private water supply. The subject parcel has an abandoned well located on-site that is no longer in use. In order to ensure ground water resources are not contaminated, this well will be destroyed according to County Code section 7.70.100

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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prior to project final. The change in use from Auto repair and painting to a behavioral health and evaluation facility is expected to reduce the potential for release of contaminants into the environment.

6. Degrade septic system functioning? ☐ ☐ ☐ ☒

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

7. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding, on- or off-site? ☐ ☐ ☒ ☐

Discussion: The project site has a drainage area of about 60,516 square feet, of which the existing impermeable area measures about 43,640 square feet. (Attachment 2) The proposed project would result in an impervious area of about 42,402 square feet and includes some on-site detention. Drainage on site currently sheet flows across the parking areas to the street side gutter and into the storm drain system at Arana Gulch. The proposed project will alter the drainage patterns slightly through the installation of storm drains within the subject parcel parking areas that daylight at three locations through the curb on Soquel Avenue. The proposed project includes the installation of pervious pavement to slow rainfall. Drainage calculations estimate a slight reduction in stormwater runoff (0.03-0.05 cubic feet per second) in 10 and 100 year storm events. Based upon this and the minor decrease in impervious area, there will not be a substantial or significant change in the existing drainage pattern.

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

Discussion: Regarding capacity of existing storm water systems, see B.7 above.

Regarding contaminants, the existing use on the upper building pad is an auto-body shop and auto paint shop, both of which are generally considered potential sources of polluted runoff. With no expected change in the veterinary clinic or parking areas, replacement of these uses and the retail area with a residential treatment facility is expected to reduce the potential for polluted runoff.

9. Expose people or structures to a significant risk of loss, injury or death ☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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involving flooding, including flooding as a result of the failure of a levee or dam?

Discussion: There are no levees or dams in the project area.

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 10. Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: See B.5 and B.8 above.

C. BIOLOGICAL RESOURCES

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: According to the California Natural Diversity Data Base (CNDDB), maintained by the California Department of Fish and Game, there are no known special status plant or animal species in the site vicinity, and there were no special status species observed in the project area.

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

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

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 3. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

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

Discussion: The proposed project includes the removal of approximately 35 trees over 4 inches in diameter along the perimeter of the subject parcel, as recommended by the project arborist (Attachment 5). Removal of mature trees may potentially impact protected nesting bird or bats species.

1. In order to avoid impacts to special status bats, tree removal activities shall be limited to the months between November 1 and March 1, if feasible.
 - a. If trees must be removed outside of the timeframe above, a qualified biologist shall conduct surveys for special status bats 3-4 weeks prior to site disturbance. If active roosts are present in trees to be retained, roosting bats shall be excluded from trees to be removed prior to any disturbance. In trees to be retained, no disturbance zones, set by the biologist based on the particular species present, shall be fenced off around the subject tree to ensure other construction activities do not harm sensitive species.
 - b. The maternity roosting season for bats is March 1 – July 3. Tree removal should be scheduled outside of the maternal roosting period if special status bats are present. Before any trees are removed during the maternal roosting season, a qualified biologist shall perform surveys. If maternal roosts are present, disturbance shall be avoided until roosts are unoccupied. The biologist shall be responsible for ensuring bat roosts are vacated.
2. In order to avoid impacts to raptors and migratory songbirds, tree removal activities shall be limited to the months between September 1 and February 1, if feasible.
 - a. If trees must be removed outside of the timeframe above, a qualified biologist shall conduct surveys for raptor or migratory songbird nests 3-4 weeks prior to site disturbance.
 - i. If active raptor or migratory bird nests are found in trees to be retained, the biologist shall be required to be on site during any initial vegetation or ground disturbance activities (e.g. vegetation clearing, grading, excavation, tree pruning/removal) that could potentially impact listed species. The biologist shall be responsible for setting and maintaining the disturbance buffers from active nests during construction activities, and buffers and exclusionary measures shall be implemented only after consultation with CDFG.
 - ii. If no active nests are present on the subject parcel, tree removal can proceed provided the mitigations in 1. above have been implemented.

4. Produce nighttime lighting that would substantially illuminate wildlife

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

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

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: There are no wetlands located on the subject parcel.

- | | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. | Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The subject parcel is not located within the Coastal Zone and therefore the Significant Tree Ordinance does not apply to the trees proposed for removal. However, County Code section 13.11.075 regarding landscaping requires projects to incorporate mature existing trees into the project design, and allows removal of dead, dying or diseased trees, nuisance trees, and trees that threaten development due to instability, only after evaluation by a landscape architect or licensed arborist. (Attachment 5) In order to ensure proper protection of existing trees and appropriate replacement of trees to be removed in conformance with County Code section 13.11.075(a)(2)(iv), prior to issuance of the building permit, project plans shall be revised to include a landscaping plan that includes the following components:

1. Identify trees to be retained.
2. Include tree protection notes.
3. Include the number of trees to be removed and suitable replacement trees, as recommended in the Arborist report.
4. Trees shall be replaced at a 1:1 ratio for non-native trees, a 2:1 ratio for native trees other than coast live oak, and a 3:1 ratio for coast live oak.
5. At least 10% of the replacement trees shall be 24" box trees, at least 25% of the trees shall be 15 gallon, and at least 25% shall be from seed or acorn, or similar starts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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6. Include success criteria and monitoring regime.

Implementation of the landscaping plan will ensure conformance with County Code section 13.11.075.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 7. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project would not conflict with the provisions of any adopted Habitat Conservation Plan Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

D. AGRICULTURE AND FOREST RESOURCES

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The project site is zoned for commercial use, which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impact is anticipated.

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 3. | Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project is not adjacent to land designated as Timber Resource.

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

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

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

Discussion: The project site and surrounding area does not contain any lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance or Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide, or Farmland of Local Importance would be converted to a non-agricultural use. In addition, the project site contains no forest land, and no forest. Therefore, no impacts are anticipated.

E. MINERAL RESOURCES

Would the project:

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

Discussion: The site does not contain any known mineral resources that would be of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

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

Discussion: The project site is zoned for commercial use, which is not considered to be an Extractive Use Zone (M-3) nor does it have a Land Use Designation with a Quarry Designation Overlay (Q) (County of Santa Cruz 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

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

Discussion: The project would not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. | Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The project site is not located along a County designated scenic road, public viewshed area, scenic corridor, within a designated scenic resource area, or within a state scenic highway. Therefore, no impact is anticipated.

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

Discussion: The existing visual setting is commercial retail. The proposed project is designed and landscaped so as to fit into this setting.

- | | | | | | |
|----|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 4. | Create a new source of substantial | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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light or glare which would adversely affect day or nighttime views in the area?

Discussion: The project would create an incremental increase in night lighting. However, this increase would be small, and would be similar in character to the lighting associated with the surrounding existing uses.

G. CULTURAL RESOURCES

Would the project:

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

Discussion: The existing structure(s) on the property is/are not designated as a historic resource on any federal, state or local inventory.

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

Discussion: The subject parcel is mapped for archeological resources, however, due to paving or structures being present on all level surfaces of the parcel, preliminary archeological surveys are not feasible. (Attachment 1) In order to ensure no impacts to archeological resources, a qualified archeological monitor shall be present during excavation activities. Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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4. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There are no identified paleontological resources or unique geologic features on site

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

1. Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Soiled linen and contaminated exam room waste will be stored inside the building in approved containers as required by federal and state licensing and certification standards until being picked up by laundry or medical waste services.

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

Discussion: Soiled sheets and other medical waste generated at this facility would not rise to the level of a significant hazard to the community. No other hazardous materials are proposed to be used as a result of this project.

3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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

Discussion: The subject parcel is within one-quarter mile of an existing school, however, there are no emissions associated with the proposed use, and the only hazardous materials expected to be routinely present are medical waste as described in H.1 above. The proposed project will replace a use (auto paint shop) that is typically associated with hazardous emissions, resulting in a beneficial impact.

4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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hazard to the public or the
environment?

Discussion: The project site is included on the April 8, 2011 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code. This site formerly held a gas station. This site was determined to be remediated and closed in 1997.

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

Discussion:

- | | | | | | |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 6. | 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion:

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

Discussion: This project will have no effect on emergency response or evacuation.

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

Discussion: No electrical transmission lines are present in the vicinity of the subject parcel.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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I. TRANSPORTATION/TRAFFIC

Would the project:

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

Discussion: The proposed project includes improvements to the pedestrian pathways in the vicinity of the subject parcel, including sidewalks along Capitola Extension and Soquel Avenue, and encourages the use of bicycles by staff members by providing a secure area for bicycle commuters to store their bicycles. The facility is also on a major bus route.

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

Discussion:

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

Discussion: The County has identified a potential hazard concerning a left turn exit from the proposed facility. The traffic island in Soquel Avenue may not allow sufficient space to safely enter traffic. The applicant is required to obtain an encroachment permit from the City of Santa Cruz Department of Public Works for all improvements within the right of way associated with this project, prior to the issuance of a development permit. The proposed improvements must satisfy the City's standards for safety regarding the traffic island. This may require a modification of that island to provide the necessary space. As this is a requirement of the encroachment permit, no mitigation is necessary.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The project's road access meets County standards and has been approved by the County Sherriff. The proposed design has been modified at the Sherriff's request to facilitate their use of the facility.

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

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

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

Discussion: The proposed project would comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians.

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

Discussion: According to the traffic study performed by Hexagon Transportation Consultants, dated March 9, 2011 (Attachment 6), the proposed project is anticipated to reduce daily vehicular trips by 290 trips when compared to the existing uses. This is a beneficial impact on the intersections in the vicinity.

J. NOISE

Would the project result in:

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

Discussion: The project is not expected to create any increase in the existing noise environment. The activities associated with the proposed facility are primarily inside the structure, as opposed to auto-body work that generates periodic elevated noise levels. In addition, emergency service vehicles that carry clients to the facility do not, as a standard policy, use sirens.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: No groundborne vibration or groundborne noise levels are expected to be generated as a result of this project.

3. Exposure of persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See J.1 above.

4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

Discussion:

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

K. AIR QUALITY

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

1. Violate any air quality standard or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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contribute substantially to an existing or projected air quality violation?

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

Given that modest no new traffic that would be generated by the project there is no indication that new emissions of VOCs or NO_x would exceed MBUAPCD thresholds for these pollutants and therefore there would not be a significant contribution to an existing air quality violation.

Project construction may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices, such as periodic watering, will be implemented during construction to reduce impacts to a less than significant level.

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

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

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

Discussion: See K-1 above.

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

Discussion: The proposed facility is not expected to produce any pollutant concentrations.

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

Discussion: The proposed facility is not expected to produce any objectionable odors.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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L. GREENHOUSE GAS EMISSIONS

Would the project:

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

Discussion: The proposed project, like all development, would be responsible for an incremental increase in green house gas emissions by usage of fossil fuels during the site grading and construction. At this time, Santa Cruz County is in the process of developing a Climate Action Plan (CAP) intended to establish specific emission reduction goals and necessary actions to reduce greenhouse gas levels to pre-1990 levels as required under AB 32 legislation. Until the CAP is completed, there are no specific standards or criteria to apply to this project. All project construction equipment would be required to comply with the Regional Air Quality Control Board emissions requirements for construction equipment. The proposed project incorporates measures to encourage bicycle commuting for employees, and is expected to reduce overall traffic associated with the project site. As a result, impacts associated with the temporary increase in green house gas emissions are expected to be less than significant.

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

Discussion: See the discussion under L-1 above. No impacts are anticipated.

M. PUBLIC SERVICES

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| a. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks or other recreational activities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities; including the maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a through e): The proposed project allows for the relocation of existing public mental health services to a location that is currently serviced by the local police and fire departments. No change in public services is anticipated.

N. RECREATION

Would the project:

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

Discussion: The proposed project allows for the relocation of existing public mental health services. No change in public services is anticipated.

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

Discussion: The proposed project is a secure facility that includes a small yard for recreation. No off-site recreational activities are associated with this type of facility.

O. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

Discussion: See B.7 above for discussion of drainage.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The project would connect to an existing municipal water supply. See B.4 above for discussion.

Municipal sewer service currently serves the subject parcel. Modifications to the existing sewer line on-site are required in order to meet the County of Santa Cruz Sanitation District design criteria to accommodate an increase in waste prior to final project approval. The City of Santa Cruz wastewater treatment plant has sufficient capacity to handle the incremental increase in wastewater.

3. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project's wastewater flows would not violate any wastewater treatment standards.

4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: See B.4 above for discussion of water resources.

5. Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: County of Santa Cruz Sanitation District has reviewed the proposed project and has confirmed the capacity is available to service the proposed use.

6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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Discussion: The project would make an incremental contribution to the reduced capacity of regional landfills. Although this contribution would be relatively small and would be of similar magnitude to that created by existing land uses around the project, demolition waste makes up about 22% of the waste stream entering the local landfill. According to the County Public Works Website, the Buena Vista Landfill has less than 16 years of life remaining. In order to mitigate the impact of the construction waste generated by this project on the landfill's capacity, the applicant and/or property owner shall recycle and reuse materials, as appropriate, and to the maximum extent possible. Notes to this affect shall be included on the final building permit plan set. At a minimum, construction and demolition waste shall be processed through the Buena Vista Construction and Demolition Waste program.

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

Discussion: Solid waste, other than medical waste, will be collected by the County's subcontractor, GreenWaste Recovery of Santa Cruz County. See H.1 for discussion of medical waste.

P. LAND USE AND PLANNING

Would the project:

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

Discussion: The subject parcel is currently zoned Service Commercial, which is the appropriate zoning and general Plan designation for the current use. In order for the proposed use to be consistent with County Zoning and General Plan designations, the proposed project includes both a General Plan amendment and rezoning to Public Facilities. In order to approve a rezoning of the subject parcel the following finding must be made: That the proposed rezoning is necessary to provide for a community-related use which was not anticipated when the Zoning Plan was adopted. A secure psychiatric facility is a community related resource that was formerly housed at Dominical Hospital. The need for a new facility was not anticipated; therefore the finding can be made.

With the change in General Plan and zoning designations the proposed use will be in conformance with applicable land use policies and regulations.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. Conflict with any applicable habitat | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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conservation plan or natural
community conservation plan?

3. Physically divide an established
community?

☐ ☐ ☐ ☒

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

Q. POPULATION AND HOUSING

Would the project:

1. Induce substantial population growth
in an area, either directly (for example,
by proposing new homes and
businesses) or indirectly (for example,
through extension of roads or other
infrastructure)?

☐ ☐ ☐ ☒

Discussion: The proposed project would not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

2. Displace substantial numbers of
existing housing, necessitating the
construction of replacement housing
elsewhere?

☐ ☐ ☐ ☒

Discussion: The proposed project would not displace any existing housing since the site is currently in commercial use.

3. Displace substantial numbers of
people, necessitating the construction
of replacement housing elsewhere?

☐ ☐ ☐ ☒

Discussion: The proposed project would not displace any existing housing since the site is currently in commercial use.

R. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion: Resources have been identified as potentially significant that could be impacted by the project include archeological resources. However, a mitigation requiring a monitor on-site during all excavation activities has been required. As a result, there is no substantial evidence that, with the required mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- | | Potentially
Significant
Impact | Less than
Significant
with
Mitigation | Less than
Significant
Impact | No
Impact |
|--|--------------------------------------|--|------------------------------------|--------------------------|
| 2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion: In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. There were determined to be potentially significant cumulative effects related to landfill capacity. However, a mitigation to re-use and/or recycling of deconstruction materials has been included. As a result, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

Discussion: As a result of this evaluation, there were determined to be potentially significant effects to human beings related to geology and soils, due to the potential failure of a vertical cut-slope and liquefaction of a portion of the subject parcel. However, mitigation that includes stabilization of an un-retained cut slope and over-excavation and recompaction of unconsolidated fill has been included. As a result, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>DATE COMPLETED</u>
Agricultural Policy Advisory Commission (APAC) Review	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Archaeological Review	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Biotic Report/Assessment	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Geologic Hazards Assessment (GHA)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Geologic Report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Geotechnical (Soils) Report	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	April 14, 2011
Riparian Pre-Site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Septic Lot Check	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	_____
Other: Traffic and parking analysis	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	March 9, 2011

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

County of Santa Cruz Department of Public Works website

County of Santa Cruz 1994.

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

VI. ATTACHMENTS

1. *Vicinity Map, Map of Zoning Districts; Map of General Plan Designations; and Assessors Parcel Map.*
2. *Tentative Map & Preliminary Improvement Plans*, prepared by Ifland Engineers, April 15, 2011.
3. *Geotechnical Investigation (Conclusions and Recommendations)*, prepared by Bauldry Engineering, Inc., dated April, 2011 (Full report on file with the County of Santa Cruz Planning Department)
4. *Water Demand Memo*, prepared by Pacific Design Group, dated April 15, 2011
5. *Tree Assessment and Inventory*, prepared by Nigel Belton, Arbor Art Tree Service, dated April, 2011
6. *Traffic Study (Conclusions and Recommendations)*, prepared by Hexagon Transportation Consultants, Inc., dated March 9, 2011

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

RESOLUTION NO. _____

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

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

WHEREAS, the Planning Commission has held a public hearing on Application No. 111074, involving property located at 2202-2280 Soquel Avenue (APN 026-011-06), within the Live Oak planning area, and the Planning Commission has considered the proposed General Plan amendment, rezoning, and commercial development permit, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached resolution amending the General Plan by changing property from the Service Commercial (C-S) to Public Facility/Institutional (PF) and Community Commercial (C-C land use designation;

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing property from the Service Commercial (C-4) to Public Facility (PF) and Community Commercial (C-2)

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

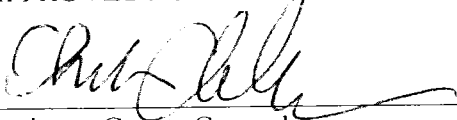
PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2011, by the following vote:

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

Chairperson

ATTEST: _____
CATHY GRAVES, Secretary

APPROVED AS TO FORM:



Assistant County Counsel

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ,
STATE OF CALIFORNIA

RESOLUTION NO. _____

On the motion of Supervisor:
Duly seconded by Supervisor:
The following Resolution is adopted:

RESOLUTION ADOPTING AN AMEDMENT TO THE GENERAL PLAN LAND
USE DESIGNATION AND ZONING ORDINANCE REFERRED TO AS
APPLICATION NO. 111074, CONCERNING APN 026-011-06

WHEREAS, the Board of Supervisors for the County of Santa Cruz has held a public hearing on Application No. 111074, involving property located within the Live Oak planning area, and the Planning Commission has considered the proposed Amendment to the General Plan Land Use Designation and Zoning Ordinance, all testimony and evidence received at the public hearing, and the attached staff report; and

WHEREAS, the Board of Supervisors finds that the proposed Amendment to the General Plan Land Use Designation and Zoning Ordinance, as shown on the attached exhibit, is consistent with State Law and all other portions of the County of Santa Cruz General Plan; and

WHEREAS, the Board of Supervisors has reviewed the Mitigated Negative Declaration associated with this project and finds that the proposed Amendment to the General Plan Land Use Designation and Zoning Ordinance has been processed consistent with applicable provisions of the California Environmental Quality Act and the County of Santa Cruz Environmental Review Guidelines.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors hereby certifies the environmental determination and adopts the General Plan Land Use Designation Amendment by changing the C-S, "Service Commercial" designation for an area, as shown the attached map, to PF "Public Facility" and C-2 "Community Commercial", to be processed with the next round of General Plan amendments, and adopts a Zoning Ordinance Amendment by changing the zone designation from C-4 "Service Commercial" to PF "Public Facility" and C-2 "Community Commercial".

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz,
State of California, this _____ day of _____, 2011 by the following vote:

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

Chairperson of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:



Assistant County Counsel

Exhibit: General Plan Amendment Map

DISTRIBUTION: County Counsel
Planning
Assessor
County GIS

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

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

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan regarding the County property located 2202-2280 Soquel Avenue (APN 026-011-06) at the southwest corner of the intersection of Soquel Avenue and Capitola Road Extension within the Live Oak Planning area; finds that the zoning to be established herein is consistent with all elements of the Santa Cruz County General Plan and the Santa Cruz County Code; and finds and certifies that the project is subject to a Mitigated Negative Declaration under the California Environmental Quality Act.

SECTION II

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

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

Under the proposed PF and C-2 zoning designation, existing parking areas and availability of public services are more than adequate for the proposed public health facility and for the existing commercial building that will remain on the site, and are consistent with existing density of development in the vicinity. The subject property is located within the Urban Services Line along a portion of Soquel Avenue which has an existing mix of Service Commercial, Community Commercial and Public Facility zoning. The proposed zoning designations will be consistent with the variety of commercial uses, office, light industrial and public facility development that have been anticipated in the adopted General Plan for this portion of the Live Oak planning area.

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

The proposed Public Facility (PF) and Community Commercial (C-2) zone districts are appropriate to the level of utilities and community services available to the parcel. In particular, the subject parcel is located within the Urban Services Line, where infrastructure and public services are available to the site, including publicly maintained roadways, water, sewer, and fire protection, and public transit access.

3. The proposed rezoning is necessary to provide for a community related use which was not anticipated when the zoning plan was adopted.

When the zoning plan was adopted, a change in the long-term availability of a location for the proposed public health facility on the nearby Dominican Hospital campus was not anticipated. The long-term

contract to allow this facility at Dominican could not be renewed, and thus it became necessary to identify the most feasible site for a new BHU. The proposed new location for the facility will serve the public interest through the provision of a needed community-based public health facility in an easily accessible mid-County location.

SECTION III

Chapter 13.10 - Zoning Regulations of the Santa Cruz County Code is hereby amended by amending Section 13.10.210 - Zoning Plan to change the following parcel from its existing zone district to a new zone district as follows:

<u>Assessor's Parcel Number</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
026-011-06	C-4	PF and C-2

SECTION IV

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


PASSED AND ADOPTED THIS _____ day of _____ 2011, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

Chairman of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:



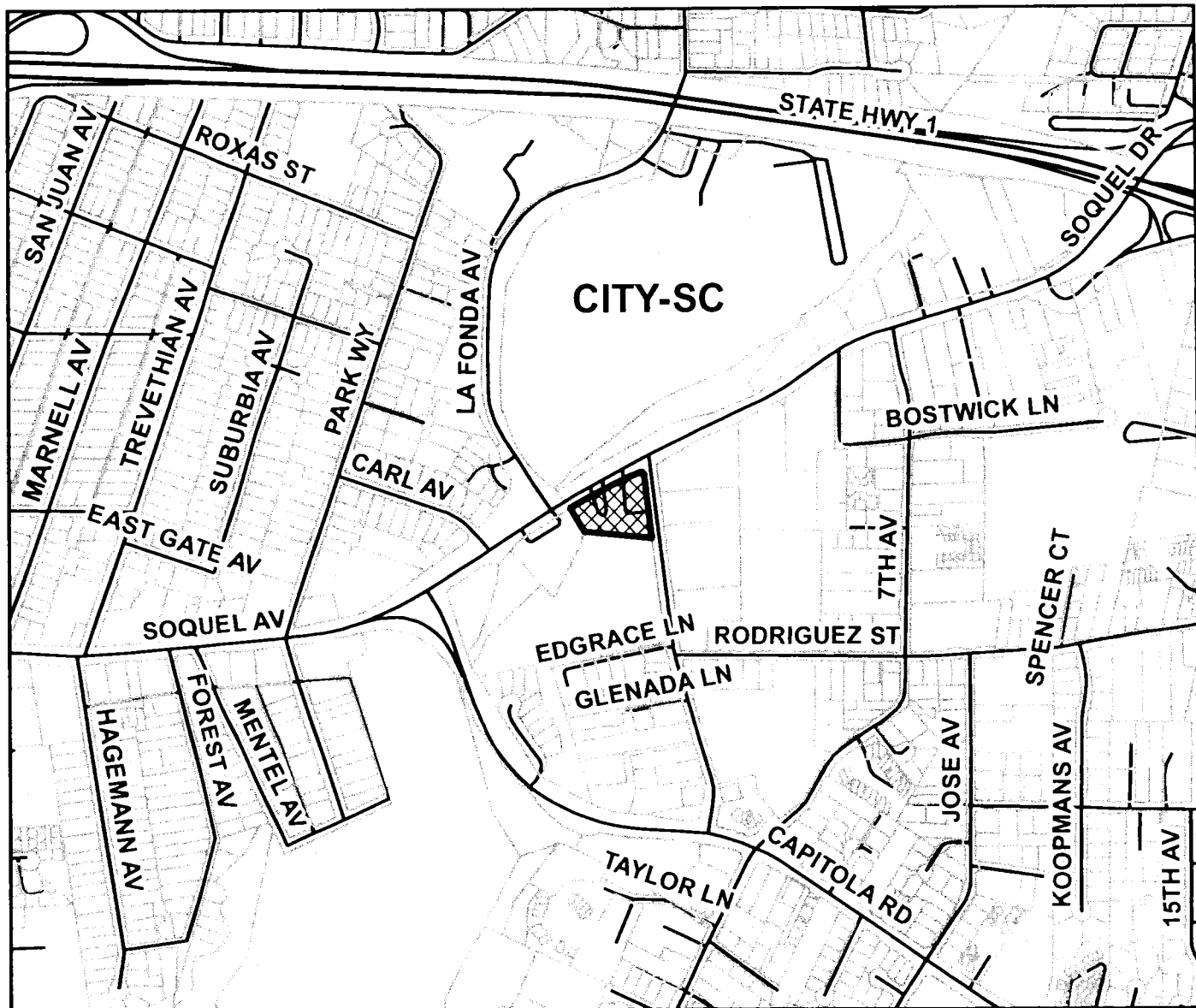
Assistant County Counsel

Exhibit: Rezoning Map

DISTRIBUTION: County Counsel
Planning
Assessor
County GIS



Location Map



990 495 0 990 1,980 2,970 3,960 Feet

LEGEND



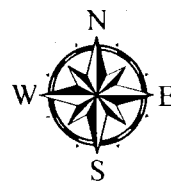
APN: 026-011-06

Assessors Parcels

Streets

State Highways

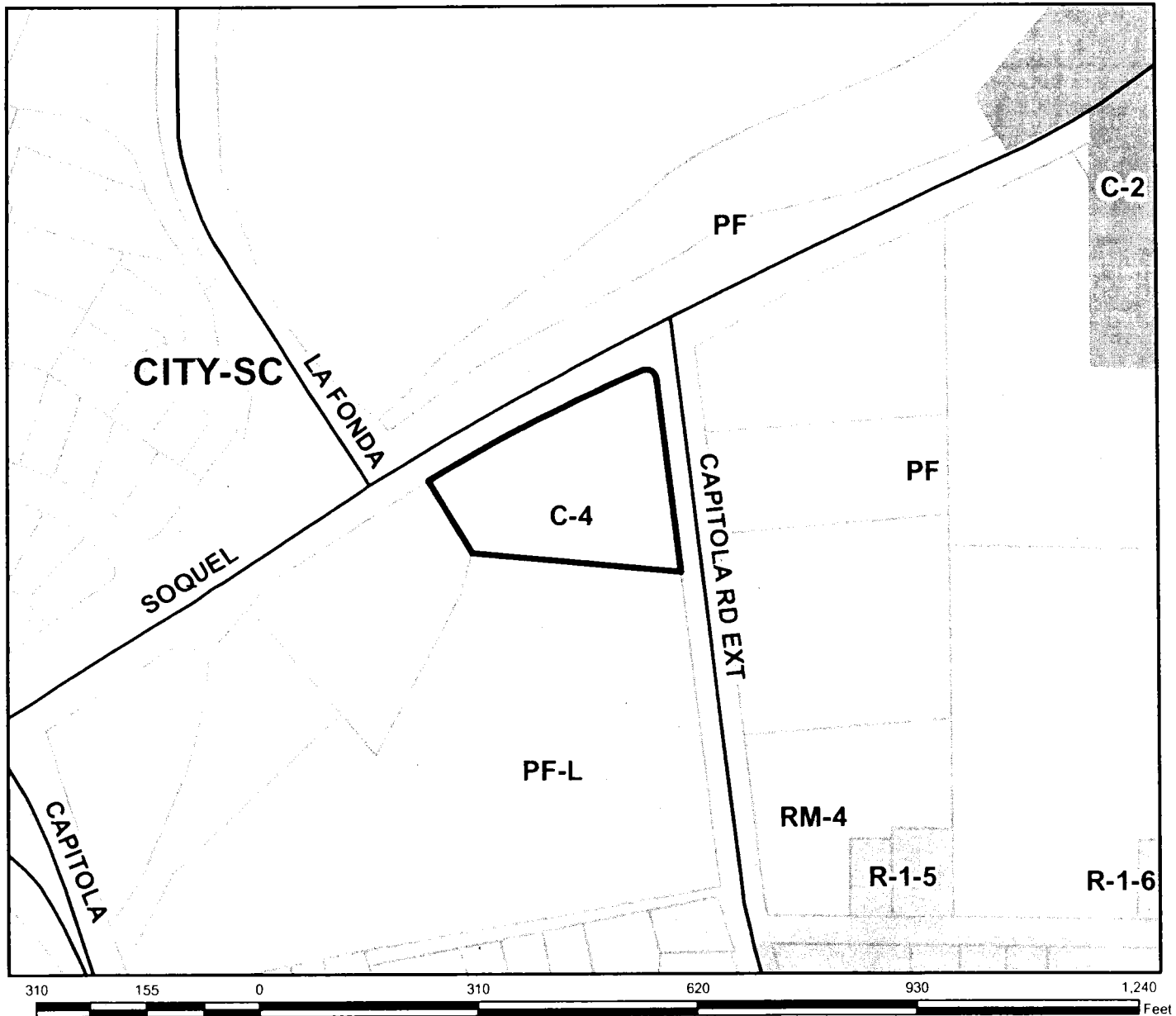
SANTA CRUZ



Map Created by
County of Santa Cruz
Planning Department
June 2011



Existing Zoning



LEGEND



APN: 026-011-06

Assessors Parcels



Streets

SANTA CRUZ

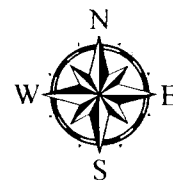
COMMERCIAL-SERVICE

PUBLIC FACILITY

RESIDENTIAL-MULTI FAMILY

RESIDENTIAL-SINGLE FAMILY

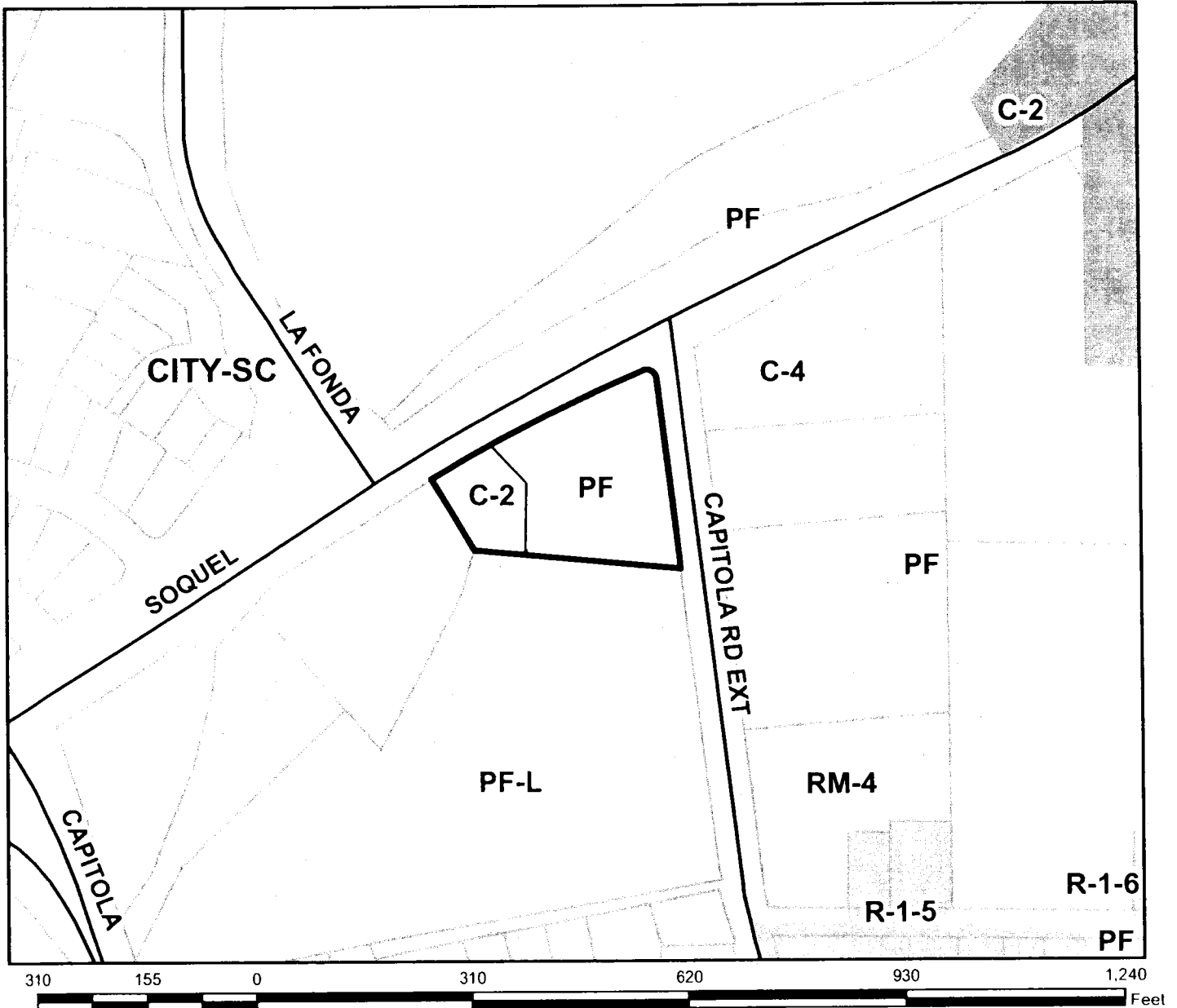
COMMERCIAL-COMMUNITY



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Planning Department
June 2011

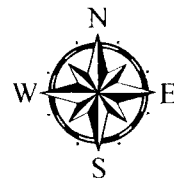


Proposed Zoning



LEGEND

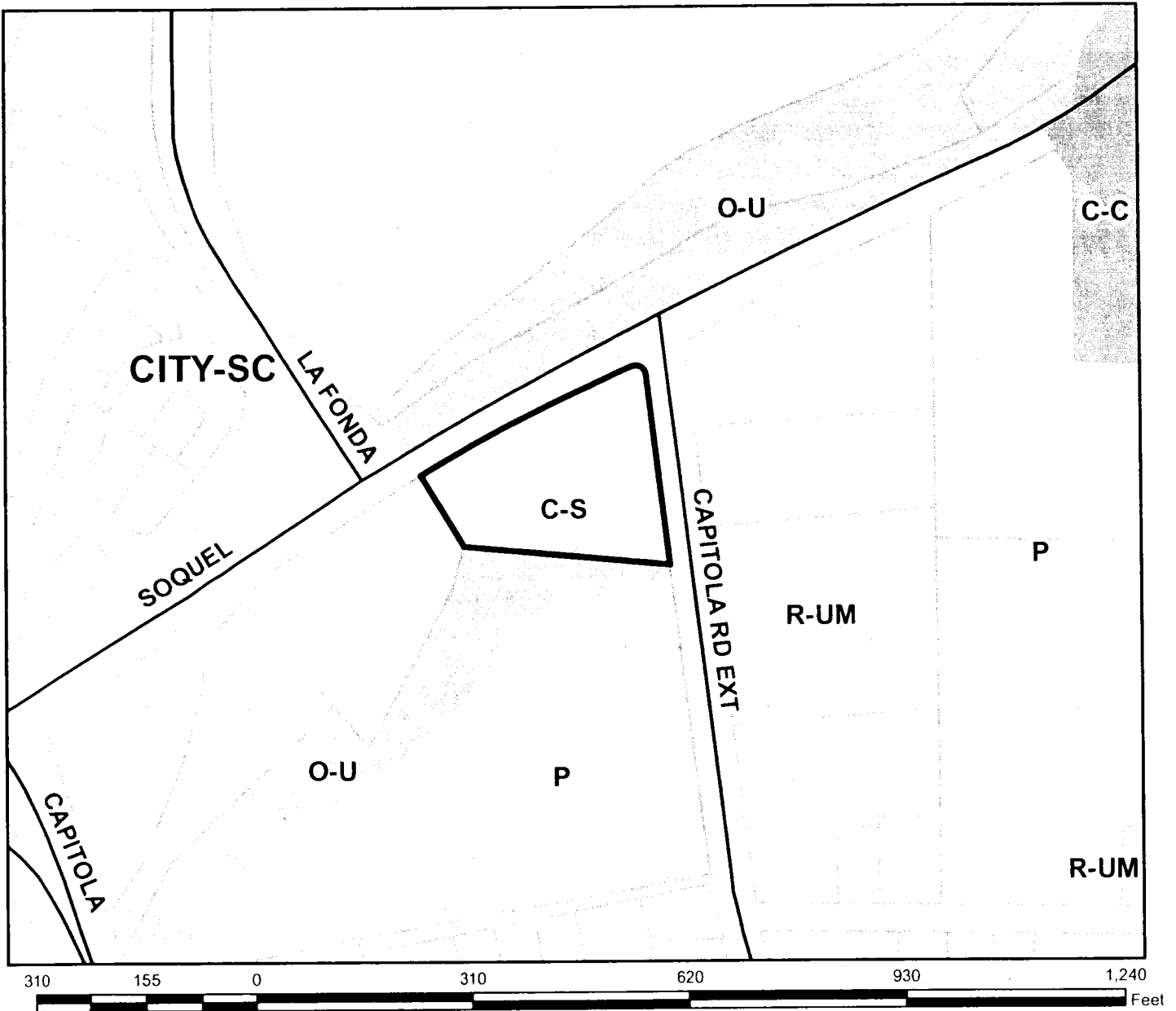
- APN: 026-011-06
- Assessors Parcels
- Streets
- SANTA CRUZ
- COMMERCIAL-SERVICE
- PUBLIC FACILITY
- RESIDENTIAL-MULTI FAMILY
- RESIDENTIAL-SINGLE FAMILY
- COMMERCIAL-COMMUNITY



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Planning Department
June 2011

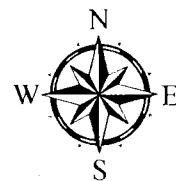


Existing General Plan Designations



LEGEND

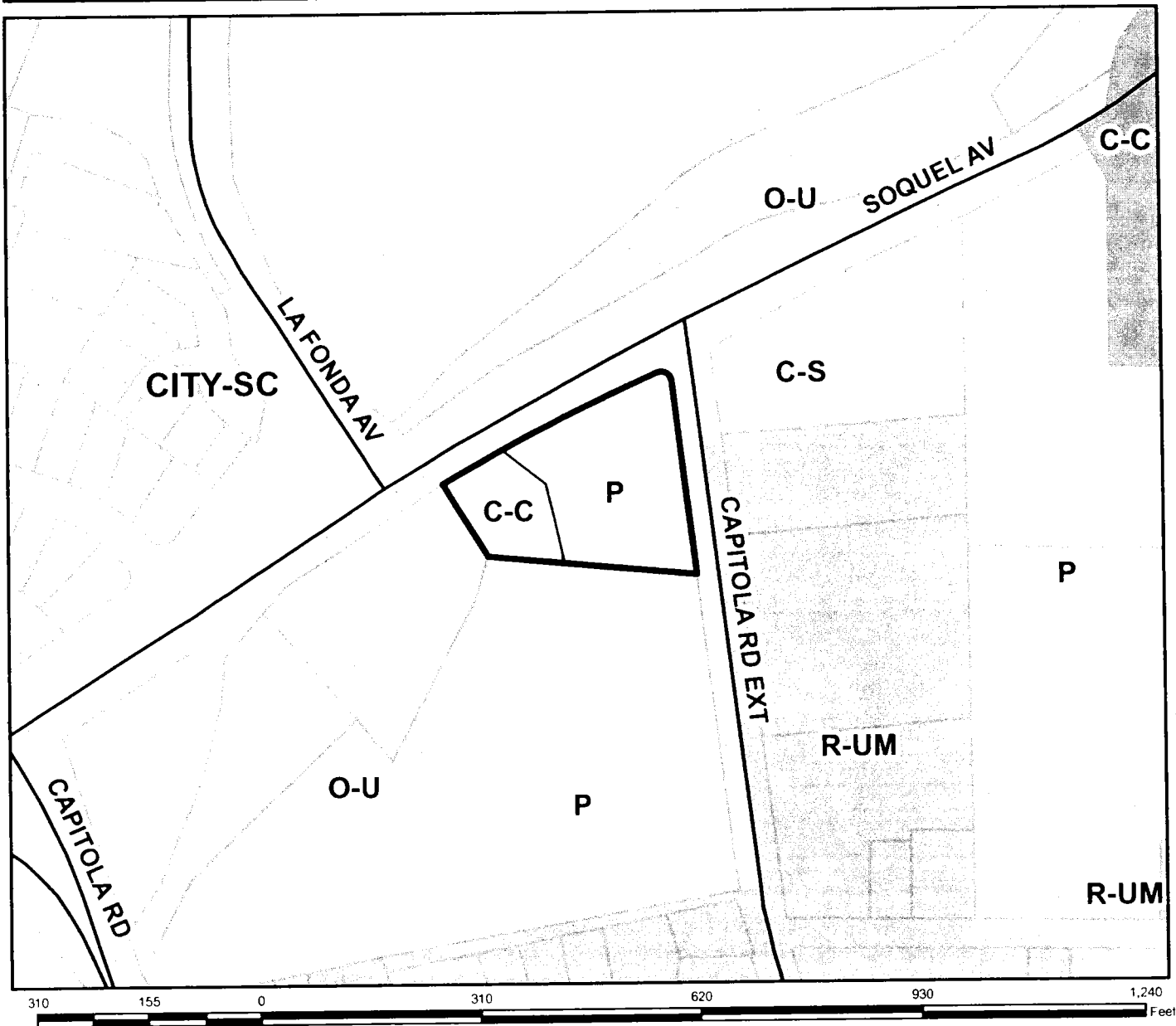
- APN: 026-011-06
- Assessors Parcels
- Streets
- SANTA CRUZ
- Commercial-Service
- Residential - Urban Medium Density
- Public Facilities
- Urban Open Space
- Commercial-Community



Map Created by
County of Santa Cruz
Planning Department
June 2011



Proposed General Plan Designation



LEGEND



APN: 026-011-06

Assessors Parcels

Streets

SANTA CRUZ

Commercial-Service

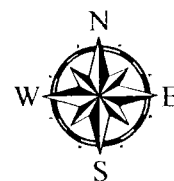
Public Facilities

Urban Open Space

Residential - Urban Medium Density



Commercial-Community



Map Created by
County of Santa Cruz
Planning Department
June 2011

NEW WATER SERVICE INFORMATION FORM

City of Santa Cruz Water Department 212 Locust Street Suite C Santa Cruz, CA 95060 Phone (831) 420-5210 Fax 831-420-5201

APN: 026-011-06 Multiple APN? ☐ N Project Address: 2202 Soquel Ave. Date: 5/4/2011

Revision 1: 6/2/2011

Revision 2: 6/10/2011

PROJECT DESCRIPTION:

proposal to re-develop property to demo 3 of 4 existing bldgs (leave vet clinic) & construct BHU Behavioral Housing Units, has an existing well; RP is required to maintain ex 1.5" WS

APPLICANT INFORMATION:

Name: Tom Burns/SCCnty rep consultant Phone: () 419-3484

Mailing Address: Cell: Fax:

City/St/Zip: Santa Cruz City/St/Zip: Santa Cruz CA 95060- EMail: tom burns131@gmail.com

REPRESENTATIVE INFORMATION:

Name: Rama Khalsa/County Env Health Phone: () 454-4474

Mailing Address: 1080 Emeline Ave Cell: Fax:

City/St/Zip: Santa Cruz CA 95060- EMail:

SECTION 1 EXISTING MAIN AND SERVICES

Main Size/Type/Age	8"DI&14"AC Soq/14"CI Cap Rd Ex	Size	Account #s	Old SIO #s	Status	Date Closed	Type
Elevation zone	N	1.5"	070-00490	5170	Active		bus 2202 vet
		1.5"	070-00500	5697	Active		bus 2220 demo
		1"	070-00510	5696	Active		bus 2240 demo
		34x58	070-00550	2661	Active		bus 2280 demo

No connection fee credit(s) for services inactive over 24 months

SECTION 2 INFLOWS

Hyd #	1118	Size/Type:	6"slmr	Static	90	Res	86	Flow	1186	Flow w/20# Res.	5563	FF Date	08/10	Location: Capitola Rd Ext @ Soq
Hyd #		Size/Type:		Static		Res		Flow		Flow w/20# Res.		FF Date		Location:

SECTION 3 WATER SERVICE FEE Totals (see Page 2 for Details)

Plan Review Fees:		Permit Fees:	Meter	Water	Sewer	Zone Cap	Credits:	Total Due:
Service/Hydrant Eng	\$400	Service/Hydrant Install	\$310.00					
Backflow	\$300	Backflow	\$300.00					
Irrigation	\$170	St. Opening	\$0.00					
		Misc Fees	\$150.00					
Totals:	\$870		\$1,422	\$19,590	\$0	\$0.00	\$0	\$22,642.00

SECTION 4:

BP# PLANNER PLAN APP # 111074 REVIEWED BY S. Reiker

ADDITIONAL COMMENTS: Please submit a complete Permit Plan set of bldg/irrigation/fire service plans to the Water Dept for final new water service project fees & requirements. Approved backflow assemblies are required on all existing water services to the parcel due to the well, for construction water use and for final use. Existing unused water services to be retired per SCWD Sids by an approved contractor and return unused meters to the SCWD for credit(s). Disconnect all property side pipes from existing meters prior to demolition. Above fees are estimated to install new 4 or 6" FS w/above grade DCDA assembly; install new 2" dom wRP assembly (with 1.5" meter credit); use ex 1" WS and credit for irr w/RP assembly and retire 3 existing unused water services (1.5", 2-3/4"). Existing well to be retired per County of SC Environmental Health Dept if unused and provide permits to SCWD/JS has been in contact w/County on the well. 5/24/11 Received a Dev Notice w/Permit Appl #111074. Preliminary plans were submitted on a CD June 7, 2011 to SCWD; the domestic plumbing fixture units point (FUP) preliminary total = 244 FUP for an estimated 1.5" domestic meter size. Confirm if all toilets are flushometer.

QUALIFICATIONS

Service will be furnished upon: (1) payment of the required fees due at the time service is requested (an approved building permit set of plans is required), and, (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made. NOTICE: This form does not in any way obligate the city. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.