



Staff Report to the Zoning Administrator

Application Number: **141238**

Applicant: Daryl Fazekas
Owner: Fazekas
APN: 030-201-74 & 75(combined)

Agenda Date: 9/4/15
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to construct a new 6,000 square foot commercial building and associated site improvements. Requires a Commercial Development Permit and Master Occupancy Program.

Location: Property located on the west side of Porter Street in Aptos approximately 115 feet south of the intersection with West Walnut Street.

Supervisory District: First District (District Supervisor: Leopold)

Permits Required: Commercial Development Permit and Master Occupancy Program

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 141238, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	11,272 square feet
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Commercial and Residential
Project Access:	Porter Street
Planning Area:	Soquel
Land Use Designation:	C-C (Community Commercial)
Zone District:	C-2-GH (Community Commercial, Geologic Hazards Combining District)

Environmental Information

Services Information

History

Analysis and Discussion

It is important to note that past efforts have been made to establish a shared parking and circulation pattern for the development of the subject parcel in conjunction with several surrounding parcels. As encouraged within the Soquel Village, proposals for shared parking and access have been considered in the past but were unable to be implemented.

In absence of a shared access and parking agreement with adjoining parcels, development of the rear of the subject parcel as parking would restrict development of the commercial space. Staff is satisfied that past efforts have demonstrated that the objectives of the town plan have been considered with respect to the shared parking and circulation and are simply not feasible at this site.

The project will comply with FEMA requirements for development within the flood plain.

Master Occupancy Program

The applicant is also requesting a Master Occupancy Program to authorize the occupancy of the proposed building with uses allowed within the C-2 zone district. At this time it is not clear whether a tenant has been selected for the proposed building. The Master Occupancy Program will provide flexibility for the property owner with respect to finding a tenant for the space.

It is expected that retail, professional office or some form of medical use will occupy this location. Uses that require a large amount of water such as restaurants or Laundromats would likely not be allowed at this location due to the restrictions on water use by Soquel Creek Water District.

Parking

Based on the proposed 4,200 square footage of commercial space (1,800 square feet of storage not included) and the total number of onsite parking spaces (14 spaces), the new structure will support retail uses, administrative offices, and other commercial uses listed in the C-2 uses chart (SCCC 13.10.332) which require one parking space per 300 square feet as indicated in SCCC 13.10.552. As conditioned, uses which exceed the parking requirement of one space per 300 square feet may be considered with a Minor Variation to this permit.

Signage

A sign plan will be required with the building permit. Signage shall be limited to one sign no larger than 50 square feet in area at the front of the property (either on the front building as it is proposed or freestanding), as allowed by County Code section 13.10.581(k).

Zoning & General Plan Consistency

The subject property (once APNs 030-201-74 & 75 are combined) will be approximately 11,272 square feet, located in the C-2-GH (Community Commercial, Geologic Hazards Combining District) zone district, a designation which allows commercial uses. The proposed commercial building is an allowed use within the zone district and the zoning is consistent with the site's C-C (Community Commercial) General Plan designation.

Design Review

The proposed commercial building complies with the requirements of the County Design Review Ordinance, in that the project will incorporate site and architectural design features such as

articulation of the façade and the use of a combination of finish materials (stucco and wood siding) to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. Additionally, the proposed variation in roof pitch and window awnings will create an interesting building design which is consistent with the Soquel Village Plan. The use of natural colors will be complimentary to the site. A comprehensive landscape plan consisting of the planting of two trees (one street tree at the south east property line) and additional planting areas will result in a much improved street view of the current vacant parcel.

The project meets the Soquel Village pedestrian goals by providing bicycle parking, a fern garden, an educational display and perhaps a public bench under the proposed solar trellis at the north east side of the property. These design features will enhance the pedestrian experience along Porter Street by providing an area of pedestrian interest at a location that is currently under utilized between the south west end of the Soquel village and village core.

Conclusion

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

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **141238**, based on the attached findings and conditions.

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

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

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 141238

Assessor Parcel Number: 030-201-74 & 75

Project Location: 15621 Loma Vista Avenue

Project Description: Construct a new 6,000 square foot commercial building

Person or Agency Proposing Project: Daryl Fazekas

Contact Phone Number: (408) 395-9400

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

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

F. Reasons why the project is exempt:

construction of a new commercial building in an area designated for commercial uses

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

Nathan MacBeth, Project Planner

Date: _____

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for commercial uses and 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 proposed commercial building will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities.

As conditioned, fencing will not be allowed at the north side of the property in order to preserve the adjacent property's access to these amenities. The adjacent parcel to the north (APN 030-201-12) is developed with an existing commercial building with a zero setback to the subject property with a window on the south side of that structure that would otherwise be blocked as a result of the project. Additionally, the solar trellis shall be either sufficiently setback from the adjacent building or constructed in a manner so as to prevent a hazardous condition for occupants of the adjoining structure.

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 commercial building and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-2-GH (Community Commercial, Geologic Hazards Combining District) zone district as the primary use of the property will be one commercial building that meets all current site standards for the zone district. The project will comply with FEMA requirements for development within the flood plain.

The number of parking spaces being provided (14 spaces) will be sufficient to serve the proposed 4,200 square feet of commercial space at a rate of one parking space per 300 square feet. The total 1,800 square feet of storage is not included in the calculations for parking. Though a tenant has not been identified, the building will likely be occupied with retail, professional administrative or medical offices. The project has been conditioned to allow all uses within the C-2 zone district which meet the provided number of parking spaces. Uses which exceed the number of parking spaces being provided may be considered with a level 3 review or higher in order to evaluate potential impacts .

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 commercial use is consistent with the use and

density requirements specified for the C-C (Community Commercial) land use designation in the County General Plan.

The proposed development is consistent with General Plan Policy 8.5.2 in that the project is compatible with the surrounding commercial development with respect to building design and landscaping. The proposed structure is consistent with the design recommendations for new development within the Soquel Village Plan. The proposed landscaping includes the planting of additional trees and planting areas along Porter Street resulting in a much needed improvement to this portion of the Soquel Village. The project has been designed to achieve minimal demand for water use for irrigation and electrical service through the use of a rainwater catchment system and installation of a 240 square foot solar canopy.

The proposed commercial building will be properly proportioned to the parcel size and the 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 commercial building will comply with the site standards for the C-2-GH zone district (including setbacks, lot coverage, floor area ratio, 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.

The project is consistent with the goals and objectives of the Soquel Village Plan with respect to new construction and pedestrian circulation.

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 commercial building is to be constructed on an existing undeveloped lot. The level of traffic generated by the proposed project is anticipated to be 144 trips per day. A trip generation analysis was prepared by Marquez Transportation Engineering and reviewed by County Department of Public Works Road Engineering. It was determined that the increase in trips would be offset by the payment of TIA (Transportation Improvement Area) fees to help fund future road and intersection improvements.

The parcel is currently served by Soquel Creek Water District. Based on the intensity of surrounding development, utilities in the vicinity are readily available and the design of the proposed development is not expected to overload utilities.

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

This finding can be made, in that the proposed structure is located within the Soquel Village Plan Area. The area is developed with mixture of old and new commercial buildings and old residential development. The proposed development is consistent with the range of architectural styles in the vicinity. Though the Soquel Village Plan encourages shared parking configurations, several attempts to accomplish a shared parking arrangement have been unsuccessful. The proposal will utilize an existing curb cut on Porter Street and with the proposed landscape plan and tree planting, the parking arrangement at the front of the site will be compatible with the surrounding pattern of development.

The project meets the Soquel Village pedestrian goals by providing bicycle parking, a fern garden, an educational display and perhaps a public bench under the proposed solar trellis at the north east side of the property. These design features will enhance the pedestrian experience along Porter Street by providing an area of pedestrian interest at a location that is currently under utilized between the south west end of the Soquel village and village core.

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 commercial building 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 use of natural colors will be complimentary to the site and a comprehensive landscape plan will enhance the streetscape along Porter Street. The use of articulation on the building façade, variation in roof pitch, and combination of finish materials (stucco and wood siding) will create a building of interest and compatible with the surrounding commercial development.

Conditions of Approval

Exhibit D: Project Plans 14 Sheets, prepared by Daryl Fazekas, dated 5/6/15

- I. This permit authorizes the construction of a 6,000 square foot commercial building and 240 square foot solar canopy. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. The setbacks for the C-2 zone district shall be met as depicted on the approved Exhibit "A" for this permit.

3. One elevation shall indicate materials and colors. In order to break up the wall plane a combination of wood siding and stucco is required in order to break up the as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.
4. All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be screened.
5. Final Landscape plan shall be submitted for review and approval. The final landscape plan shall include one additional street tree located in the planting area south of the driveway (Street trees shall be consistent with the recommended planting list for the Soquel Village Plan).
6. Sign locations, dimensions, and height shall be consistent with the approved Exhibit "A" for this permit and shall comply with the following additional requirements:
 - a. Wall mounted signs not to exceed 35 square feet shall be designed to be an integral part of the building design. Building signs shall be located below the upper line of the roof fascia.
 - b. Sign lighting, color and material shall be consistent with the Soquel Village Plan.
7. A lighting plan for the proposed development. Lighting for the proposed development must comply with the following conditions:
 - a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
8. No improvements shall be placed along the north property line of the subject property and the existing building located at 2609 Porter Street which impede egress from the windows and/or openings along the south side of the building.
9. Detailed grading and drainage plan completed by a Licensed Civil Engineer.
10. Detailed erosion/sediment control plans.

11. Submit a completed "Flood Proofing" Certificate.
 12. Details showing compliance with fire department requirements.
- B. Record an Affidavit to Combine Assessor's Parcel Numbers 030-201-74 and 030-201-75 as one parcel with the County Recorder. Return a conformed copy of the recorded instrument to the Planning Department.
 - C. Details showing compliance with accessibility requirements. All accessibility requirements of the California Building Code shall be met.
 - D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - E. Meet all requirements of and pay all County of Santa Cruz Sanitation District fees.
 - F. Meet all requirements of and pay all County Department of Environmental Health Services fees for this project.
 - G. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - H. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - I. Pay the current fees for Parks and Child Care mitigation for 6,000 square foot commercial building. Currently this fee is \$.23 per square foot (\$1,380).
 - J. Pay the current fees for Roadside and Transportation improvements. Please contact the Department of Public Works for a current list of fees.
 - K. Provide required off-street parking for 14 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. One Parking space shall be accessible and all parking shall be clearly designated on the plot plan.
 - L. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. 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.
 - B. **Master Occupancy Program (Retail, Administrative offices, medical offices):**
Given the location of the project with respect to existing commercial development the following uses shall be allowed on the project site when consistent with the approved parking configuration for the proposed development:
 - 1. Retail
 - 2. Administrative Offices
 - 3. Medical offices
 - C. All change of use requests consistent with the above list of uses shall be processed at Level 1. In order to accommodate future changes of use, updates to the parking study that show conformance with the available parking may be required.
 - D. The change of use to any use not indicated in the above list shall require a minimum of a Level 3 review to allow a thorough review of potential impacts. Higher levels of review, per the use chart for the C-2 zone district may be required.

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

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

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

Application #: 141238
APN: 030-201-74 & 75
Owner: Fazekas

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Deputy Zoning Administrator

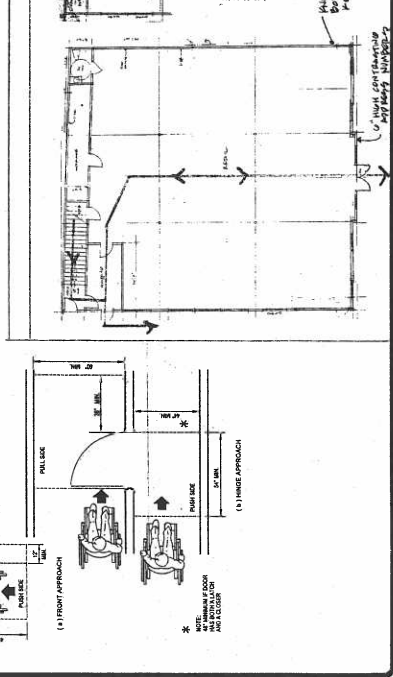
Nathan MacBeth
Project Planner

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

DATE	Q. 10. 14	SCALE	1/4"	JOB NO.	paper	SHEET	A2	STREETS
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DRAWN								



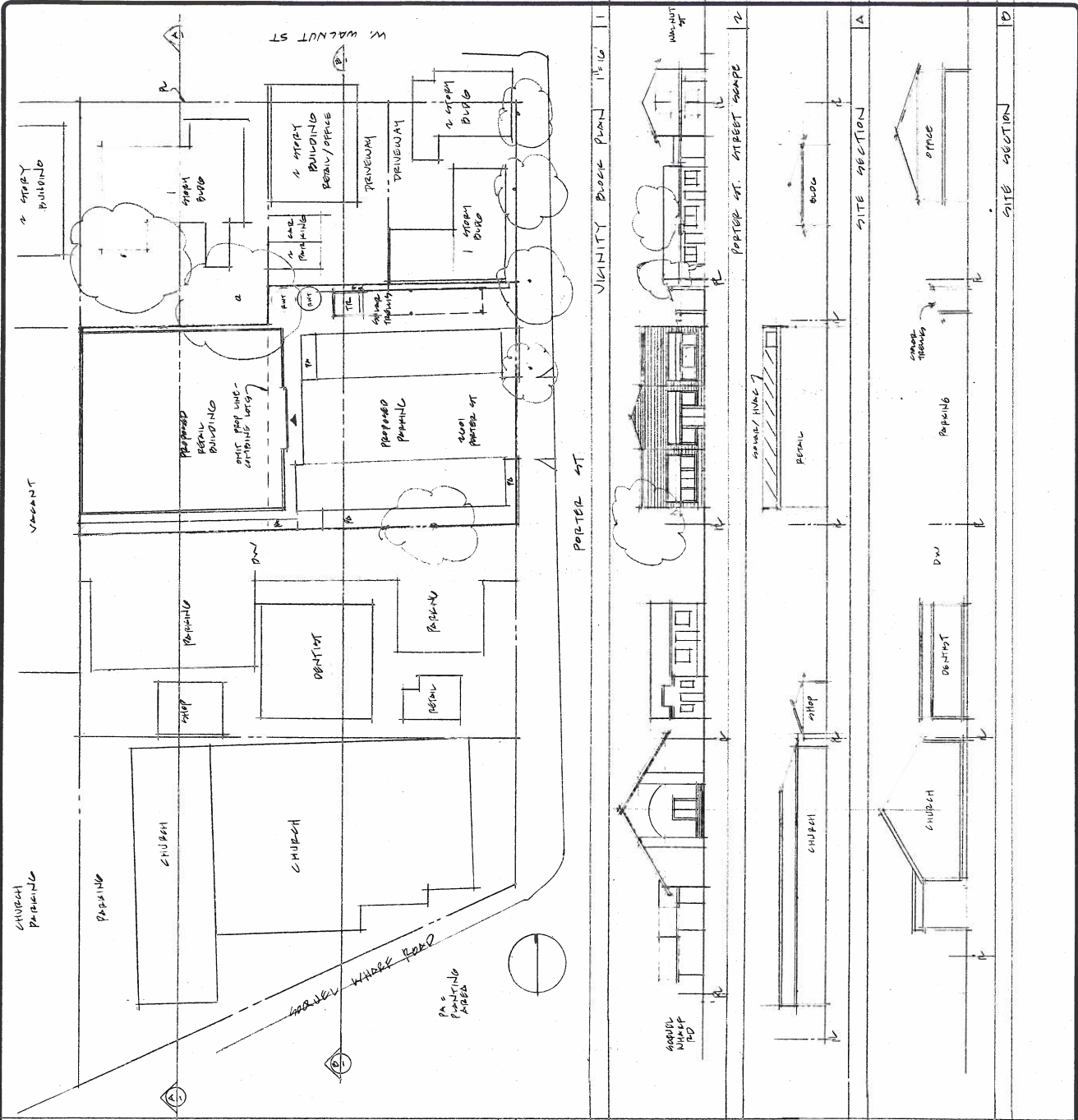
OF	SHEETS
DRAWN CHECKED DATE 7.10.14 SCALE 1/4" = 1'-0" 1/8" = 1'-0"	
JOB NO. SHEET A3	



Daryl Fazekas
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Structural,
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DarylFazekas@
408.395.9400

**Net-Zero
Building**
2601 Porter St,
Soquel

517E
ANDY'S
PLAIN S



ENVIRONMENTAL	PUNNING NOTES	37
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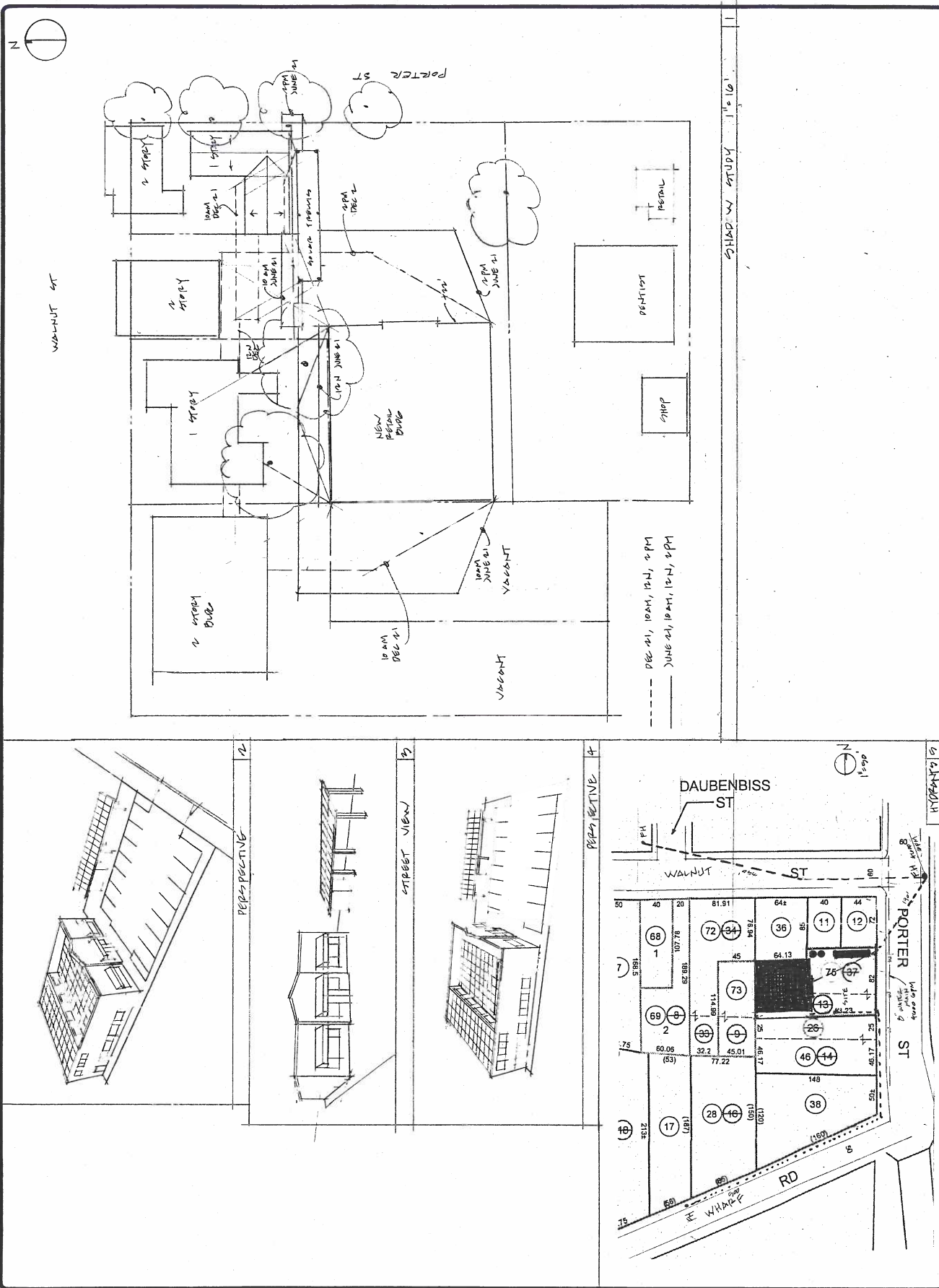
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3.6.15	

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 15621 Loma
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Net-Zero Building
 2601 Porter St,
 Sequoia

SHADOW STUDY

DATE	CHECKED	DRAWN
10.24.14		
11.16.14		
12.23.14		
1.7.15		
A7		



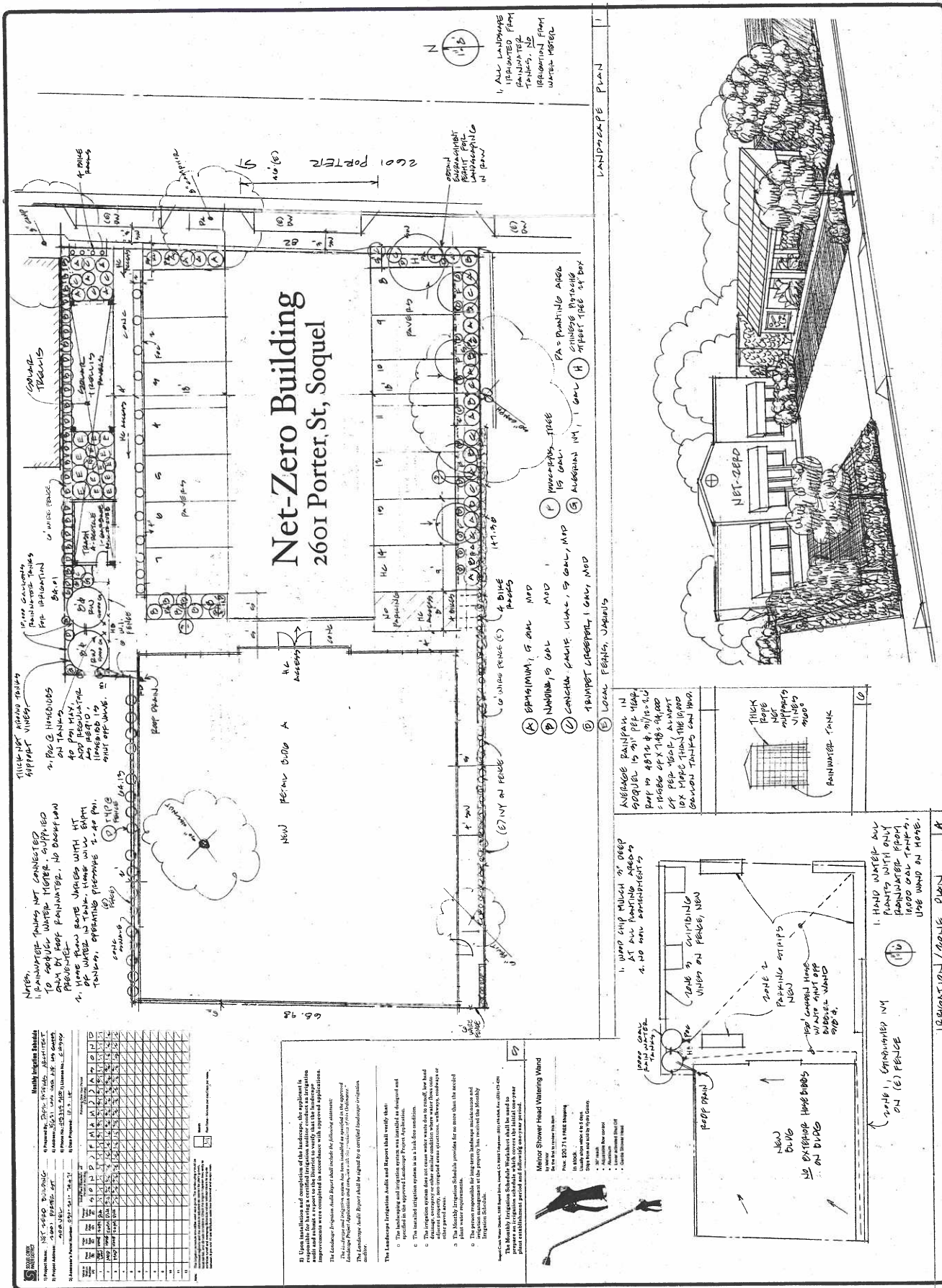
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10. 4.15.15	

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 Daryl@fazekas.com
 408.395.9400
 950-741-7475

Net-Zero Building
 2601 Porter St,
 Soquel

LANDSCAPE
 PLAN

DATE	BY	CHKD	APP'D
4.15.15	DF	DF	DF
4.15.15	DF	DF	DF
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THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE DRAWINGS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE PROJECT. HE IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISPLANS FOR THE COMPLETED WORK. HE IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE BEGINNING OF THE CONSTRUCTION NOT FULLY SHOWN OR DETAILD SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.

ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILD SWITCH FOR REVIEW. BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE ANY WORK BEGINS, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF ANY AND ALL CHANGES TO BE APPLIED ON ANY SHOP DRAWINGS.

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BUILDING PAD	12 C.Y.	30 C.Y.	26 C.Y. FILL
SITE	82 C.Y.	30 C.Y.	26 C.Y. CUT

C1	GRADING PLAN
C2	STORM WATER MANAGEMENT PLAN
C3	STORM WATER CALCULATIONS
4	DETAILS

DISCLAIMER
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BONMAN & WILLIAMS CONSULTING CIVIL ENGINEERS, IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

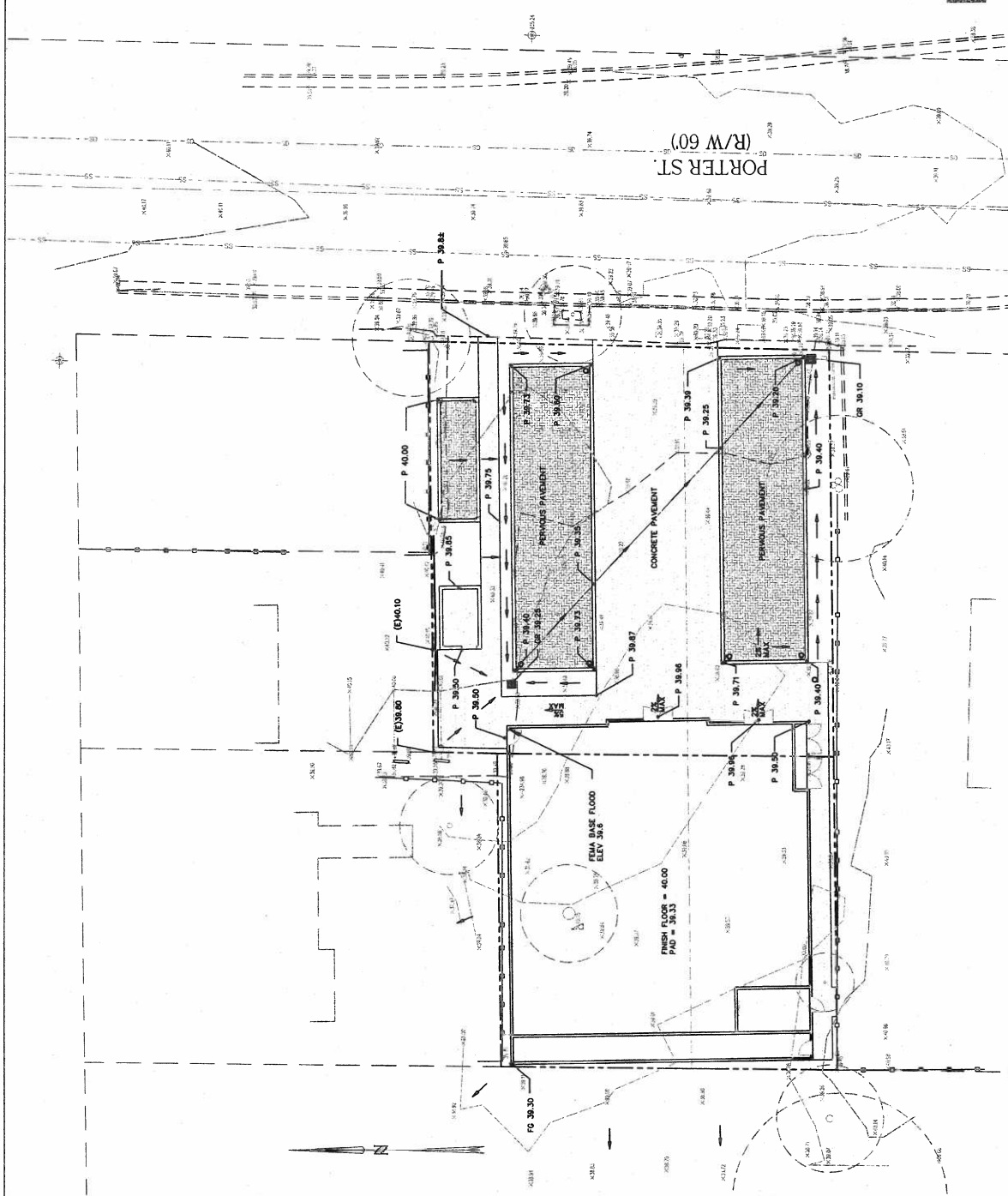
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MAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1011 CEDAR STREET
SANTA CRUZ, CA 95060

(831) 428-3560

SCALE 1" = 10'	DRAWN JFR	JOB NO. 23705	C1 OF 4
DATE APRIL 30, 2015	CHECKED	INDEX	
DESIGN JFR	DWG NAME	FILE NO.	



W. WALNUT ST.

AREA TABLE (S.F.)

APN 030-201-74	4,422
APN 030-201-75	6,888
APN 030-201-76	13,847
APN 030-201-77	1,321
APN 030-201-78	13,847
TOTAL	33,325

PREVIOUS DEVELOPMENT AREA

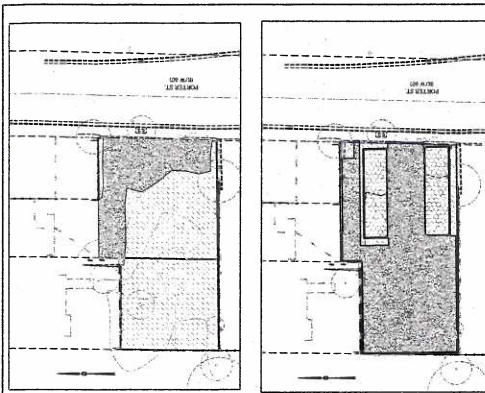
PERVIOUS	8,297
SEMI-PERVIOUS	-
IMPERVIOUS	5,550
TOTAL	13,847

POST DEVELOPMENT AREA

PERVIOUS	1,187
SEMI-PERVIOUS	2,004
IMPERVIOUS	10,081
TOTAL	13,272

IMPAVED OR NEW IMPERVIOUS AREA

INCREASE IN IMPERVIOUS AREA	5,131
(SQ. FT. FOR SEMI-IMPERVIOUS)	6,132



DRAINAGE MAP LEGEND
 LANDSCAPES/PERVIOUS
 PERVIOUS AREA
 IMPERVIOUS AREA

STORMWATER CONFORMANCE AND SUMMARY.

1. THE PROJECT HAS A TOTAL EFFECTIVE IMPROVED IMPERVIOUS AREA OF 7,500 SF.
2. THE PROJECT IS CONSIDERED A "LARGE PROJECT" PER COUNTY OF SANTA CRUZ DESIGN SYSTEM PART 3, STORMWATER MANAGEMENT, JUNE 2014 EDITION.
3. THE PROJECT WILL INCORPORATE BMPs TO MINIMIZE AND MITIGATE POLLUTANT AND HYDROLOGIC IMPACTS DUE TO DEVELOPMENT. BMPs TO BE INSTALLED INCLUDE:
 - PERVIOUS PAVEMENT
 - VEGETATED SWALES
 - BIOTREATMENT BASIN
4. THE PROJECT IS LOCATED IN SANTA CRUZ COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT ZONE 1 AND THEREFORE DRAINAGE FEES WILL APPLY FOR 3,750 SQUARE FEET OF NEW IMPERVIOUS AREA.
5. SEE SHEET C3 FOR STORM WATER CALCULATIONS.

DRAINAGE NARRATIVE SUMMARY

1. IN THE DEVELOPMENT CONDITION, THE EXISTING ROOF SHEET FLOWS SOUTH THROUGH THE SITE TIE TO THE STREET TOWARDS THE ALLEY AND EAST TOWARDS PORTER STREET IN THE POST DEVELOPMENT CONDITION, THE ROOF FLOW FROM THE EXISTING BUILDING WILL BE COLLECTED IN A 60" DIA. 4" PVC 50' PIPE AND FLOW EAST TOWARDS PORTER STREET. THE VOLUME OF FLOW FROM THE EXISTING BUILDING WILL BE 882 CUBIC FEET OR 2.1 MGAL PER YEAR. THE VOLUME OF FLOW FROM THE EXISTING BUILDING WILL BE 882 CUBIC FEET OR 2.1 MGAL PER YEAR.
2. THE ROOF WATER WILL BE COLLECTED IN A 60" DIA. 4" PVC 50' PIPE ON OTHER PLANE.

NOTE

1. THE PROJECT HAS A TOTAL EFFECTIVE IMPROVED IMPERVIOUS AREA OF 7,500 SQUARE FEET. A STORM WATER POLLUTION CONTROL PLAN THAT MEETS THE REQUIREMENTS SET FORTH IN THE COUNTY'S STORMWATER POLLUTION CONTROL ORDINANCE.

DISCLAIMER

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APN 030-201-74 & 75

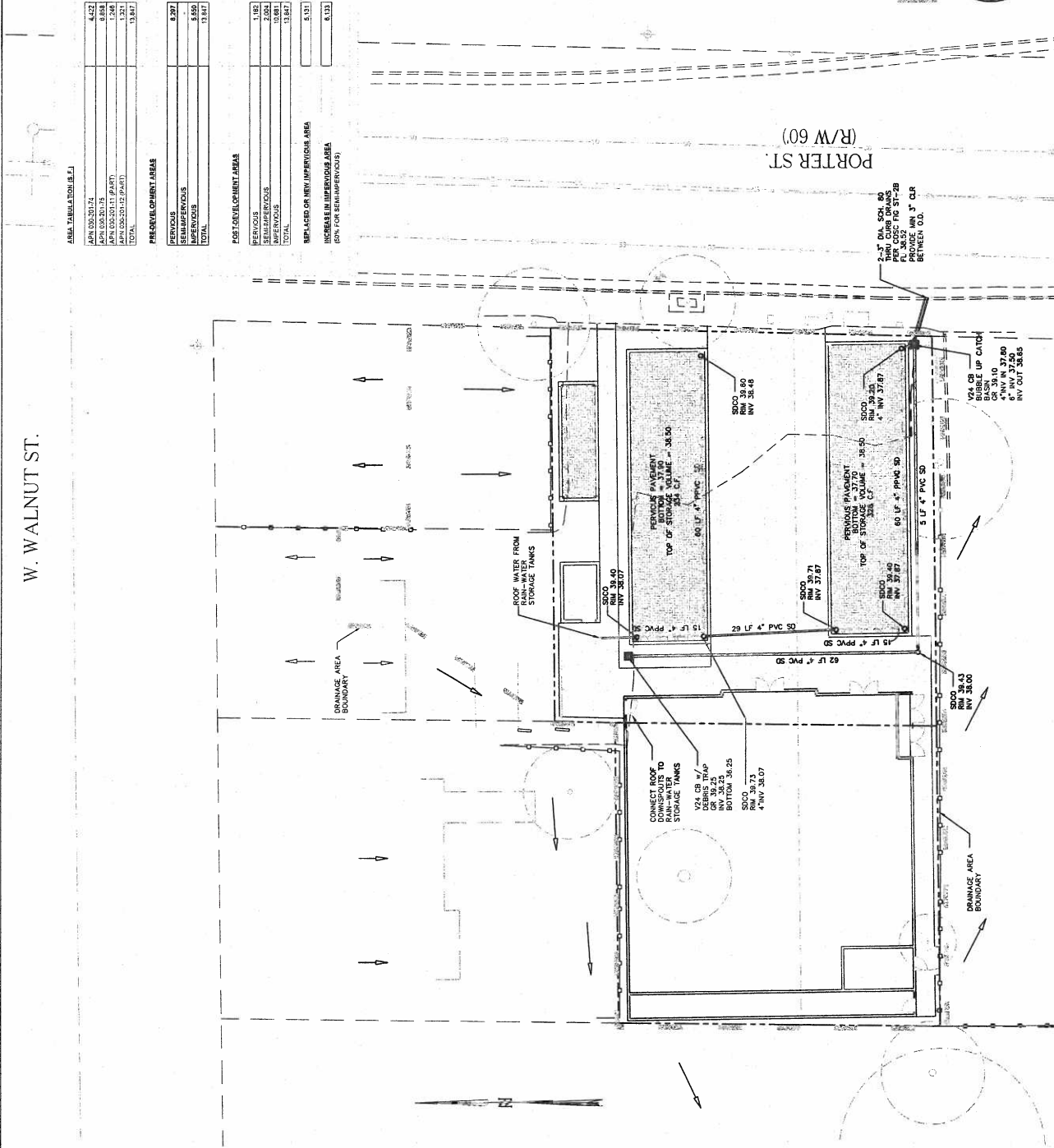


BOWMAN & WILLIAMS
 CONSULTING CIVIL ENGINEERS
 1000 S. GILBERT AVE.
 SAN JOSE, CA 95128
 (408) 434-3800

STORM WATER MANAGEMENT PLAN

NET-ERO BUILDING
 1000 S. GILBERT AVE.
 SAN JOSE, CA 95128
 (408) 434-3800

SCALE: 1" = 10'
 DATE: APRIL 30, 2015
 DESIGN: JFR
 CHECKED: JFR
 REVISION: 1
 SHEET: C2
 OF: 25





BUTANO GEOTECHNICAL ENGINEERING, INC.
231 GREEN VALLEY ROAD, SUITE E, FRESONO, CALIFORNIA 93709
PHONE 877.724.2842
WWW.BUTANOGEOTECH.COM

Day of Session
Proposed Commercial Development
Los Gatos, CA 95032

February 11, 2015
Project No. 15-11-SC

SUBJECT:
INTEGRATION ANALYSIS RESULTS
Proposed Commercial Development
Squella, Santa Cruz County, California

Dear Mr. Frazee:

Per your request our firm conducted an infiltration study at the subject site. Infiltration testing procedures, results, locations of the test holes, and soil type are included herein.

It is a pleasure being associated with you on this project. If you have any questions or if we may be of further assistance please do not hesitate to contact our office.
Sincerely,

BUTANO GEOTECHNICAL ENGINEERING, INC.
Greg Boom, P.E., GE
Principal Engineer
R.C.E. 58819

Appendix 1: Appendix A Infiltration Testing Site Plan

Infiltration Testing
2603 Porter Street
Squella, Santa Cruz County, California

February 11, 2015
15-11-SC
Page 2

PERCOLATION TESTING PROCEDURES

Two test pits were excavated below existing grade on February 10, 2015 in the area of the proposed permeable pavement. Both test pits were excavated to approximately 14 inches. The test pits were excavated using hand equipment. The soils during the excavation were observed and described as follows: Pit 1: Dark brown silty SAND; Pit 2: Dark brown silty SAND. Test method ASTM D 3385-03 Infiltration Rate of Soils in Field Using Double-Ring Infiltrometer was performed in the test pits on February 10, 2015. The locations and depths selected were based on direction from the project civil engineer, and the locations of the test pits were marked with survey points. The test pits were located in the field by tape measurements from known landmarks. Their locations as shown are therefore within the accuracy of such measurement.

The soils encountered in the test pits were continuously logged in the field by a representative of Butano Geotechnical Engineering, Inc. These soils were classified based on field observations and laboratory tests. The classifications are in accordance with the Unified Soil Classification System (USCS).

The infiltration testing results are recorded in the following table.

Infiltration Test Pit	Depth (in)	Description of Soil Tested	Infiltration Rate (inches/hour)
P1	14	Dark brown silty SAND	3.5
P2	14	Dark brown silty SAND	4.1

PERCOLATION CALCULATIONS: 2 yr - 2 in

INTEGRATION ANALYSIS & INFLUENTIAL AREA

Area Description	Area (sq ft)	Avg ASD	C	ASD
Test Pit 1	2,000	0.05	0.10	0.12
Test Pit 2	2,000	0.05	0.10	0.12
Total	4,000	0.05	0.10	0.12

Weighted Percolation Coefficient = 0.79

Percolation Coefficient	Area (sq ft)	Avg ASD	C	ASD
Percolation Coefficient	4,000	0.05	0.10	0.12
Area (sq ft)	4,000	0.05	0.10	0.12
Percolation Coefficient	4,000	0.05	0.10	0.12
Area (sq ft)	4,000	0.05	0.10	0.12

Percolation Coefficient = 0.79

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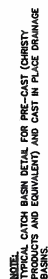
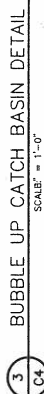
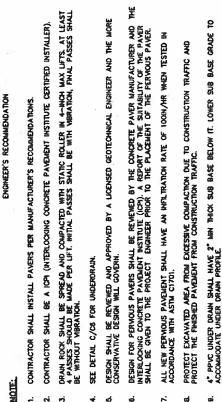
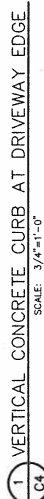
Percolation Coefficient = 0.79

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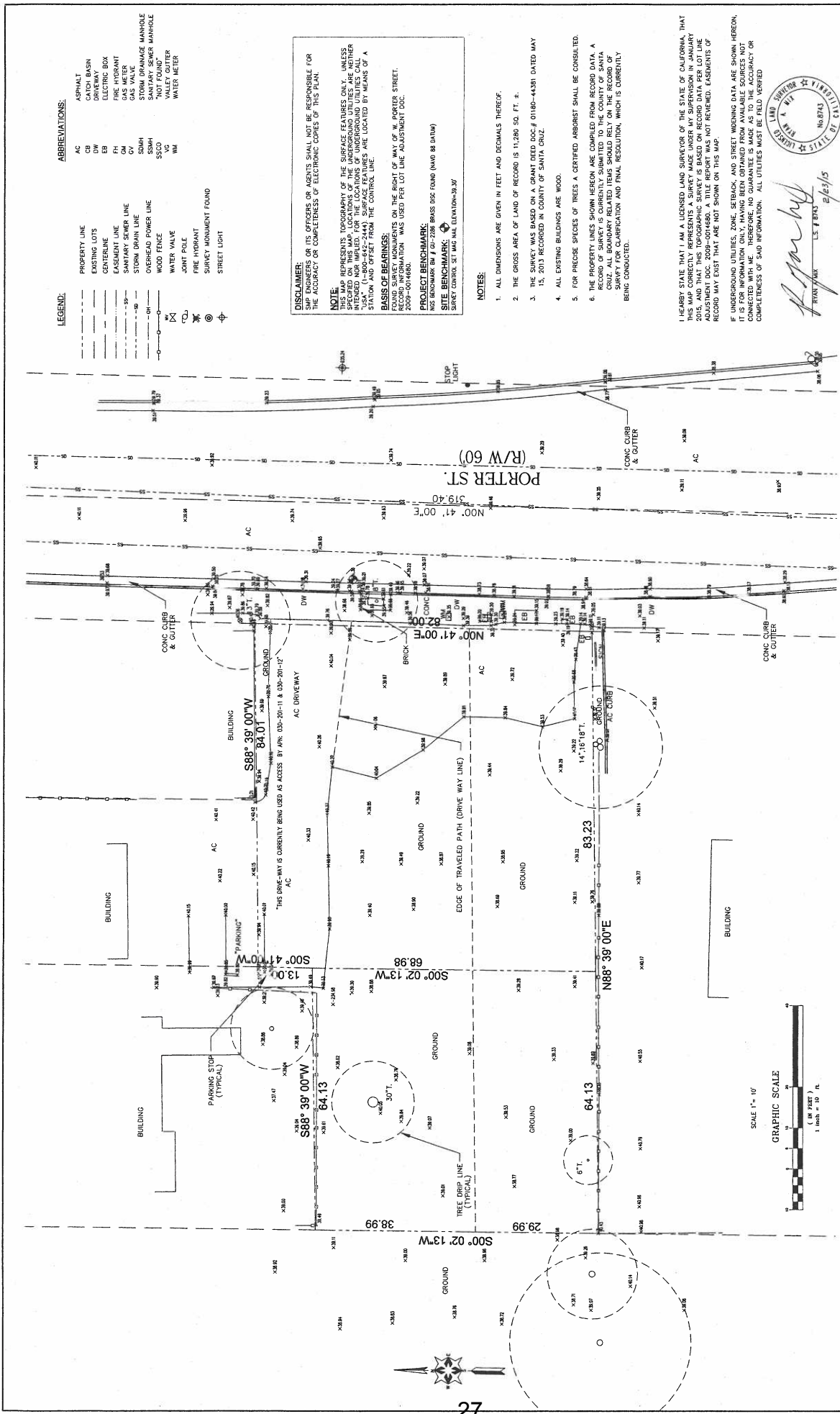


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SCALE 1" = 10'	DRAWN JFR	JOB NO. 23705	SHEET C4
DATE APRIL 30, 2015	CHECKED	INDEX RODEO 1	
DESIGNER JFR	DWG. NAME	ENR. NO.	



LEGEND:

- | | |
|------------------------|--------------|
| PROPERTY LINE | ASPHALT |
| EXISTING LOTS | CATCH BASIN |
| CENTERLINE | DRIVEWAY |
| EASEMENT LINE | ELECTRIC BOX |
| SANITARY SEWER LINE | FIRE HYDRANT |
| STORM DRAINAGE | GAS VALVE |
| STORM DRAINAGE MANHOLE | SMH |
| VALVE | VALVE |
| WATER VALVE | WATER METER |
| JOINT POLE | |
| FIRE HYDRANT | |
| SURVEY MONUMENT FOUND | |
| STREET LIGHT | |

DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER GUARANTEED NOR WARRANTED. THE LOCATION OF ANY UTILITIES SHALL BE DETERMINED BY A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS ON THE RIGHT OF WAY OF W. PORTER STREET.
2009-0014680.
2009-0014680.

PROJECT BENCHMARK:
NCS BENCHMARK BM # 20-208 BASIS DIST. FOUND (NAD 83 DATUM)

SITE BENCHMARK:
SMP CONTROL SET MAG. NAD ELEVATION 38.30'

NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
- THE GROSS AREA OF LAND OF RECORD IS 11,280 SQ. FT.
- THE SURVEY WAS BASED ON A GRANT DEED DOC # 0180-44381 DATED MAY 15, 2013 RECORDED IN COUNTY OF SANTA CRUZ.
- ALL EXISTING BUILDINGS ARE WOOD.
- FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
- THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA. A RECORD OF SURVEY IS CURRENTLY SUBMITTED TO THE COUNTY OF SANTA CRUZ FOR RECORDATION. THE SURVEY IS CURRENTLY UNDER REVIEW. THE SURVEY FOR CLARIFICATION AND FINAL RESOLUTION, WHICH IS CURRENTLY BEING CONDUCTED.

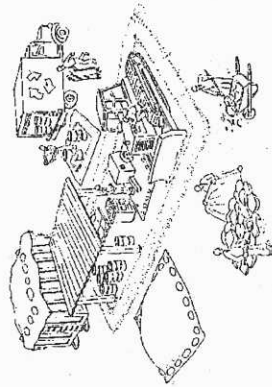
I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT I HAVE PREPARED THIS SURVEY IN ACCORDANCE WITH THE SURVEYING ACT OF JANUARY 2015, AND THAT THIS TOPOGRAPHIC SURVEY IS BASED ON RECORD DATA OF A PREVIOUS ADJUSTMENT DOC. 2009-0014680. A TITLE REPORT WAS NOT REVIEWED. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

IF UNDERGROUND UTILITIES, ZONE, SETBACK, AND STREET MOWING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH ME. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. ALL UTILITIES MUST BE FIELD VERIFIED.



2601 PORTER ST SOQUEL, CA 95073 APN: 030-201-74 & 030-201-75	SMP ENGINEERS CIVIL ENGINEERS—LAND SURVEYORS 15344 Corch Lane Los Alamos, CA 94024 Tel: (650) 941-8055 Fax: (650) 941-8755	TOPOGRAPHIC SURVEY MAP T-1	CITY OF SOQUEL EXISTING TOPOGRAPHICAL PORTER ST 2601 25
		SCALE: 1" = 10' Prepared by: M.J.N. Checked by: S.R. Date: 12/19/2014 Project No.: 241221	SHEET NO. 1 OF 1

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast. Use (but don't overuse) reclaimed water for dust control as needed.

Report streets and other paved areas daily. Do not wash down streets or work with water!

Recycle all asphalt, concrete, and aggregate base material from demolition activities.

Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.

Store hazardous materials and wastes in secondary containment and cover them during wet weather.

Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.

Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.

When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!

Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.

Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.

If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rainwater to run into gutters, streets, storm drains, or creeks.

Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.

Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.

Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible. If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.

If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.

Manage disposal of contaminated soil according to Fire Department instructions.



Dewatering operations

Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.

In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.

Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).

If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

Do not pave during wet weather or when rain is forecast.

Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.

Place drip pans or absorbent material under paving equipment when not in use.

Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.

Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.

Do not use water to wash down fresh asphalt concrete pavement.



Concrete, grout, and mortar storage & waste disposal

Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.

Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.

If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Painting

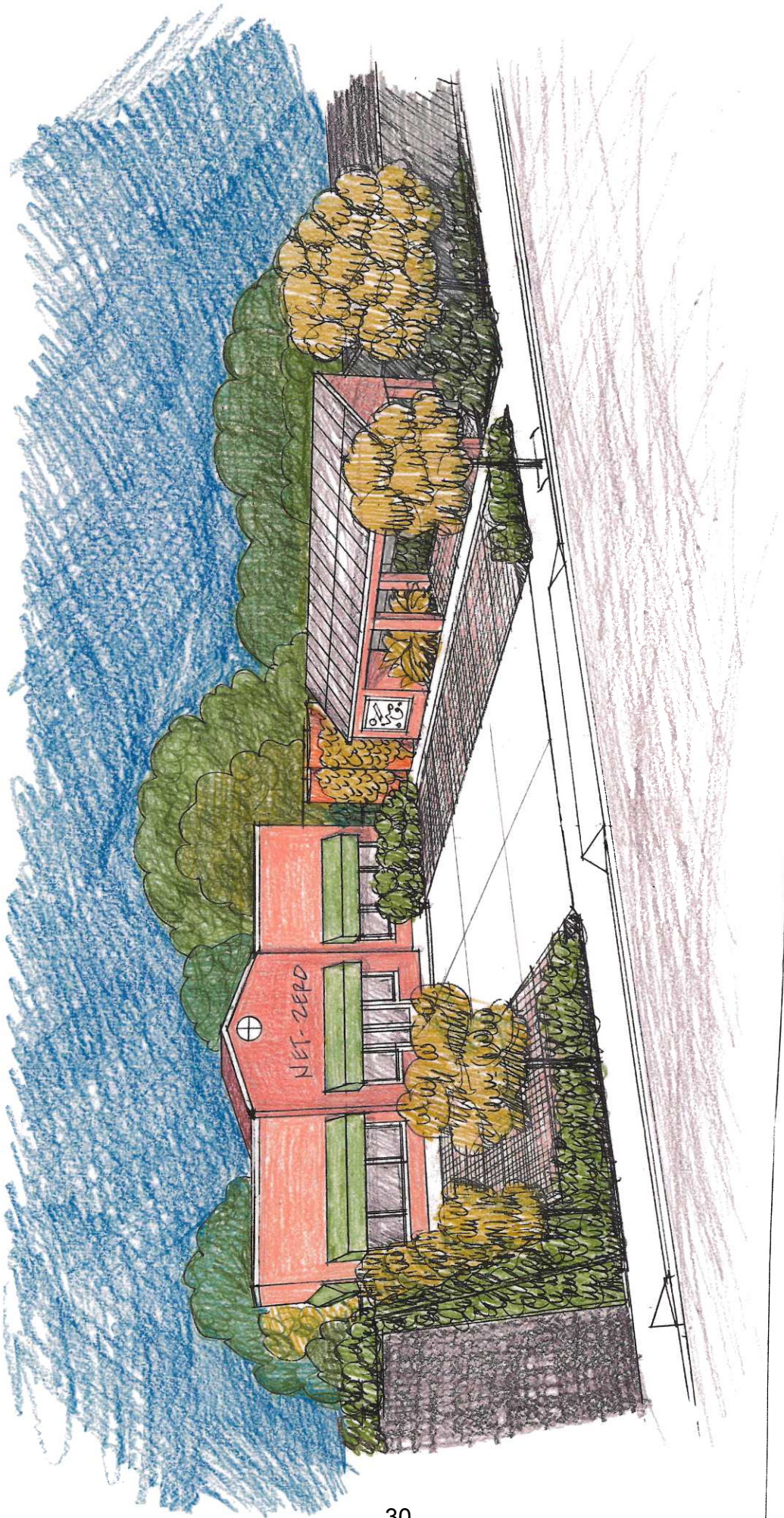
Never rinse paint brushes or materials in a gutter or street!

Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.

Paint out excess oil-based paint before cleaning brushes in thinner. Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Storm drain polluters may be liable for fines of up to \$10,000 per day!



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POR. RANCHO ARROYO DEL RODEO
SEC. 10, T.11S., R.1W., M.D.B. & M.

Tax Area Code
96-101

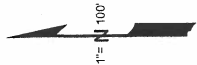
30-20

78RS68
5/26/1987

(14)

54PM22
8/1/1996

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

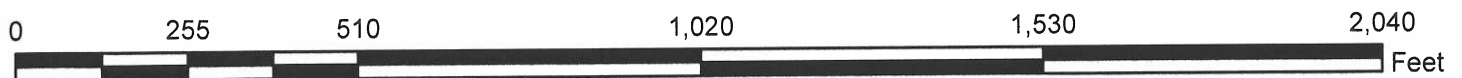
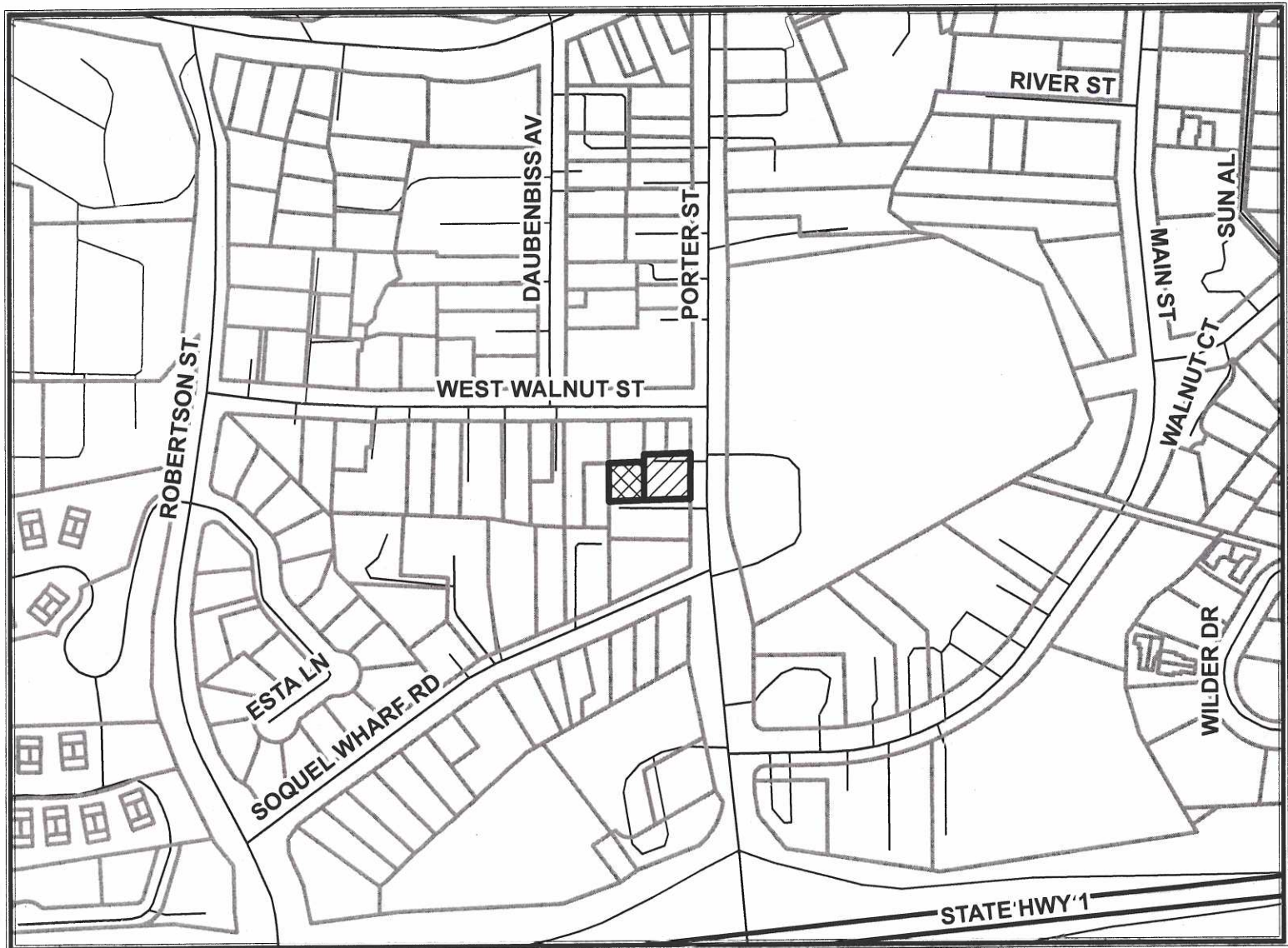
Assessor's Map No. 30-20
County of Santa Cruz, Calif.
Sept, 1998

SOQUEL VILLAGE ESTATES TR# 1235
79MB51 7/1/1988
79MB61 (1/11/1989) Amended
Certificate of Correction 4464 O.R. 441 (2/27/1989)

Electronically Redrawn 9/15/98 rw
Rev 7/30/09 mcm (9-0014657 & 68, LBA 1-72 & 73)
Rev 7/30/09 mcm (9-0014657 & 68, LBA 1-72 & 73)
Rev 7/30/09 mcm (9-0014657 & 68, LBA 1-72 & 73)



Location Map



LEGEND

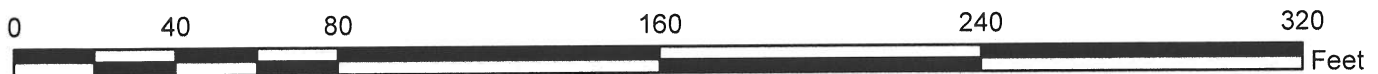
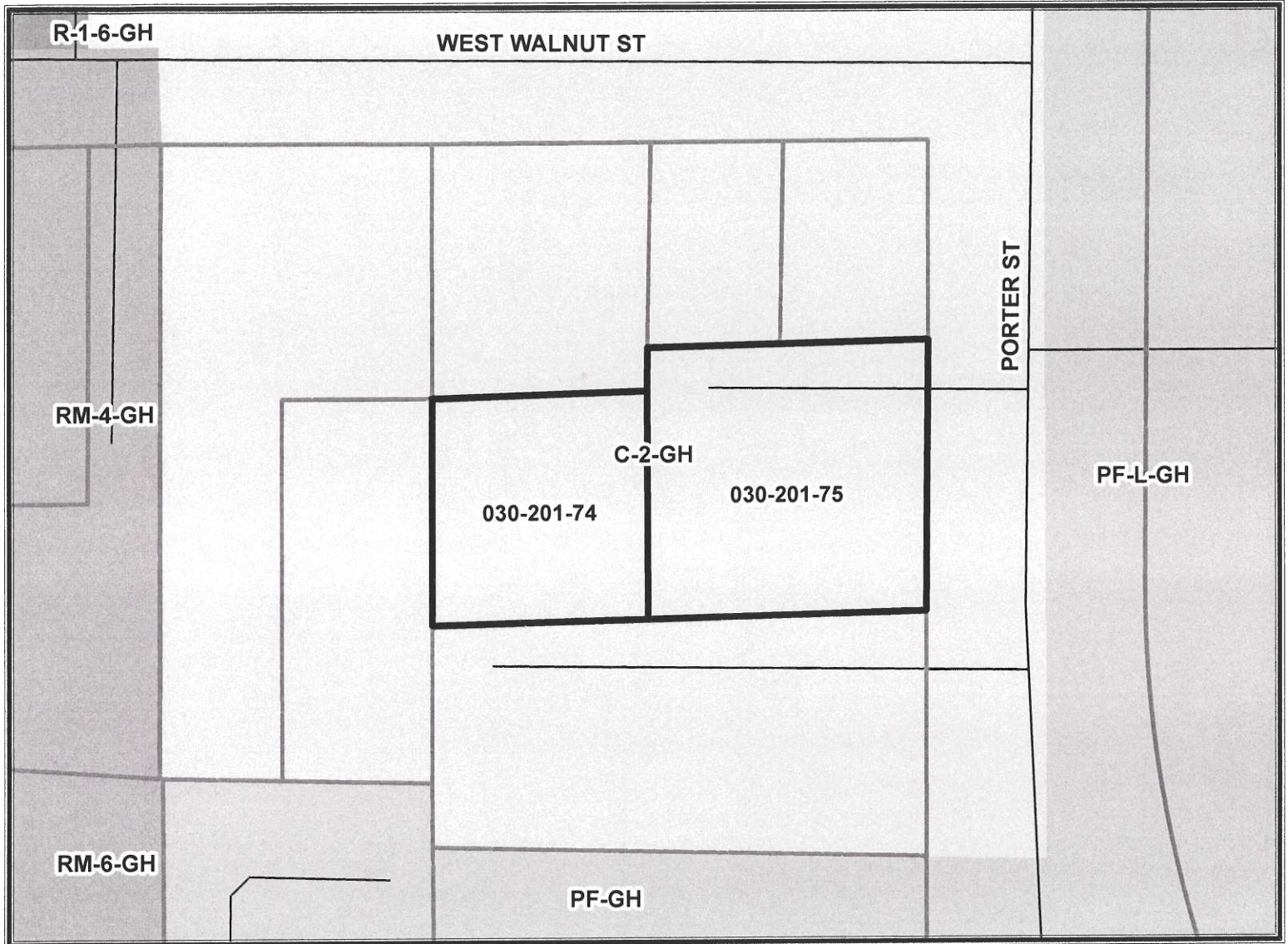
-  APN: 030-201-75
-  APN: 030-201-74
-  Assessors Parcels
-  Street
-  State Highways



Map Created by
County of Santa Cruz
Planning Department
November 2014



Zoning Map



LEGEND

- APN: 030-201-75
- APN: 030-201-74
- Assessors Parcels
- Street
- COMMERCIAL-COMMUNITY
- PUBLIC FACILITY
- RESIDENTIAL-MULTI FAMILY
- RESIDENTIAL-SINGLE FAMILY



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November 2014



General Plan Designation Map



LEGEND

-  APN: 030-201-75
-  APN: 030-201-74
-  Assessors Parcels
-  Street
-  Commercial-Community
-  Public Facilities
-  Residential - Urban Medium Density



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Planning Department
November 2014