COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: December 19,2003
Agenda Item: # 1
Time: After 8:30 a.m.

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 03-0147 **APN:** 109-201-39
APPLICANT: Beale Land Use Planning, Inc./Betty Cost
OWNER: Foothill Firefighters Association

PROJECT DESCRIPTION: Proposal to construct a one-story fire station with attached apparatus bays on site with an existing fire station and a community center. Requires a Commercial Development Permit and Variances to reduce the required 40-foot front setback to about 10 feet and to increase the maximum 10 percent lot coverage to about 19 percent.

LOCATION: Property located on the west side of Casserly Road, about 250 feet south of the intersection of Casserly Road and Mt. Madonna Road at 562 Casserly Road in Watsonville.

PERMITS REQUIRED: Commercial Development Permit, Variance, Riparian Exception, and Agricultural Buffer Determination.
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration
COASTAL ZONE: —Yes _X_ No

PARCEL INFORMATION

PARCEL SIZE: 1.567 acres
EXISTING LAND USE:
PARCEL: Fire station, community center
SURROUNDING Commercial Agriculture
PROJECT ACCESS: Casserly Road
PLANNING AREA: Salsipuedes
LAND USE DESIGNATION: PF (Public Facility)/A (Agriculture)
ZONING DISTRICT: RA (Residential Agriculture)/A (Agriculture)
SUPERVISORIAL DISTRICT: Fourth (Campos)

ENVIRONMENTAL INFORMATION

a. Geologic Hazards	a.	Mapped CFZ/no physical evidence on site
b. Soils	b.	177 Watsonville loam
c. Fire Hazard	C.	Not a mapped constraint
d. Slopes	d.	2-15 percent slopes
e. Env. Sen. Habitat	e.	Not mapped/no physical evidence on site
f. Grading		Minimal grading proposed
g. Tree Removal	g.	2 pepper trees to be removed, arborist report
h. Scenic	h.	This section of Casserly is not a mapped resource
i. Drainage	1.	Existing drainage adequate
j. Traffic	j.	LOS – C or above
k. Roads	k.	Existing roads adequate
l. Parks	1.	Existing park facilities adequate

m. Sewer Availability	m.	No
n. Water Availability	n.	Yes
o. Archeology	o.	Mapped/no physical evidence on site

SERVICES INFORMATION

Inside Urban/Rural Services Line: ___Yes _X_No
Water Supply: Pajaro Valley Water Management Agency
Sewage Disposal: CSA#12
Fire District: Pajaro Valley Fire Service Area
Drainage District: Zone 7 Flood Control/Water Conservation District

HISTORY

This application was received on April 23, 2003 and was reviewed by the Agricultural Policy Review Commission on June 19,2003. The project was reviewed by the Environmental Coordinator on October 6, 2003 and issued a Mitigated Negative Declaration with review period ending November 12,2003.

ANALYSIS AND DISCUSSION

The subject property is a 1.567- acre parcel, located in the RA (Residential Agriculture)/A Agriculture zone districts, designations that allow public facilityuses. The proposed fire station is a permitted use within the zone district and the project is consistent with the site's (PF) Public Facility/(A) Agriculture General Plan designation.

The project is located in the Salsipuedes Planning Area, outside of the Urban Services Line. The adjacent properties are developed with commercial agriculture and very-low density housing. A neighborhood convenience market and public golf courses are in the immediate vicinity. The proposed project lies directly across Casserly Road from an intermittent portion of Casserly Creek, but no flooding concerns are associated with the parcel. A Riparian Exception is required for the project to address drainage from the subject parcel to Casserly Creek. The site is situated on a southwest slope and is almost flat at the site frontage, with maximum slopes approximating 17 percent towards the rear of the lot. A geologic site inspection confirmed that no active faults were apparent on the property, however, a development envelope was designated (Exhibit D, Attachment 5). Although portions of Casserly Road are designated as a scenic road in the General Plan Chapter 5.10.10, the project is not within the portion from Mile Marker 1.75 to Highway 152.

The site is developed with existing Fire Station #61 of 2,975 square feet, an existing garage unit of 324 square feet, an existing storage building of 195 square feet, and a Community Center of 2,908 square feet (Exhibit A). The existing fire station will be used for fire equipment storage when the new fire station is complete. The Community Center is used twice annually for fund raising barbeques and for miscellaneous community functions and meetings. The proposed fire station will be approximately 5,976 square feet in area. Apparatus bays for the fleet will utilize 2,8 13 square feet, firefighter living quarters will be 2,069 square feet, and the lobby/office/restrooms will be 1,094 square feet (Exhibits A & E). The project is within 200 feet of commercial agriculture so the County Agricultural Policy Advisory Commission reviewed the proposal at a noticed public hearing on June

19,2003 (Exhibit D, Attachment 6). An Agricultural Statement of Acknowledgement was recorded for the property as Document 2003-0097563.

The project was reviewed by the Environmental Coordinator on October 6,2003 and a Mitigated Negative Declaration was issued with the review period ending November 12,2003. Mitigations to the proposed development include the requirement for apre-construction site meeting with all parties to be coordinated by Environmental Planning, Winter Grading restrictions, silt and grease trap installation and monitoring requirements to be monitored by Public Works Drainage Division, and fonnal reporting of fill disposition consistent with County grading regulations. A "Stream Alteration Agreement" issued by the California Department of Fish and Game (CDFG) will be required prior to Building Permit issuance.

The Variance request addresses a proposal to reduce the required front setback from 20 feet to 10 feet at the Casserly Road frontage, and a variance to increase the maximum 10 percent lot coverage to about 19 percent to include existing and proposed construction. The subject property is 1.567 acres in area and is an irregularly shaped lot located on a sharp curve on Casserly Road, resulting in a relatively shallow lot with a wide frontage. Frontage improvements associated with the project include more clearly marked driveways, improved signage, and a roadway dedication to the County of Santa Cruz to improve the roadway configuration at the curve on Casserly Road. The special circumstances applicable to the property required for consideration of a Variance include the sloping topography toward the rear of the parcel which limit the amount of developable land without excessive grading, and the location of the existing development on the site, the determination of a geologically suitable development envelope set back from the Corralitos fault complex, and the unique public safety requirements of the facility which require direct and unrestricted access to the public roadway and efficient internal circulation patterns. The land is adjacent to Commercial Agriculture production land and the proposed development was reviewed and approved by the County Agricultural Policy Advisory Commission at a noticed public hearing.

The variance request for a front setback reduction of 20 feet required in the Agriculture zone district to 10 feet allows for the parking associated with the new fire station to be located behind the structure, screened from view from the traveled roadway of Casserly Road. This is compatible with the rural scenic character of the adjacent area, and allows the project to be consistent with County parking regulations as per County Code section 13.10.552. With the project located toward the front of the parcel, grading is reduced as the parcel slopes upward toward the rear. The variance request for an increase in lot coverage from 10 percent to 19 percent allows the proposed structure to maintain a one story profile, rather than a taller, multi-story structure, which would have the effect of reducing lot coverage but would not be visually compatible with the area. The strict application of the zoning ordinance would limit the opportunities of the fire station to upgrade to current service and safety standards and acquisition of additional adjacent farmland would remove a valuable, nonrenewable resource from production.

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

RECOMMENDATION

Staff recommends:

1. **APPROVAL *of*** Application Number **03-0147,** based on the attached findings and conditions.

2. Certification of the Mitigated Negative Declaration

EXHIBITS

A. Project plans dated 6/27/03, revised 9/8/03, 9/18/03, 10/30/03, 11/17/03.
B. Findings
C. Conditions
D. Initial Study
E Reviewing agency comments
F. Program Statement

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRLJZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174 (or, pln140@co.santa-cruz.ca.us)

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.

The location of the proposed fire station 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 in that the project is located in an area designated for public facility uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed fire station will not deprive adjacent properties or the neighborhood of light, air, or open space and frontage improvements along Casserly Road will improve access and operations for the fire protection facility.

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.

The project site is located in the RA (Residential Agriculture)/A Agriculture zone district. The proposed location of the fire station and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA zone district in that the primary use of the property remains fire protection and subject to the variance approvals will meet current site standards for the zone district.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the Public Facility (PF)/Agriculture (A) land use designation. The proposed public facility use is consistent with the General Plan in that General Plan Policy 2.21.1(a) allows for new development for public institutions and private non-residential public facilities use where consistent with infrastructure constraints, and scenic, natural and agricultural resource protection.

The proposed fire station will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets current site and development standards for the zone district with the exception of a reduced front setback and an increase in the lot coverage as specified in Policy 8.1.2 (Design Review Ordinance), in that the fire station will maintain a low,

one-story profile consistent with surrounding development and shall utilize landscaping to screen and soften the effect of the new building.

The proposed fire station will not be improperly proportioned to the parcel size or 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 fire station will comply with **the** site standards for the RA and A zone districts, subject to variance approval, and will result in a structure consistent with the scale of neighboring development.

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.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a fire station on an existing lot developed with a fire station and community center. The expected level of service (LOS) remains at Level C and traffic generated by the proposed project is not anticipated to increase significantly. The increase will not adversely impact existing roads and intersections in the surrounding area. No significant increases in the size of the fire station fleet are anticipated. There are presently two major fire trucks at the station and one backup fire truck, and two pick up trucks for the Fire Chiefs.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed fire station 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 in the vicinity, in that the proposed structure is one story, in a mixed neighborhood of agriculture and very low density residential homes and the proposed fire station is consistent with the land use intensity and density of the neighborhood.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed fire station will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and with approved landscaping installed will not reduce or visually impact available open space in the surrounding area.

VARIANCE FINDINGS:

1. THAT BECAUSE OF SPECLAL CIRCUMSTANCES APPLICABLE TO THE PROPERTY, INCLUDING SIZE, SHAPE, TOPOGRAPHY, LOCATION, AND SURROUNDING EXISTING STRUCTURES, THE STRICT APPLICATION OF THE ZONING ORDINANCE DEPRIVES SUCH PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTY IN THE VICINITY AND UNDER IDENTICAL ZONING CLASSIFICATION.

The subject property is 1.567 acres in area and is an irregularly shaped lot located on a sharp curve on Casserly Road, resulting in a relatively shallow lot with a wide frontage. The special circumstances applicable to the property are the sloping topography toward the rear of the parcel which limit the amount of developable land without excessive grading, and the location of the existing development on the site, the determination of a geologically suitable development envelope set back from the Corralitos fault complex, and the unique public safety requirements of the facility which require direct and unrestricted access to the public roadway and efficient internal circulation patterns. The land is adjacent to Commercial Agriculture production land and the proposed development was reviewed and approved by the County Agricultural Policy Advisory Commission at a noticed public hearing. **A** Statement of Agricultural Acknowledgement has been recorded on the parcel.

The variance request is for a front setback reduction of 40 feet required in the Residential Agriculture and 20 feet required in the Agriculture zone district to 10 feet. This reduced setback allows for the parking associated with the new fire station to be located behind the structure, screened from view from the traveled roadway of Casserly Road. It also allows for emergency vehicles to pass through the building as doors open from both sides to facilitate circulation through the parcel to Casserly Road. This is compatible with the rural scenic character of the adjacent area. With the project located toward the front of the parcel, grading is reduced as the parcel slopes upward toward the rear. The variance request for an increase in lot coverage from 10 percent to 19 percent allows the proposed structure to maintain a one story profile, rather than a taller, multi-story structure, which would have the effect of reducing lot coverage but would require a multi-story building which would not be visually compatible with the area. The strict application of the zoning ordinance would limit the opportunities of the fire station to upgrade to current service and safety standards and acquisition of adjacent farmland would remove a valuable, nonrenewable resource from production.

2. THAT THE GRANTING OF A VARIANCE IS IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF ZONING OBJECTIVES AND WILL NOT BE MATERIALLY DETRIMENTAL TO PUBLIC HEALTH, SAFETY, OR WELFARE OR INJURIOUS TO PROPERTY OR LMPROVEMENTS IN THE VICINITY.

The granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity in that the proposed fire station will be set back from the front setback facing Casserly Road at ten foot distant with frontage improvements included in the project design to include more clearly marked driveways, improved signage, and a roadway

dedication to the County of Santa Cruz to improve the roadway configuration at the curve. The increased lot coverage will not result in adverse offsite drainage impacts. The applicant has recorded a Statement of Acknowledgement regarding the issuance of a County building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

3. THAT THE GRANTING OF SUCH VARIANCES SHALL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGES INCONSISTENT WITH THE LIMITATIONS UPON OTHER PROPERTIES IN THE VICINITY AND ZONE IN WHICH SUCH IS SITUATED.

The granting of a variance to reduce the required front setback to 10 feet and to increase lot coverage to 19 percent will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated in that other properties in the vicinity and R-A/A zone district with similar parcel configurations and topography would be given similar consideration. No further departures from applicable development standards, e.g. a variance to the required on-site parking which would negatively impact the surrounding neighborhood, is necessary or has been proposed.

EXHIBIT B

RIPARIAN EXCEPTION FINDINGS

1 THAT THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS AFFECTING THE PROPERTY.

The natural topography within the vicinity of the new fire station directs stormwater run-off to an existing drainage system located at the northwest comer of the parcel. The current drainage system terminates at Casserly Creek. The existing storm drain outlet is located within a riparian area, and it is allowing stormwater to drop approximately 6 feet to the creek channel that is unprotected. The current drainage outlet has been a location exhibiting accelerated erosion for many years. This riparian exception covers only the work proposed to upgrade and repair the existing stormwater outlet area.

2 THAT THE EXCEPTION IS NECESSARY FOR THE PROPER DESIGN AND FUNCTION OF SOME PERMITTED OR EXISTING ACTIVITY ON THE PROPERTY.

The existing drainage improvements consist of a shallow roadside ditch and a drop inlet connected to a 12 inch corrugated metal pipe. This system conveys stonnwater run-off under Casserly Road, an adjacent agricultural field and outlets at Casserly Creek. The existing 12 inch storm drain will be replaced and enlarged to 18 inches in order to handle the additional volume of water leaving the new fire station. The granting of this riparian exception is necessary to improve (install culvert and tee) and repair (soil and rock) the eroded stream hank (refer to "Sheet C2" by C3 Design Alliance).

3 THAT THE GRANTING OF THE EXCEPTION WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY DOWNSTREAM OR IN THE AREA IN WHICH THE PROJECT IS LOCATED.

This section of the stream bank has been experiencing accelerated erosion for many years as a result of the existing drainage outlet. The work proposed in the riparian area for this project will substantially improve the existing condition by repairing an eroded stream bank. The granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

4. THAT THE GRANTING OF THE EXCEPTION, IN THE COASTAL ZONE, WILL NOT REDUCE OR ADVERSELY IMPACT THE RIPARIAN CORRIDOR, AND THERE IS NO FEASIBLE LESS ENVIRONMENTALLY DAMAGING ALTERNATIVE.

This parcel is located outside the coastal zone.

EXHIBIT B

Owner: «owner»
Application #: application))
APN: «apn»

5. THAT THE GRANTING OF THE EXCEPTION IS IN ACCORDANCE WITH THE PURPOSE OF THIS CHAPTER, AND WITH THE OBJECTIVES OF THE GENERAL PLAN AND ELEMENTS THEREOF, AND THE LOCAL COASTAL PROGRAM LAND USE PLAN.

The granting of the exception is in accordance with the purpose of this chapter and with the objectives of the General Plan.

NOTE: The following is ***a*** "Condition of Approval": A copy of an approved "Stream Alteration Agreement" issued by the California Department of Fish & Game (CDFG) will be required prior to building permit issuance.

EXHIBIT 6

CONDITIONS OF APPROVAL

Exhibit A: Project Plans by C3Design Alliance & Robert DeWitt dated 10/30/03, revised 11/17/03
Landscape Plan by Joni L. Janeki April 2003, Floor Plan C3Design Alliance April 2003

I. This permit authorizes the construction of a fire station. 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.

C. Obtain a Grading Permit from the Santa Cruz County Building Official. Grading permits for the receiving fill sites will be verified. Conditions of the Riparian Exception and Winter Grading Approval will be reaffirmed. The Grading Inspector shall receive a list of sites to receive the exported fill and the amount of fill to be received. Valid grading permits are required for any location that will receive greater than 100 cubic yards or where fill will be spread greater than two feet thick or on a slope of greater than 20 percent gradient. For any fill that is brought to the landfill, valid receipts must be supplied to the Grading Inspector.

D. Obtain **an** Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way. A construction easement and maintenance agreement are required.

E. **A** pre-construction meeting shall be convened by Environmental Planning. The following parties shall attend: applicant, grading contractor supervisor, Santa Cruz County grading inspector and/or other Environmental Planning staff.

F. Obtain a Riparian Exception for the drainage pipe and outlet and follow all recommendations thereof.

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

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

B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:

1. Identify finish of exterior materials and color of roof covering for Planning

Department approval. Any color boards must be in 8.5" x 11" format

2. Grading, drainage, and erosion control plans. Winter grading will only be allowed pending written approval by the project geotechnical engineer and contingent upon a detailed winter erosion control plan. The plan shall include: circulation plan, stabilized construction entrance, work schedule, details of sediment collection at drainage inlets, covering all spoils piles, etc. The drainage plan shall show percolation on site, if feasible. Alternatively, prior to public hearing, the applicant shall submit a detailed plan for the new drainage outlet that indicates on the bank where the outlet will be placed, how the existing erosion will be repaired and future erosion prevented, recommendations from the geotechnical engineer regarding bank stability, vegetation that will be removed and a plan for replanting with riparian species at a ratio of 2:1. The pipe and outlet shall be installed when there is no water in Casserly Creek, approximately late August through mid October.

3. Details showing compliance with fire department requirements

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

D. Complete required right-of-way dedication along the frontage road curvature in compliance with Public Works Road Engineering requirements.

E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.

F. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.

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

H. Provide required off-street parking for 46 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

I. 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.

J. **A** copy of an approved "Stream Alteration Agreement" issued by the California Department of Fish and Game (CDFG) is required prior to Building Permit issuance.

EXHIBIT C

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 16.42.100 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. 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. All site lighting shall be directed onto the site and away from adjacent properties. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy efficient fixtures. All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed. Building and security lighting shall be integrated into building design. Light sources shall not be visible from adjacent properties.

C. All landscaping shall be installed and maintained. Any dead/dying plants shall be replaced in kind, consistent with the approved Landscape Plan.

D. To protect Casserly Creek from degradation due to silt, grease, or other contaminants from paved surfaces, the silt and grease trap shall be maintained according to the following monitoring and maintenance procedures:

1. The trap shall be inspected to determine if it needs cleaning or repair prior to October 15 each year at a minimum; and

2. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within ***5*** days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

V. **As** a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, it officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action. or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty ***(60)*** days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not 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.

E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

EXHIBIT C

VI. MITIGATION MONITORING PROGRAM

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. **As** required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the following mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

1. Mitigation Measure: Conditions I.C, LE Pre-construction meeting
Monitoring Program: Environmental Planning shall convene a pre-construction meeting on the site *to* ensure that the mitigation measures are communicated to the various parties responsible for constructing the project. The following parties shall attend: applicant, grading contractor supervisor, Santa Cruz County Grading Inspector and/or other Environmental Planning staff.

2. Mitigation Measure: Condition ILB.2 Winter Grading
Monitoring Program: In order to prevent erosion from impacting the public street and Casserly Creek, no earthwork shall *take* place between October 15 and April 15 unless the applicant applies for and receives a separate Winter Grading Approval prior to any site disturbance. Winter grading will only be allowed if recommended in writing by the project geotechnical engineer and contingent upon provision of a detailed winter erosion control plan. The plan shall include: circulation plan, stabilized construction entrance, work schedule, details of sediment collection at drainage inlets, covering of all spoils piles, etc.

3. Mitigation Measure: Conditions IV.D.I., D.2 Silt and Grease Traps
Monitoring Program: **A** brief annual report shall be prepared by the trap inspector prior to October 15 at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. The monitoring report shall specify any repairs that have been done or that are needed *to* allow the trap *to* function adequately.

4. Mitigation Measure: Condition I.C Fill Disposition
Monitoring Program: The Environmental Planning Grading Inspector shall be given a list of sites to receive the exported fill and the amount of fill to be received. **A** Grading Permit is required for any site receiving more than 100 Cubic yards of fill or where fill will be spread greater than two feet thick or on a slope greater than 20 percent gradient.

5. Mitigation Measure: Conditions I.F, II.B.2 Riparian Comdor Protection Monitoring Program: Drainage shall be percolated on site.

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

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 11/21/03

Effective Date: 12/05/03

Expiration Date: 7/03/05

Don Bussey
Deputy Zoning Administrator

Joan Van der Hoeven
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.

EXHIBIT C

COUNTY OF **SANTA** CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, FOUR **FLOOR,** SANTA CRUZ, **CA** 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
AI VIN IAMES. DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Beale Land Use Planning Inc., for Foothill Firefighters Association

APPLICATION NO.: 03-0147

APN: 109-201-39

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

XX Negative Declaration
(Your project will not have a significant impact on the environment.)

XX Mitigations will be attached to the Negative Declaration

_____ **No** mitigations will be attached.

_____ Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Claudia Slater, Environmental Coordinator at (831) 454-5175, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: November 12, 2003.

Joan Van der Hoeven
Staff Planner

Phone: 454-5174

Date: 10-09-03

EXHIBIT D

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

Tom Burns, DIRECTOR

Dear Project Applicant:

The enclosed document is your copy of the Negative Declaration issued by the Environmental Coordinator for your project. Any conditions attached to the Negative Declaration will be incorporated into any Development Permit approved for your project. The primary purpose of this letter, however, is to notify you about a state law (California Code of Regulations, Title 14, Section 753.5) which requires applicants to pay a Negative Declaration filing fee to the Clerk of the Board of Supervisors prior to commencement of an approved project.

This law requires project applicants to pay $1,250.00 fee at the time the Environmental Notice of Determination is filed with the Clerk of the Board of Supervisors (directly after project approval) when the project may affect wildlife resources. If your project will have no impact on wildlife resources, then a "Certificate of Fee Exemption" is attached to this letter and no Fish and Game fee is required. However, a $25.00 document filing fee is still required, as discussed below.

According to the State law, projects are not vested, final or operative until the appropriate fee is paid. In addition, the Clerk of the Board is required to report the posting of ALL Environmental Notices of Determination to the California Department of Fish and Game and to notify them if the required fee has been paid. It is the applicant's responsibility to pay the fee to the Clerk of the Board who then forwards the fee to the State. These fees are used by the State to fund state wildlife habitat management and restoration programs. The law also allows Counties to charge a $25.00 filing and processing fee for all Notices of Determination regardless of whether the Fish and Game fee is required.

Your filing fee is **$25.00**/$1275.00 (circle one) and should be paid **AFTER PROJECT APPROVAL** at the Clerk of the Board of Supervisors in Room 500 of the County Governmental Center, 701 Ocean Street, Santa Cruz, CA 95060. Checks should be made payable to the County of Santa Cruz. **PAYMENT PRIOR TO PROJECT APPROVAL CANNOT BE ACCEPTED BY THE CLERK OF THE BOARD. IN ADDITION, IF YOUR FILING FEE IS $25.00 PAYMENT CANNOT BE ACCEPTED UNLESS IT IS ACCOMPANIED BY THE CERTIFICATE OF FEE EXCEPTION (ATTACHED TO THIS LETTER).** If you have any questions about the payment of this required fee, please contact the Clerk of the Board at (831) 454-2323.

Sincerely yours,

Ken Hart

KEN HART
Environmental Coordinator

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EXHIBIT D

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE **OF** FEE EXEMPTION

De minimis Impact Finding

Project **Title/Location** (Santa **Cruz County):**

Application Number: **03-0147**

Beale land Use Planning Inc., for Foothill Firefighters Association

Proposal to construct a one-story fire station with attached apparatus bays on site with **an** existing fire station and a community center. Requires a Commercial Development Permit and Variances to reduce the required 40-feet front setback to about 10 feet and to increase the maximum 10 percent lot coverage to about 19 percent. The project is located in the Salsipuedes Planning Area, outside the Urban Services Line on the west side of Casserly Road about 250 feet south of the intersection of Casserly Road and Mt. Madonna Road in Watsonville.

APN: **109-201-39**

Joan Van der Hoeven, Staff Planner

Zone District: RA: Residential Agriculture

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD ENDS: November 12,2003

This project **will** be considered at a public hearing by the Zoning Administrator. The hearing will be held on November 21,2003 at 10:00 a.m. in the Board of Supervisors Chambers, 701 Ocean Street, Room 525, Santa Cruz, California. This item will be included in all public hearing notices for the project.

Findings **of** Exemption (attach as necessary):

An Initial Study has been prepared for this project by the County Planning Department according to the provisions of CEQA. This analysis shows that the project will not create any potential for adverse environmental effects on wildlife resources.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code,

Ke Hart

KEN HART
Environmental Coordinator for
Tom **Burns,** Planning Director
County of Santa Cruz

Date: 12/2/03

EXHIBIT D

County of Santa Cruz

PLANNING DEPARTMENT
701 OCEAN STREET. 4TH FLOOR, SANTA CRUZ, CA 95060-4000
(831)454-2580 FAX (831)454-2131 TDD (831) 454-2123
Tom Burns, DIRECTOR

NEGATIVE DECLARATION AND **NOTICE OF DETERMINATION**

Application Number: **03-0147**

Beale Land Use Planning Inc., **for** Foothill Firefighters Association

Proposal to construct a one-story fire station with attached apparatus bays on site with an existing fire station and a community center. Requires a Commercial Development Permit and Variances to reduce the required 40-feet front setback to about 10 feet and to increase the **maximum** 10 percent lot coverage to about 19 percent. The project is located in the Salsipuedes Planning Area, outside the **Urban** Services Line on the west side of Casserly Road about 250 feet south of the intersection *of* Casserly Road and Mt. Madonna Road in Watsonville.

APN: 109-201-39

Joan Van der Hoeven, Staff Planner

Zone District: RA: Residential Agriculture

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD **ENDS:** November **12, 2003**

This project will be considered at a public hearing by the Zoning Administrator. The hearing will be held on November 21,2003 at 10:00 a.m. in the Board of Supervisors Chambers, 701 Ocean Street, Room *525,* Santa *Cruz,* California. This item will be included in all public hearing notices for the project.

Findinas:

This project, *if* conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on fie with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz. California.

Required Mitiaation Measures or Conditions:

_____ None

__XX__ Are Attached

Review Period Ends November 12, 2003

Date Approved By Environmental Coordinator November 13, 2003

Ke Hart

KEN HART
Environmental Coordinator
(831)454-3127

If this project is approved, complete and file this notice with **the** Clerk of **the** Board:

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by _____

on _____ No EIR was prepared under CEQA.

THE PROJECT WAS DETERMINED TO NOT HAVE SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed with Clerk of the Board:_____

EXHIBIT E

NAME: Beale Land Use for Foothill Firefighters Association
APPLICATION: 03-0147
A.P.N: 109-201-39

NEGATIVE DECLARATION MITIGATIONS

A. In order to ensure that the mitigation measures B - E (below) are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: applicant, grading contractor supervisor, Santa Cruz County grading inspector and /or other Environmental Planning staff. Grading permits for the receiving fill sites will be verified and the conditions of the Riparian Exception and Winter Grading Approval will be reaffirmed.

B. In order to prevent erosion from impacting the public street and Casserly Creek, no earthwork shall take place between October 15 and April 15 unless the applicant applies for and receives a separate winter grading approval prior to any site disturbance. Winter grading will only be allowed if recommended in writing by the project geotechnical engineer and contingent upon a detailed winter erosion control plan. The plan shall include: circulation plan, stabilized construction entrance, work schedule, details of sediment collection at drainage inlets, covering of all spoils piles, etc.

C. To protect Casserly Creek from degradation due to silt, grease, and other contaminants from paved surfaces, the silt and grease trap shall be maintained according to the following monitoring and maintenance procedures:

1. The trap shall be inspected to determine if it needs cleaning or repair prior to October 15 each year at a minimum;

2. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

D. In order to prevent erosion and sedimentation of waterways caused by improper placement of 1500 yards of exported fill, prior to any site disturbance the applicant shall:

1. Provide the Grading Inspector with a list of sites to receive the exported fill and the amount of fill to be received;

2. Submit a valid grading permit for any location that will receive greater than 100 cubic yards or where fill will be spread greater than two feet thick or on a slope greater than 20% gradient;

3. For any fill that is brought to the landfill supply the grading inspector with valid receipts.

E. In order to protect the riparian corridor from disturbance and to maintain groundwater recharge:

1. Prior *to* public hearing the applicant shall revisit the drainage plan to percolate drainage on site, if feasible;

2. Alternatively, prior *to* public hearing, the applicant shall submit a detailed plan for the new drainage outlet that indicates where on the bank the outlet will be placed, how the existing erosion will be repaired and future erosion prevented, recommendations from the geotechnical regarding bank stability, vegetation that will be removed and a plan for

EXHIBIT D

replanting with riparian species at a ratio of 2:1. The pipe and outlet shall be installed when there is no water in Casserly Creek, approximately late August through mid October;

3. Prior to approval of building or grading permits the applicant shall obtain a Riparian Exception for the drainage pipe and outlet and follow ail recommendations thereof.

EXHIBIT D

'COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: October 6,2003
Staff Planner: Van der Hoeven

ENVIRONMENTAL REVIEW
INITIAL STUDY

APPLICANT: Beale Land Use Planning Inc. APN: 109-201-39
OWNER: Foothill Firefighters Association
Application No: 03-0147 Supervisorial District: Fourth (Campos)
Site Address: 562 Casserly Road, Watsonville
Location: Property located on the west side of Casserly Road about 250 feet south of the intersection of Casserly Road and Mt. Madonna Road in Watsonville.

EXISTING SITE CONDITIONS

Parcel Size: 1.567 acres
Existing Land Use: Fire station, community building
Vegetation: Landscaped ornamentals, grasses
Slope: 0-15% 100% , 16-30%___, 31-50%___, 51+%___ acres/sq.ft.
Nearby Watercourse: Casserly Creek, Hughes Creek
Distance To: 40 feet
Rock/Soil Type: 170, Soquel loam

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: None mapped
Water Supply Watershed: None mapped
Groundwater Recharge: Mapped
Timber or Mineral: None mapped
Agricultural Resource: None mapped
Biologically Sensitive Habitat: None mapped
Fire Hazard: None mapped
Floodplain: None mapped
Erosion: None mapped
Landslide: None mapped
Liquefaction: Low potential
Fault Zone: CFZ/no physical evidence on site/Corralitos Fault complex
Scenic Corridor: None mapped
Historic: None mapped
Archaeology: No evidence on site (Attachment 6, Exhibit H)
Noise Constraint: None mapped
Electric Power Lines: None
Solar Access: Adequate
Solar Orientation: Adequate
Hazardous Materials: None

SERVICES

Fire Protection: Pajaro Valley Fire Service Area
Drainage District: Zone 7 Flood Control/Water Conservation District
School District: Pajaro Valley Unified School District
Project Access: Casserly Road
Water Supply: Pajaro Valley Water Management Agency
Sewage Disposal: CSA#12

EXHIBIT D

PLANNING POLICIES

Zone District: RA: Residential Agriculture
Special Designation: N/A
General Plan: PF Public Facility
Special Community: N/A
Coastal Zone: No
Within USL: **NO**

PROJECT SUMMARY DESCRIPTION: Proposal to construct a one-story fire station with attached apparatus bays on site with an existing fire station and a community center. Requires a Commercial Development Permit, Riparian Exception, and Variances to reduce the required 40-foot front setback to about 10 feet and to increase the maximum 10 percent lot coverage to about 19 percent.

DETAILED PROJECT DESCRIPTION: The project seeks construction of a new fire station for the Foothill Fire Fighter's Association to provide adequate fire fighting capability for the district served. The total square footage of the project is **5,976** square feet (lobby/office/meeting room – 1,094 square feet, firefighter's living quarters – 2,069 square feet, apparatus bays – 2,813 square'feet). The building is a one-story, low profile building to blend in with the rural environment. Proposed landscaping will incorporate native, drought tolerant species (Project Plans, Landscape Plan Joni Janecki April 2003, L-1).

PROJECT SETTING: The project is located in the Salsipuedes Planning Area, outside of the Urban Services Line. The immediate vicinity is developed with commercial agricultural production and very low -density residential development. A neighborhood convenience market and municipal golf course are in the immediate vicinity.

The project is across Casserly Road from an intermittent portion of Casserly Creek. The proposed development area is located within Zone C (areas of minimal flooding) outside the active flood plain for both Casserly and Hughes Creeks. The site is situated on a southwest slope and is almost flat at the site frontage, with maximum slopes on native earth materials at the rear of the lot approximating **17** percent slopes. The project is mapped within the Corralitos Fault Complex however, no active faults were observed on the site during investigative trenching. Attachment 5 shows the mapped development envelope designated by the geologic investigation. The project requires a variance to the front setback in order to be built within the geologically acceptable development envelope.

The project is within 200 feet of commercial agricultural production lands and therefore a Statement of Acknowledgement is required to be recorded. The project was reviewed and approved by the County Agricultural Policy Advisory Commission on June 19, 2003.

EXHIBIT D

	Significant Of Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant impact	NO Impact

ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material 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 as identified by other substantial evidence? ___ X ___ ___

All of Santa Cruz County is subject to some hazard from earthquakes. A Geologic Investigation and a Geotechnical Investigation for the project were prepared by Pacific Crest Engineering, dated April 2002. The reports concluded that landslides or fault rupture would not be a potential threat to the proposed development, and that seismic shaking could be managed by constructing in conformance with the Uniform Building Code and following the recommendations in the Geologic and Geotechnical reports. The conclusions and recommendations of the investigations are attached as Attachment 8.

   b. Seismic ground shaking? ___ ___ X ___

The Corralitos Fault Complex is depicted on geologic maps as crossing the property, however site observation and trenching did not reveal any active fault traces on the site. The development envelope is designated toward the Casserly Road frontage of the lot (Attachment 5). Severe seismic shaking may be expected nevertheless, and can be mitigated by constructing the building according to the recommendations given in the geotechnical report.

   c. Seismic-related ground failure, including liquefaction? ___ ___ X ___

The geologic investigation determined that the potential for liquefaction and lateral spreading to impact the proposed development is low, due to the relatively high density of the underlying earth materials (Attachment 7).

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d. Landslides?	___	___	X	___

The geologic investigation determined that the proposed fire station expansion will not be impacted by debris flow hazards as analysis of historical aerial photographs did not reveal any evidence of debris flow scars or any fan construction from multiple debris flows at the mouth of the swale in question (Attachment 7, page 12).

2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?	___	___	___	X .
3. Develop land with a slope exceeding 30%?	___	___	___	X .

No development is proposed on slopes exceeding 30 percent.

4. Result in soil erosion or the substantial loss of topsoil?	___	___	X	___

Approximately 1,530 cubic yards of cut and 4 cubic yards of fill are associated with the Project (Drainage Plan, DeWitt Engineering 6/10/03 – Project Plans Sheet C3). Between October 15 and April 15 exposed soil shall be protected from erosion at all times. In order to mitigate the hazard of erosion, given the proximity of Casserly Creek, the underground storm drain system shall be installed prior to October 15, the outlet in the creek shall only be installed when the creek is dry (late August through October) and winter grading will only be allowed contingent upon Planning Department acceptance of a detailed winter erosion control plan and written recommendation for winter grading by the project geotechnical engineer.

5. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code(1994), creating substantial risks to property?	___	___	___	X .
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?	___	___	___	X .

The project has been reviewed and approved by the Environmental Health Service. (Attachment 12).

EXHIBIT D

	Significant Or Polentially Significant impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
7. Result in Coastal cliff erosion?	___	___	___	X

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

1. Place development within a 100-year flood hazard area?	___	___	___	X .

The proposed development is located within Zone C (area *of* minimal flooding) on the FEMA flood insurance rate map (Community panel 060353 0405B, effective April 15, 1986). The proposed development appears to be elevated above the active flood plain for both Casserly and Hughes Creeks. The geological investigation concludes that the potential for flooding to impact the proposed development is low (Attachment 7, page 12).

2. Place development within the floodway resulting in impedance or redirection of flood flows?	___	___	___	X
3. **Be** inundated by a seiche or tsunami?	___	___	___	X .
4. Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table?	___	___	___	X .

There is no increase in personnel therefore no increase in water use is expected.

5. Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).	___	___	___	X .

No hazardous materials will be used or stored on site.

6. Degrade septic system functioning?	___	___	___	X .
7. Alter the existing drainage pattern of the site or area, including the				

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Miligation Incorporation	Less Than Significant Impact	NO Impact
alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site?	___	___	___	X

Public Works Drainage Division concluded that no off-site adverse impacts are apparent.

8. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff?	___	___	___	X

An 18-inch diameter pipe shall transport drainage to Casserly Creek (Sheet C2) as per engineered drainage plan. The drainage plan shows a silt and grease trap.

9. Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff?	___	___	X	___

The post development runoff rate will not greatly exceed the current rate. However, the outlet of the pipe is currently creating erosion and this could be exacerbated if the new pipe is not properly placed or protected. As part of the Riparian Exception the geotechnical engineer will evaluate the potential for erosion and prescribe mitigation.

10. Otherwise substantially degrade water supply or quality?	___	___	___	X

The runoff is being conveyed across Casserly Road by means of an 18-inch pipe under the roadway to an energy dissipator consisting of a 9' x 6' x 1' gabion basket enclosure filled with 4 - 6 angular rock with geotextile cloth at soil/rock interface as per Sheet C2.

C. Biological Resources

Does the project have the potential to:

1. Have an adverse effect 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,				

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
or U.S. Fish and Wildlife Service?	___	___	___	X .

Biotic resources have not been identified on the project site. Installation of the PVC pipe with "T" fitting at the end will require a Riparian Exception. Vegetation will be required to be replaced if impacted. Work in the creek and on the bank is only allowed in the dry season. If there are seasons when fish or amphibians are present, these measures will keep impacts less than significant.

2.	Have an adverse effect on a sensitive biotic community (riparian corridor), wetland, native grassland, special forests, intertidal zone, etc.)?	___	___	___	X .

See above.

3.	Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?	___	___	___	X .
4.	Produce night time lighting that will illuminate animal habitats?	___	___	X	___

Lighting is to be directed onto the site and away from adjacent properties. **All** lighted parking and circulation areas shall utilize low-rise standards or light fixtures attached to the building. Light standards to a maximum height *of* 15 feet are allowed. Area lighting shall be high-pressure, sodium vapor, fluorescent, or equivalent energy-efficient fixtures.

5.	Make a significant contribution to the reduction of the number of species of plants or animals?	___	___	___	X .
6.	Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?	___	___	X	___

EXHIBIT D

	Significant Or Potentially Significant impact	Less Than Significant With Mitigation incorporation	Less Than Significant impact	NO Impact
Two California Pepper trees growing on the site were determined by a licensed Arborist to be in poor health with severe structural defects (Attachment 11). Mitigation for tree loss can be achieved with incorporation of new trees (Arbutus Marina) as per Landscape Plan Sheet L.1.0.				
7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?	___	___	___	X

D. ergy and Natural Resources

Does he project have the potential to:

1. Affect be affected by land t as a Resource by the General an'	___	___	___	_
2. Affect or be affected by l l utilized for g lt , or designated in the F for agricultural use?	___	___	X	___
The project site is within 200 feet of land designated as Agriculture "A" in the General Plan. The County Agricultural P y Adv Commission reviewed the propo on June 19, 0 (Attachment and recommended a 50-foot buffer from AP 1 the beny farms. A Statement of t regarding the e of a buildir in an area determined by the t of Cruz to potentially subject to use fli is required to be recorded prior to permit issuance.				
3. je ti iti which result in the use f l amounts of fuel, t or gy or use of these in a wasteful manner?	___	-	___	X
4. Have a substantial t on the use, extraction, or f a natural source (i.e., minerals or energy s)?	___	___	___	X

E. Visual Resources and Aesthetics

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Miligation Incorporation	Less Than Significant impact	No Impact
Does the project have the potential to:				
1. Have an adverse effect on a scenic resource, including visual obstruction of that resource?	___	___	___	X .
This section of Casserly Road is not designated as a scenic corridor.				
2. Substantially damage scenic resources, within a designated scenic corridor or public viewshed area including, but not limited to, trees, rock outcroppings, and historic buildings?	___	___	___	X .
3. 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?	___	___	___	X .
4. Create a new source of light or glare which would adversely affect day or nighttime views in the area?	___	___	___	X .
5. Destroy, cover, or modify any unique geologic or physical feature?	___	___	___	X .

F. Cultural Resources

Does the project have the potential to:

1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?	___	___	___	X
2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?	___	___	___	X .

Although the project is a mapped archaeological resource, no pre-historical Cultural resources were evident at the site (Attachment **6,** Exhibit H).

EXHIBIT D

		Significant Or Potentially Significant Impact	Less Than Significant With Mitigation incorporation	Less Than Significant Impact	No Impact
3.	Disturb any human remains, including those interred outside of formal cemeteries?	___	___	___	X .
4.	Directly or indirectly destroy a unique paleontological resource or site?	___	___	___	X .

G. Hazards and Hazardous Materials

Does the project have the potent al to:

1.	Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?	___	___	___	X .
2.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	___	___	___	X .
3.	Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?	___	___	___	X .
4.	Expose people to electro-magnetic fields associated with electrical transmission lines?	___	___	___	X .
5.	Create a potential fire hazard?	___	___	___	X .
6.	Release bioengineered organisms or chemicals into the air outside of project buildings?	___	___	___	X .

H. Transportation/Traffic

Does the project have the potential to:

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
1. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	___	___	X	___

The applicant states that the facility expansion seeks to accommodate existing personnel only and the size of the existing fleet is not expanding, therefore no increase in traffic is expected.

2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?	___	___	X	___

46 parking spaces are provided on the project site, 35 for existing facilities and 11 for new construction as per 13.10.552.

3. Increase hazards to motorists, bicyclists, or pedestrians?	___	___	___	X.

Project access will be improved with clearly defined driveways and frontage, and a right-of-way dedication will allow future road improvements to Casserly Road.

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?	___	___	___	X.

There is no impact because no additional traffic will be generated

I. Noise

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	___	___	___	X.

EXHIBIT D

		Signifcant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
2.	Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?	___	___	___	X .
3.	Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	___	___	X	___ .

The nature of the use, fire station, would generate periodic emergency runs from the site with accompanying sirens. There is no proposed change to the fleet, therefore no increase in this existing noise is expected. There are no stationary sirens at the station now and none are proposed.

J. Air Quality

Does the project have the potential to:
(Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).

1.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	___	___	___	X .
2.	Conflict with or obstruct implementation of an adopted air quality plan?	___	___	___	X .
3.	Expose sensitive receptors to substantial pollutant concentrations?	___	___	___	X .
4.	Create objectionable odors affecting a substantial number of people?	___	___	___	X .

K. Public Services and Utilities

Does the project have the potential to:

1.	Result in the need for new or physically altered public 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				

EXHIBIT D

		Significant Or Potentially Significant impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	of the public services:				
a.	Fire protection?	___	___	___	X
b.	Police protection?	___	___	___	X
c.	Schools?	___	___	___	X
d.	Parks or other recreational facilities?	___	___	___	X
e.	Other public facilities; including the maintenance of roads?	___	___	___	X
2.	Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	___	___	___	X
3.	Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	___	___	___	X
4.	Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?	___	___	___	X
5.	Create a situation in which water supplies are inadequate to serve the project or provide fire protection?	___	___	___	X
6.	Result in inadequate access for fire protection?	___	___	___	X
7.	Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?	___	___	___	X
a.	Result in a breach of federal, state, and local statutes and regulations				

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
related to solid waste management?	___	___	___	X .

L. Land **Use,** Population, and Housing
Does the project have the potential to:

1.	Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect?	___	___	___	X .
2.	Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?	___	___	___	X .
3.	Physically divide an established community?	___	___	___	X .
4.	Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	___	___	___	X .
5.	Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?	___	___	___	X .

M. Non-Local Approvals
Does the project require approval of federal, state, or regional agencies? Yes — No X .

Which agencies? _____

_____

N. Mandatory Findings of **Significance**

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species,

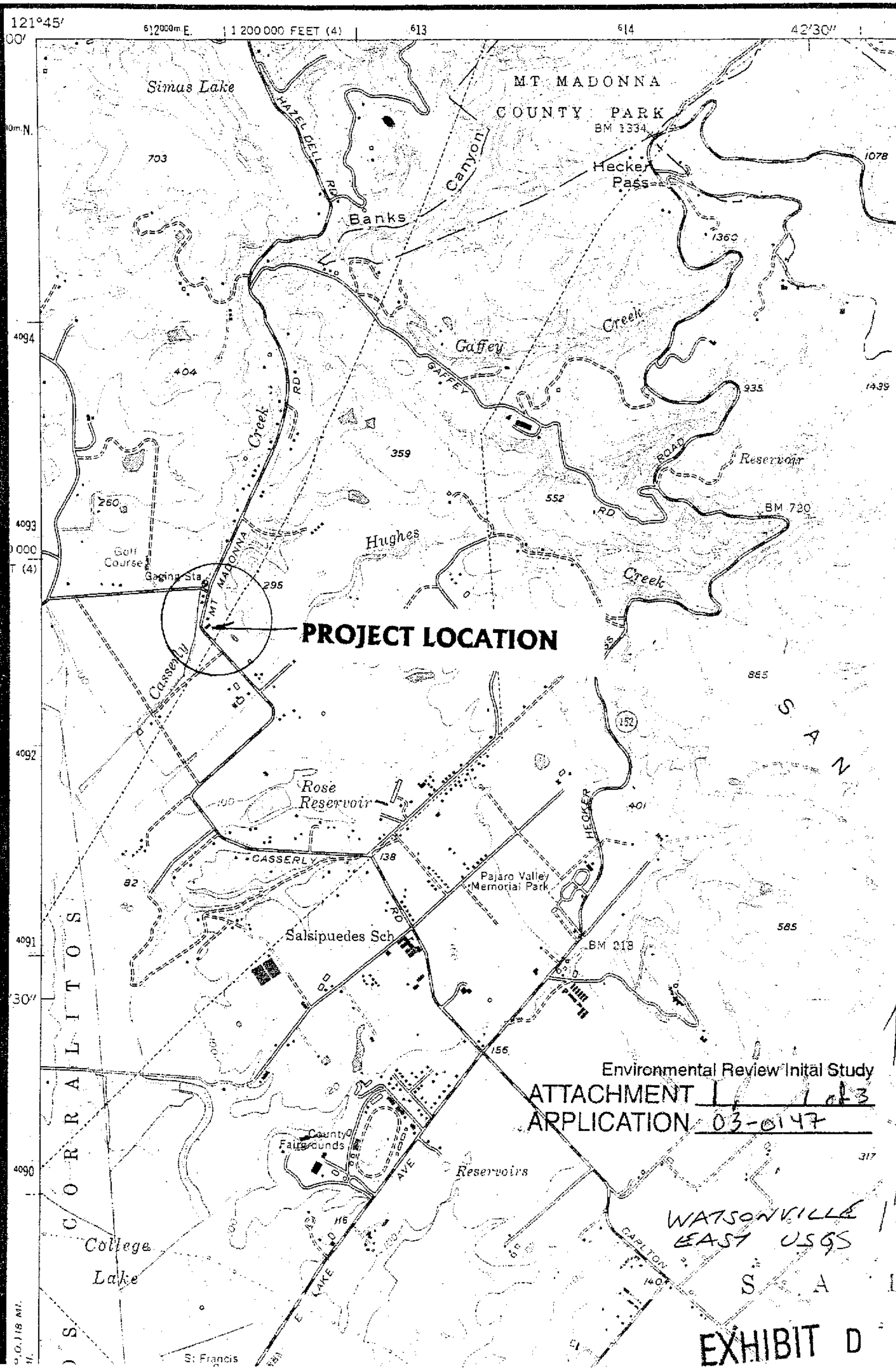
EXHIBIT D

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, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory? Yes — No X

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, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)? Yes — No X

3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Yes — No X

EXHIBIT D



Environmental Review Inital Study
ATTACHMENT 1, 1 of 3
APPLICATION 03-0147

EXHIBIT D

TECHNICAL REVIEW CHECKLIST	**REQUIRED**	**COMPLETED***	**N/A**
APAC REVIEW	X	6/19/03	
ARCHAEOLOGIC REVIEW	X	5/14/03	
BIOTIC ASSESSMENT			X
GEOLOGIC HAZARD ASSESSMENT			X
GEOLOGIC REPORT	X	6/18/02	
RIPARIAN PRE-SITE			X
SEPTIC LOT CHECK	X	8/14/03	
SOILS REPORT	X	4/2002	
OTHER:			
Arborist Report	X	4/18/03	

*Attach summary and recommendation from completed reviews

List any other technical reports or information sources used in preparation of this initial study:

EXHIBIT D

ENVIRONMENTAL REVIEW ACTION

On the basis of this initial evaluation:

___ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

___ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature
Para Levine

10.8.03
Date

For: _____
Environmental Coordinator
Ken Hart

Attachments:

1. Location Map/Topographic sheet
2. Map of Zoning Districts
3. Map *of* General Plan Designations
4. Fault Zone Map, aerial photo
5. Geologic Site Map & cross section (Development envelope)
6. APAC Staff report of **6/19/03** & Minutes
7. Preliminary Geologic Investigation/Nolan, Zinn & Assoc **6/18/02**
8. Geotechnical Investigation/Pacific Crest Engineering **4/02**
9. Soils & Geologic reports acceptance letter dated **5/12/03**
10. Plan Review letter/Pacific Crest Engineering **7/07/03.**
11. Evaluation of **2** CA Pepper Trees/Hamb Consulting **4/18/03**
12. Project comments from reviewing agencies
13. Reduced plans **9/8/03**

EXHIBIT D

Electronically drawn 10/16/97 KSA
Rev 12/18/97 CB (55PM8, 1-37 & 38)
Rev 4/9/98 CB (Tax Consolidation)
Rev 10/12/01 mvm (changed page refs.)
Rev 10/12/01 mvm (changed page refs.)
Rev 6/24/02 dd (changed street name)
Rev 3/17/03 DB (3-0008075 L8A, 1-39 & 40)

FOR TAX PURPOSES ONLY

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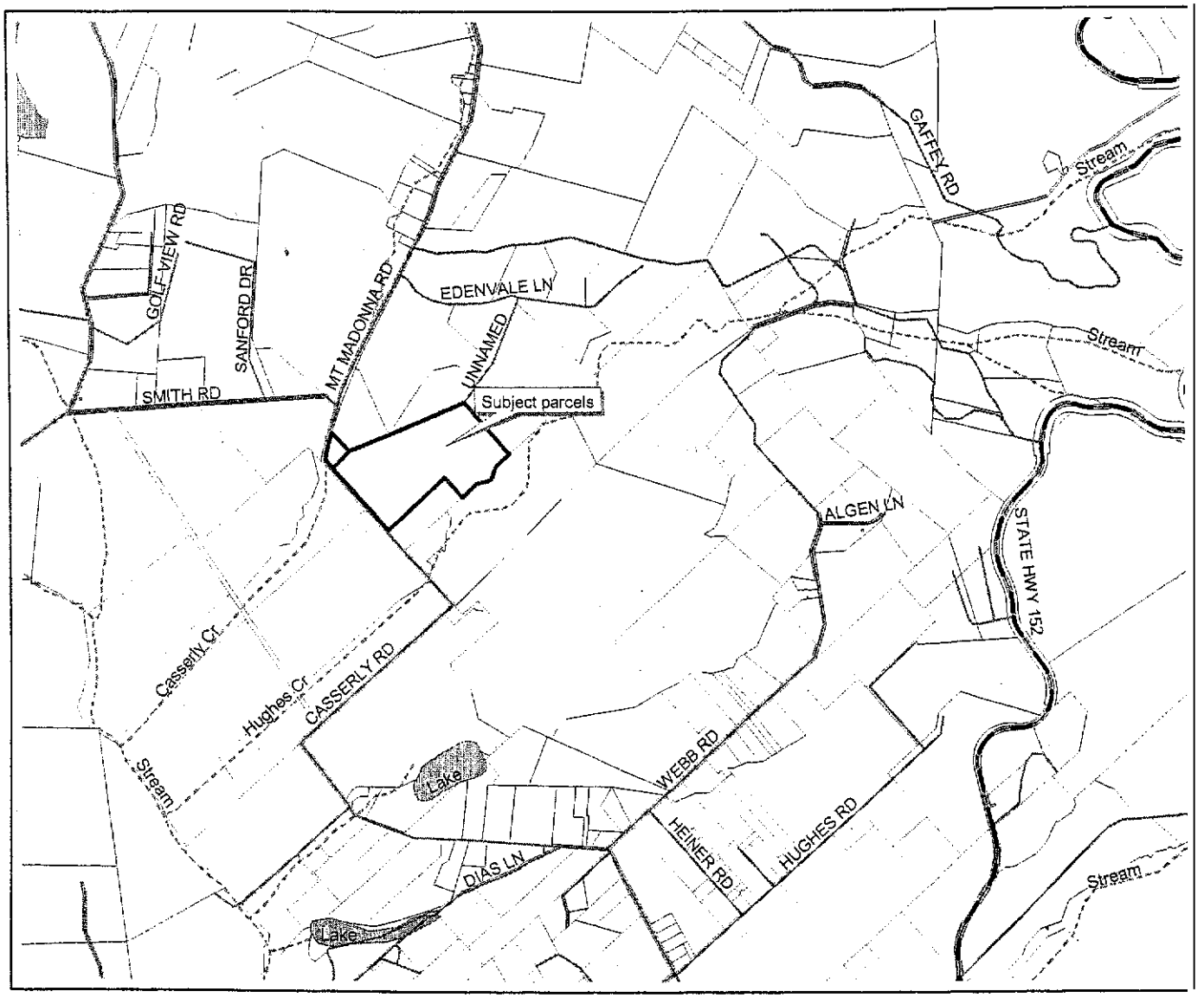
PROJECT LOCATION

Environmental Review Inital Study
ATTACHMENT 1, 7. of 13
APPLICATION 03-0147

EXHIBIT D

Location Map



Environmental Review Inital **Study**

ATTACHMENT 1 3 of 3

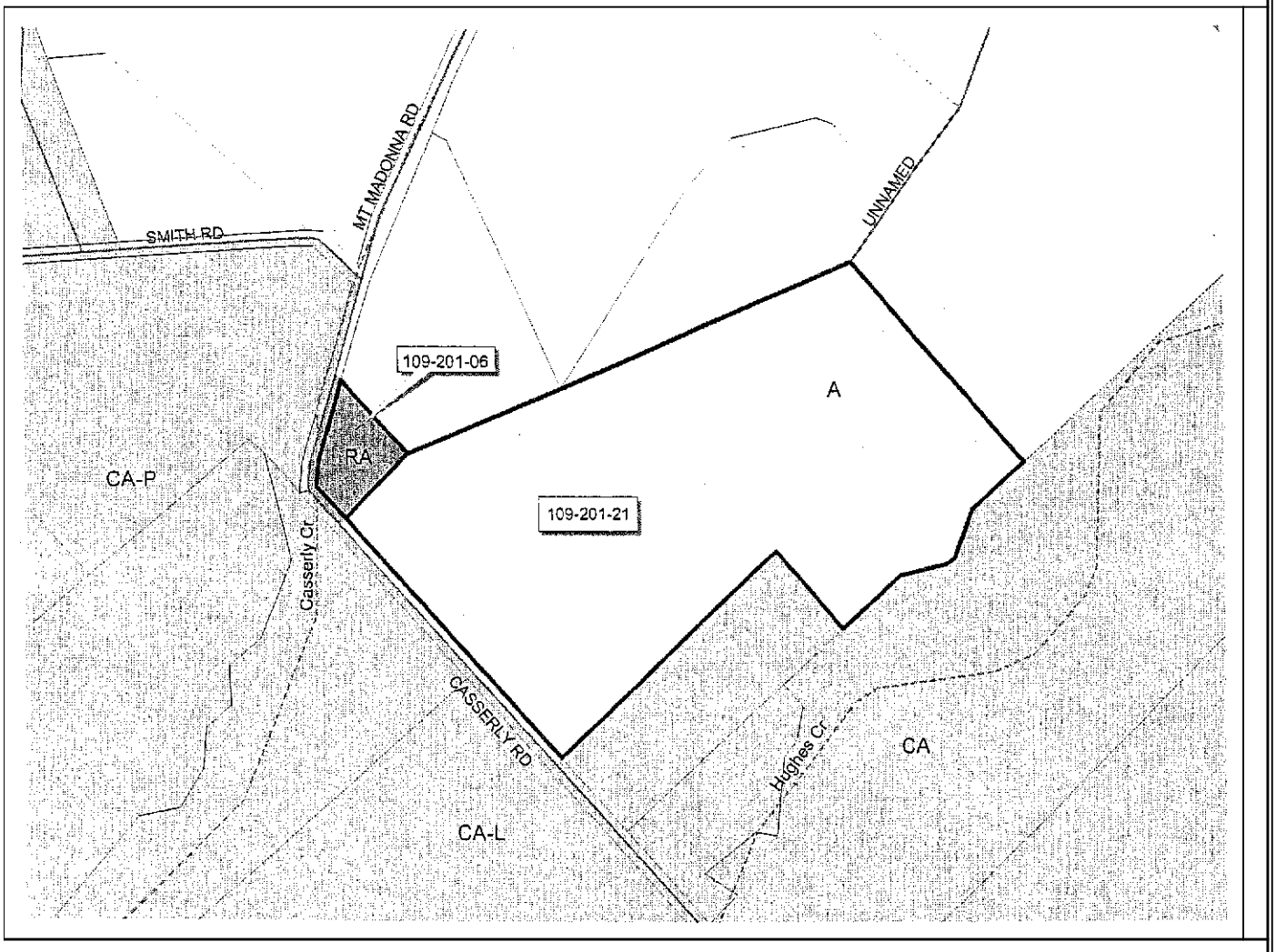
APPLICATION 03-0147

Map created by Santa Cruz County Planning Department: April 2003

N

EXHIBIT n

Zoning Map



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Environmental Review Inital **Study**

ATTACHMENT 2

APPLICATION 03-0147

Legend

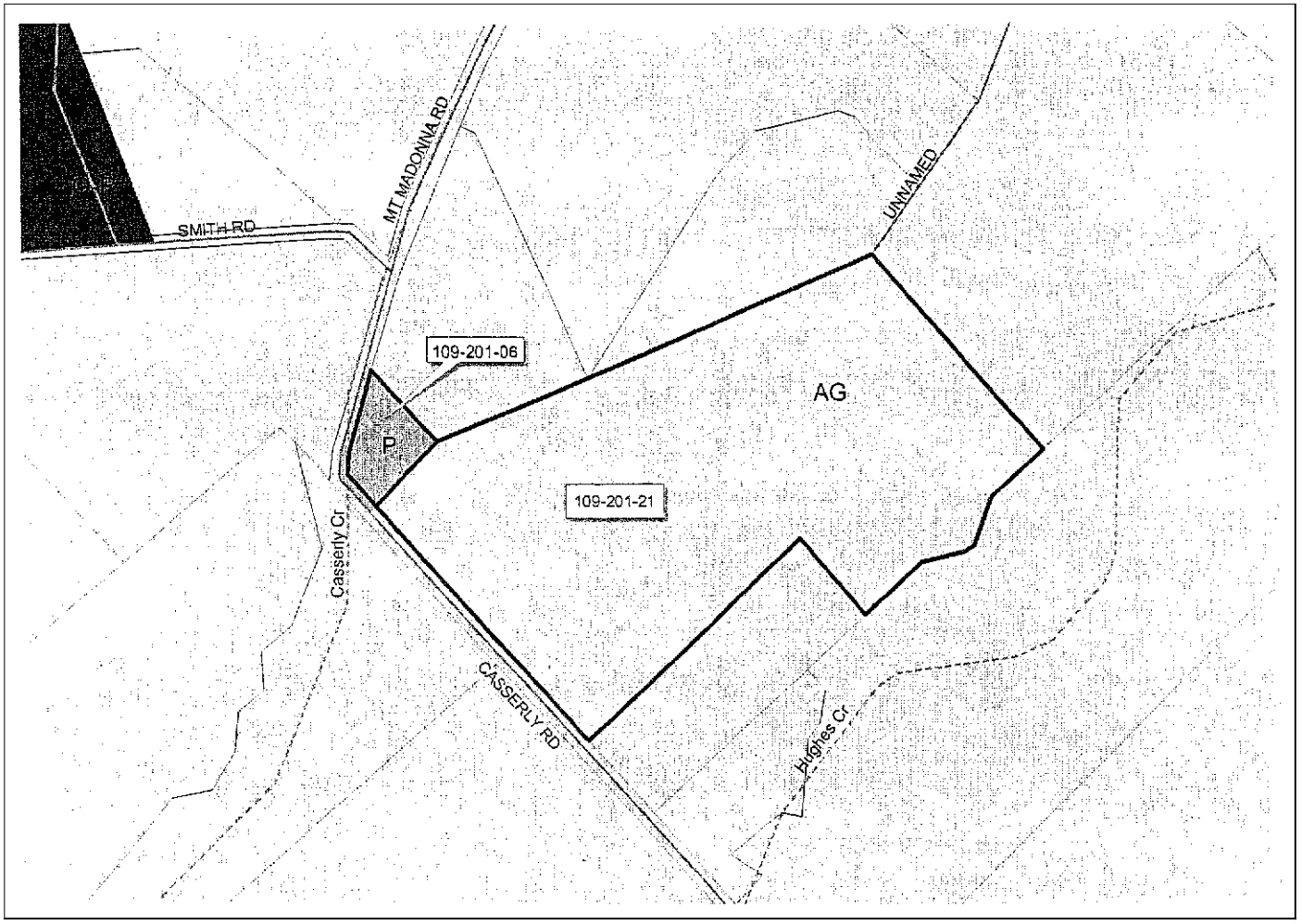
- Subject parcels
- Parcel boundaries
- Streets
- Intermittent Stream
- A
- CA
- RA

N

Map created by Santa Cruz County Planning Department: April 2003

EXHIBIT D

General Plan Map



500 0 500 1000 1500 **Feet**

Environmental Review Inital Study

ATTACHMENT 3

APPLICATION 03-0147

N

Legend

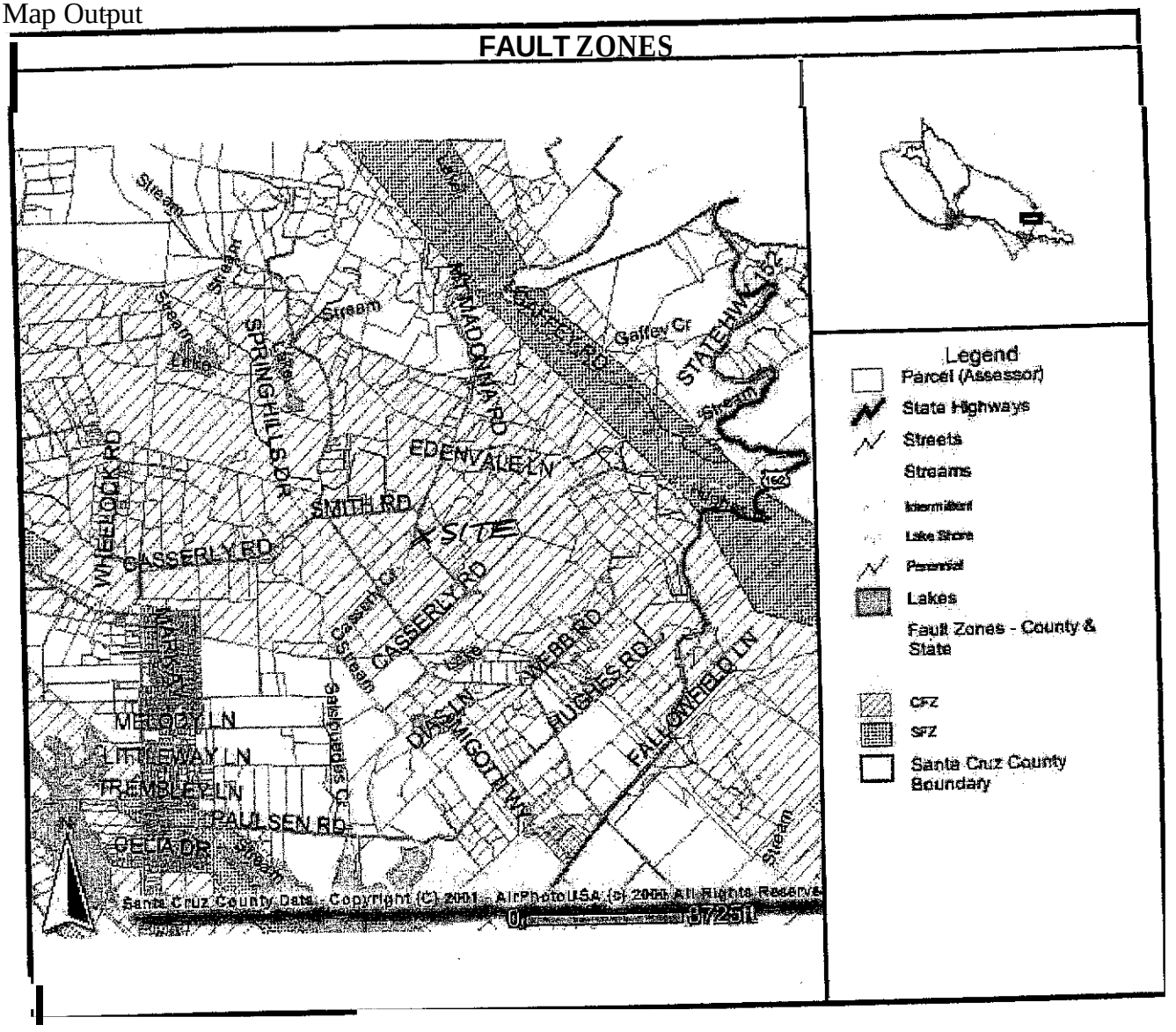
- Subject parcels
- Parcel boundaries
- Streets
- Intermittent Stream
- Agriculture
- Public Facilites
- Parks and Recreation

Map created by Santa Cruz County Planning Department:
April 2003

EXHIBIT D

Map Output

FAULT ZONES



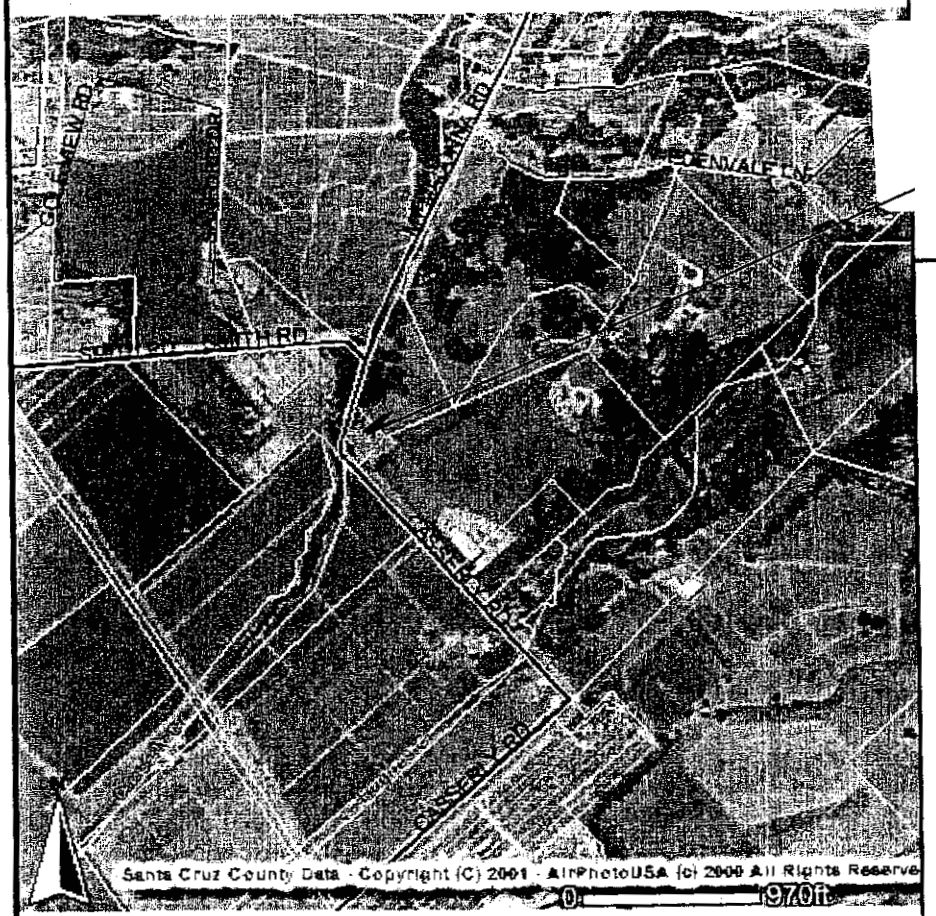
Environmental **Review** Inital **Study**

ATTACHMENT 4 1 of 2

APPLICATION 03-0147

EXHIBIT D

Aerial Photo



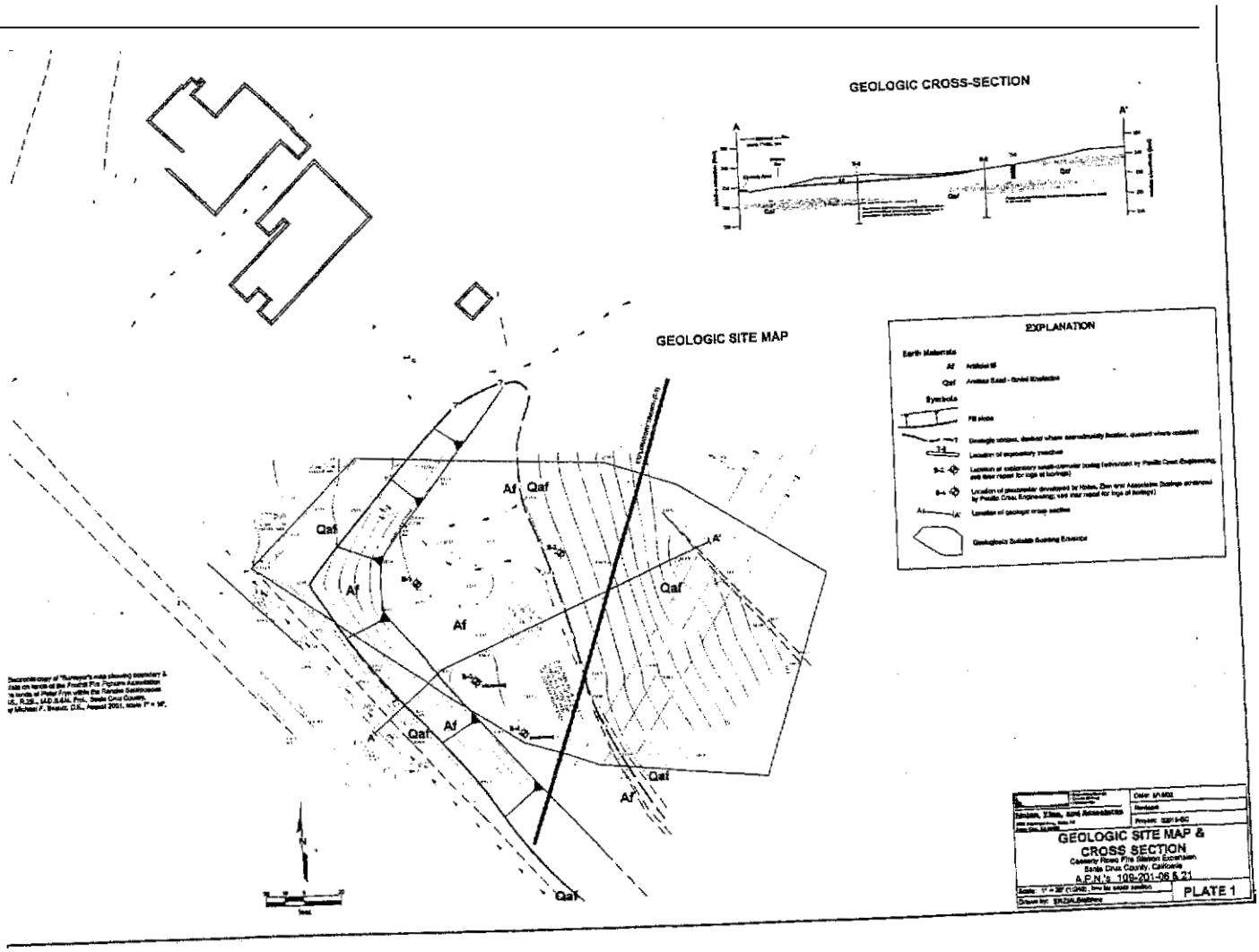
PROJECT LOCATION

Legend
Parcel (Assessor)
State Highways
County Streets
Major Streets
Streams
Intermittent
Lakes
Perennial
Lakes
Santa Cruz County Boundary

Aerial Photos

Environmental Review Inital Study
ATTACHMENT 4, 2 of 2
APPLICATION 03-0147

EXHIBIT D



Environmental Review Inital Study
ATTACHMENT 5
APPLICATION 03-0147

EXHIBIT I

SANTA CRUZ COUNTY AGRICULTURAL POLICY
ADVISORY COMMISSION
REGULAR MEETING

MINUTES - June 19,2003

MEMBERS PRESENT	STAFF PRESENT	OTHERS PRESENT
Bruce Dau	Joan Van Der Hoeven	
Frank "Lud" McCrary	Karen Pursell	
Ken Kimes	Dave Moeller	
	Pat Tabula	

1. The meeting was called to order by Chairman Dau at 1:35 p.m.

2. a) Approval of April 17,2003 APAC Minutes

   Motion by Commissioner Kimes, seconded by Commissioner McCrary to approve April 17,2003 minutes.

   Motion passed unanimously.

   b) Additions/corrections to Agenda:

   1) Add item 3.c) to Correspondence

3. Review of APAC's Correspondence:

   a) Letter dated 5/5/03 from Bruce Dau to the Board of Supervisors re-Farm Worker Housing;
   b) Board Minute Order dated 5/20/03 re-Continuance of the "Right to Farm" ordinance to August 12,2003.
   c) Letter dated 5/8/03 from The Scripps Research Institute to Joan Van der Hoeven

Environmental Review Inital Study
ATTACHMENT 6, 1 of 31
APPLICATION 03-01 2

4. Commissioner's Presentations:

   a) Commissioner McCrary - North Coast Water Update

   Commissioner McCrary had nothing new to report at this time.

EXHIBIT D

REGULAR AGENDA

9. Proposal to grade approximately 18,300 cubic yards of earth to facilitate conform grading for the adjacent Sea View Ranch subdivision within the City of Watsonville. Requires an Agricultural Policy Advisory Commission Review. Property located at the north terminus of Lee Road (102 Lee Road), approximately ½ mile north from West Beach Street in Watsonville.
Applicant: Peter Dunne for Stand Pacific Homes
Owner: FAMCO et.al.
Application Number: 02-0642
APN: 052-104-40
Planner: Joan Van der Hoeven, phone 454-5174

Joan Van der Hoeven gave the Staff Report and recommended approval.

Motion by Commissioner Kimes, seconded by Commissioner McCrary to approve the proposal.

Motion passed unanimously.

10. Proposal to construct a one-story fire station to include an 8,532 square foot fire station building and an attached *2,735* square foot apparatus bay on site with an existing fire station and community building. Requires an Agricultural Buffer Determination. Property located on the west side of Casserly Road (562 Casserly Road) about 250 feet south of the intersection of Casserly Road and Mt. Madonna Road in Watsonville.
Applicant: Betty Cost for Richard Beale Land Use Planning, Inc.
Owner: Foothill Firefighters Association
Application Number: 03-0147
APN: 109-201-39 (formerly 109-201-06, -21)
Planner: Joan Van der Hoeven, phone 454-5174

Joan Van der Hoeven gave the Staff Report and recommended approval.

Motion by Commissioner McCrary, seconded by Commissioner Kimes to approve the proposal,

Motion passed unanimously

11. Proposal to construct a one-story single-family dwelling. Requires an Agricultural Buffer Determination to reduce the required 200-foot buffer from Commercial Agriculture zoned land to about 115 feet at the east and about 65 feet at the south. Property located at the west side of Rogge Lane (62 Rogge Lane), approximately 1/4 mile south from Riverside Drive (Highway 129) in Watsonville.
Applicant. Alane Sirles
Owner: Juana Magdaleno
Application Number: 02-0560
APN: 110-221-02
Planner: Joan Van der Hoeven, phone 454-5174

Environmental Review Inital Study
ATTACHMENT 6, 2 of 31
APPLICATION 03-0147

Joan Van der Hoeven gave the Staff Report and recommended approval.

EXHIBIT D

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT

Date: June 19, 2003
Agenda Item: # 10
Time: 1:30 p.m.

STAFF REPORT TO THE AGRICULTURAL POLICY ADVISORY COMMISSION

APPLICATION NO,: 03-0147 **APN:** 109-201-39
APPLICANT: Betty Cost for Richard Beale Land Use Planning Inc.
OWNER Foothill Fire Fighters Association

PROJECT DESCRIPTION: Proposal to construct a one-story fire station with attached apparatus bays on site with an existing fire station and community center. Requires an Agricultural Buffer Determination to reduce the required 200-foot setback from Commercia Agricultural land to about 50 feet.
LOCATION. Property located on the west side of Casserly Road (562 Casserly Road), about 250 feet south of the intersection of Casserly road and Mt. Madonna Road in Watsonville.

PERMITS REQUIRED: Agricultural Buffer Setback Reduction
ENVIRONMENTAL DETERMINATION: Environmental Assessment required
COASTAL ZONE: ___ Yes __X_ No

PARCEL INFORMATION

PARCEL SIZE: 1.567 acres
EXISTING LAND USE:
PARCEL: Fire station, community center
SURROUNDING: Commercial agriculture, low density residenti
PROJECT ACCESS: Casserly Road
PLANNING AREA: Salsipuedes
LAND USE DESIGNATION: PF (Public Facility/Fire Station)
ZONING DISTRICT: RA (Residential Agriculture)
SUPERVISORIAL DISTRICT: Fourth (Campos)

ENVIRONMENTAL INFORMATION

a. Geologic Hazards	a.	Mapped/no physical evidence on site
b. Soils	b.	170 Soquel loam, Report accepted
c. Fire Hazard	c.	Not a mapped constraint
d. Slopes	d.	0-2 % slopes at frontage, steep at rear
e. Env. Sen. Habitat	e.	Not mapped/no physical evidence on site
f. Grading	f.	No grading proposed
g. Tree Removal	g.	2 large pepper trees to be removed
h. Scenic	h.	Not a mapped resource
i. Drainage	i.	Existing drainage adequate
j. Traffic	j.	R/W dedication required
k. Roads	k.	Existing roads adequate
1. Parks	1.	Existing park facilities adequate
m. Sewer Availability	m.	No
n. Water Availability	n.	Yes

Environmental Revlew Inital Study
ATTACHMENT 6, 3 of
APPLICATION 03-0147
EXHIBIT D

o.	Archeology	o.	Mapped/no physical evidence on site
p.	Agricultural Resource	p.	Not a mapped resource

SERVICES INFORMATION

Inside Urban/Rural Services Line: Yes _X_ No
Water Supply: Pajaro Valley water Management Agency
Sewage Disposal: CSA#12
Fire District: Pajaro Valley Fire Service Area
Drainage District: Zone 7 Flood Control/Water Conservation District

ANALYSIS AND DISCUSSION

The proposed project is to construct a one story fire station of approximately 5,976 square feet on a 1.5 acre parcel. The internal floor plan of the structure consists approximately of 2,813 square feet of apparatus bays for the fire engines, lobby/office/meeting rooms of 1,094 square feet, and firefighter living quarters of 2,069 square feet. The project is located at 562 Casserly Road in Watsonville. The building site is within 200 feet of Commercial Agricultural land to the southwest, across Casserly Road. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to about 50 feet feet from APN's 051-681-03,-04,-05, the McGrath berry farms.

The subject property is characterized by relatively flat topography. The parcel is not located within the Urban Services Line and may be characterized as a rural neighborhood. The parcel carries an Public Facility/Fire Station (PF) General Plan designation and the implementing zoning is (RA) Residential Agriculture. Chapter **7.16** of the County General Plan states the Objective for Fire Protection, "to provide the highest level of fire protection service feasible in the rural areas considering the difficult terrain, disperse settlement patterns, and limited road and water improvements and to provide an urban level of fire service in the mal areas". Commercial Agriculture zoned land is situated within 200 feet at the southwest side of the parcel at Assessor's Parcel Numbers 051-681-03,-04,-05.

A reduced agricultural buffer is recommended due to the fact that the setback would not allow sufficient building area if 200 foot required setbacks were maintained from the adjacent Commercial Agriculture zoned property. The applicant is not proposing a physical barrier at the southwest of the parcel, given the fire station use of the parcel that requires quick, highly visible and unobstructed access to Casserly Road. The applicant shall be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area detennined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

RECOMMENDATION

Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 50 feet feet to the fire station from the adjacent CA zoned property known as APN's 051-681-03,-04,-05, proposed under Application # 03-0147, based on the attached findings and recommended conditions and refer the project to the Planning Commission for final consideration and action of the development proposal.

Environmental Review Inital study
ATTACHMENT 6, 4 of 31
APPLICATION 03-0147

EXHIBIT D

APN: 109-201-39
Owner: Foothill Fire Fighters Association

EXHIBITS

A. Project plans, 3 sheets, C3 Design Alliance dated April 2003 and 3 sheets, Robert DeWitt Engineering dated April 2003
B. Findings
C. Conditions
D. Assessor's parcel map, Location Map
E. Zoning map, General Plan Map
F. Site photographs
G. Comments & Correspondence
H. Archaeological Reconnaissance Survey dated 5/14/03
I. Soils & Geologic Report Review acceptance letter dated 5/12/03

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.

Report Prepared By: Joan Van der Koeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174 (or, pln140@co.santa-cruz.ca.us)

Report Reviewed By: Cathy Graves

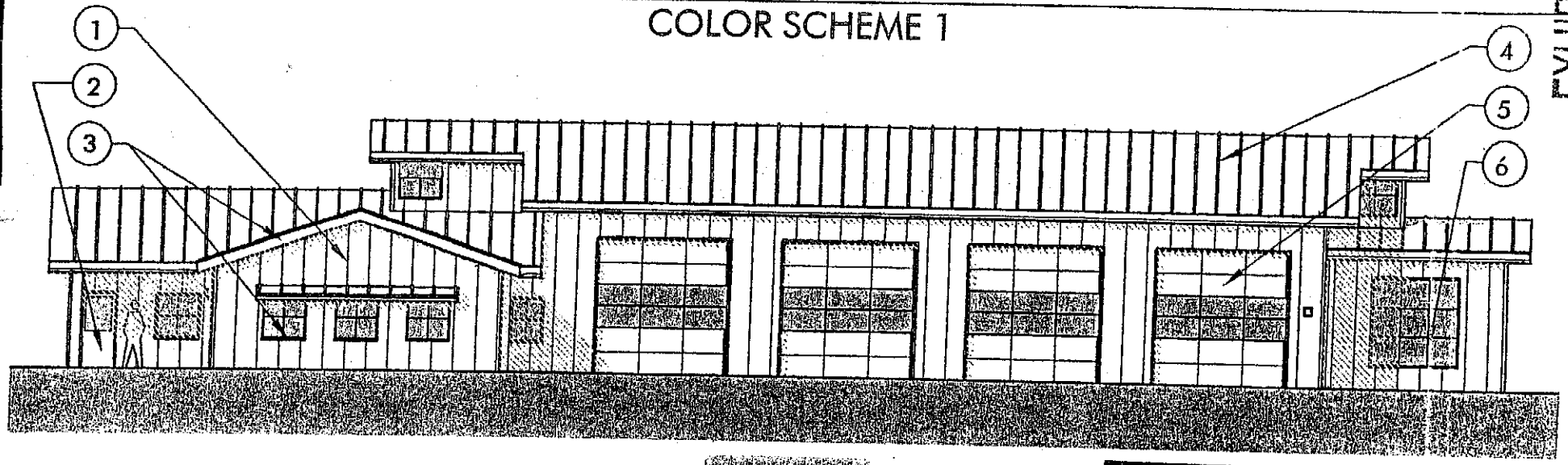
Principal Planner
Development Review
Santa Cruz County Planning Department

Environmental Review Inital Study
ATTACHMENT 6, 5 of 31
APPLICATION 03-0147
EXHIBIT D

PAJARO VALLEY FIRE PROTECTION DISTRICT
HEADQUARTERS FIRE STATION

COLOR SCHEME 1

EXHIBIT A



Canvas Cloth 40 YY 65/061

1. CEMENTITIOUS PANEL SIDING COLOR

3. WOOD TRIM

5. ALUMINUM OVERHEAD DOORS

2. DOORS

SIERRA TAN

4. METAL ROOF

6. ALUMINUM WINDOWS

Environmental Review Initial Study
ATTACHMENT 6 of 37
APPLICATION 03-0147

MATERIAL AND COLOR SAMPLES

C3 ALLIANCE
April 17, 2003

REQUIRED FINDINGS FOR AGRICULTURAL BUFFER SETBACK REDUCTION COUNTY CODE SECTION 16.50.095(b)

1. SIGNIFICANT TOPOGRAPHICAL DIFFERENCES EXIST BEWTEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT SETBACK; OR

2. PERMANENT SUBSTANTIAL VEGETATION OR OTHER PHYSICAL BARRIERS EXIST BETWEEN THE AGRICULTURAL AND SON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT BUFFER SETBACK, OR A LESSER SETBACK DISTANCE IS **FOUND** TO BE ADEQUATE TO PREVENT CONFLICTS BETWEEN THE NON-AGRICULTURAL DEVELOPMENT **AND** THE ADJACENT AGRICULTURAL USES, BASED ON THE ESTABLISHMENT OF A PHYSICAL BARRIER, UNLESS IT IS DETERMINED THAT THE INSTALLATION OF A BARRIER WILL HINDER THE AFFECTED AGRICULTURAL USE MORE THAN IT WOULD HELP IT, OR WOULD CREATE A SERIOUS TRAFFIC *HAZARD* ON A PUBLIC OR PRIVATE RIGHT-OF-WAY; AND/OR SOME OTHER FACTOR WHICH EFFECTIVELY SUPPLANTS THE 200 FOOT BUFFERING DISTANCE TO THE GREATEST DEGREE POSSSIBLE; OR

The fire station is proposed to be set back 50 feet feet from the adjacent Commercial Agriculture zoned land, APN's 051-681-03,-04,-05, the McGrath beny farms. With the 40 foot width of the Casserly Road right-of-way, the effective agricultural setback would be proposed to be 50 feet feet where 200 feet are required. No additional vegetative barrier or solid fencing is recommended as it could potentially create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic due to the curved configuration of Casserly Road at this location. The project cannot be set further back on the parcel due to steeper slopes at the rear *of* the parcel and on-site parking requirements. The project is designed to minimize any conflict with the adjacent agricultural uses and the Fire Department use has existed on the site for at least three decades without negative impact to the adjacent agricultural operations. Consistent with General Plan Policy 5.13.32, a Statement of Agricultural Acknowledgement must be recorded for the subject parcel.

3. THE IMPOSITION OF **A** 200 FOOT AGRICULTURAL BUFFER SETBACK WOULD PRECLUDE BUILDING ON A PARCEL OF RECORD AS OF THE EFFECTIVE DATE OF THIS CHAPTER, IN WHICH CASE A LESSER BUFFER SETBACK DISTANCE MAY BE PERMITTED, PROVIDED THAT THE MAXIMUM POSSIBLE SETBACK DISTANCE IS REQUIRED, COUPLED WITH A REQUIREMENT FOR A PHYSICAL BARRIER, OR VEGETATIVE SCREENING OR OTHER TECHNIQUES TO PROVIDE THE MAXIMUM BUFFERING POSSIBLE, CONSISTENT WITH THE OBJECTIVE OF PERMITTING BUILDING ON A PARCEL OF RECORD.

CONDITIONS OF APPROVAL

Exhibit A: Project Plans, 3 Sheets by C3Design Alliance, dated April 2003
3 Sheets by Robert DeWitt Engineering dated April 2003

I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN 's (051-681-03,-04,-05). 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. Complete requirements for the Commercial Development Permit and Variance associated with the project, and obtain a Building Permit from the Santa Cruz County Building Official.

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 Exhibit A on file with the Planning Department. The final plans shall include the following additional information:

1. A development setback of a minimum of *50* feet feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcels APN's 051-681-03,-04,-05.

B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.

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. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.

B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.

IV. Operational Conditions

A. All required Agricultural Buffer Setbacks shall be maintained.

B. In the event that future **County** inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the **County** the full cost of such County inspections, up to and including permit revocation.

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

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: *6119/03*

Effective Date: *713103*

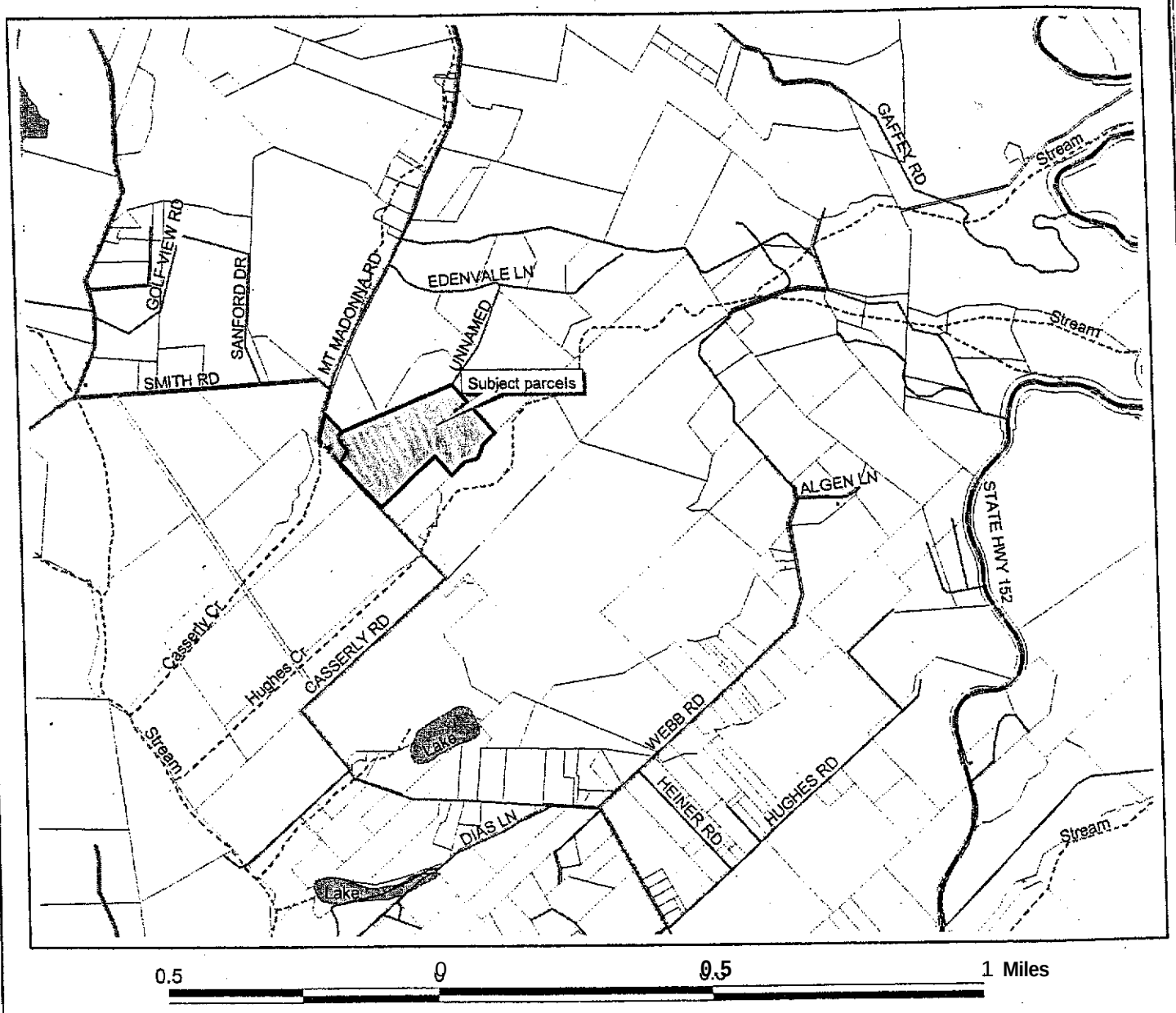
Expiration Date: *7/3/05*

Appeals: Any property **owner,** or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy **Advisory** Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

Environmental Review Inital Study
ATTACHMENT 6, 9 of 31
APPLICATION 03-0147

EXHIBIT C
EXHIBIT D

Location Map



Environmental Review Inital Study

ATTACHMENT 6, 10 of 31

APPLICATION 03-0147

N

Map created by Santa Cruz County
Planning Department:
April 2003

EXHIBIT I

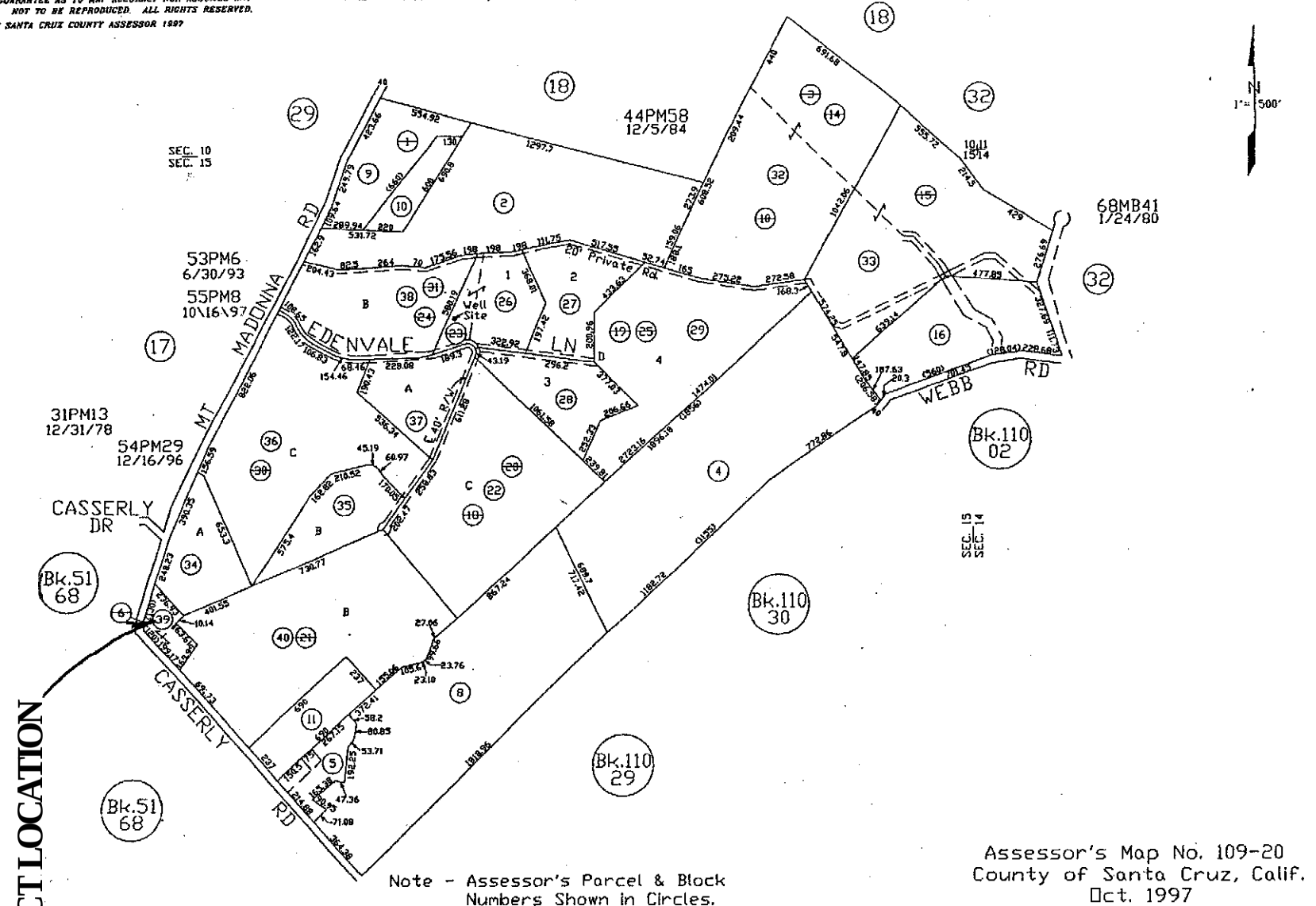
EXHIBIT [illegible]

JR TAX PURPOSES ONLY

SALSIPUEDES RANCHO

PUR. SECS. 10,14 & 15, T.11S., R.2E., M.D.B. & M.

Tax Area Code 69-258



PROJECT LOCATION

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

Assessor's Map No. 109-20
County of Santa Cruz, Calif.
Oct. 1997

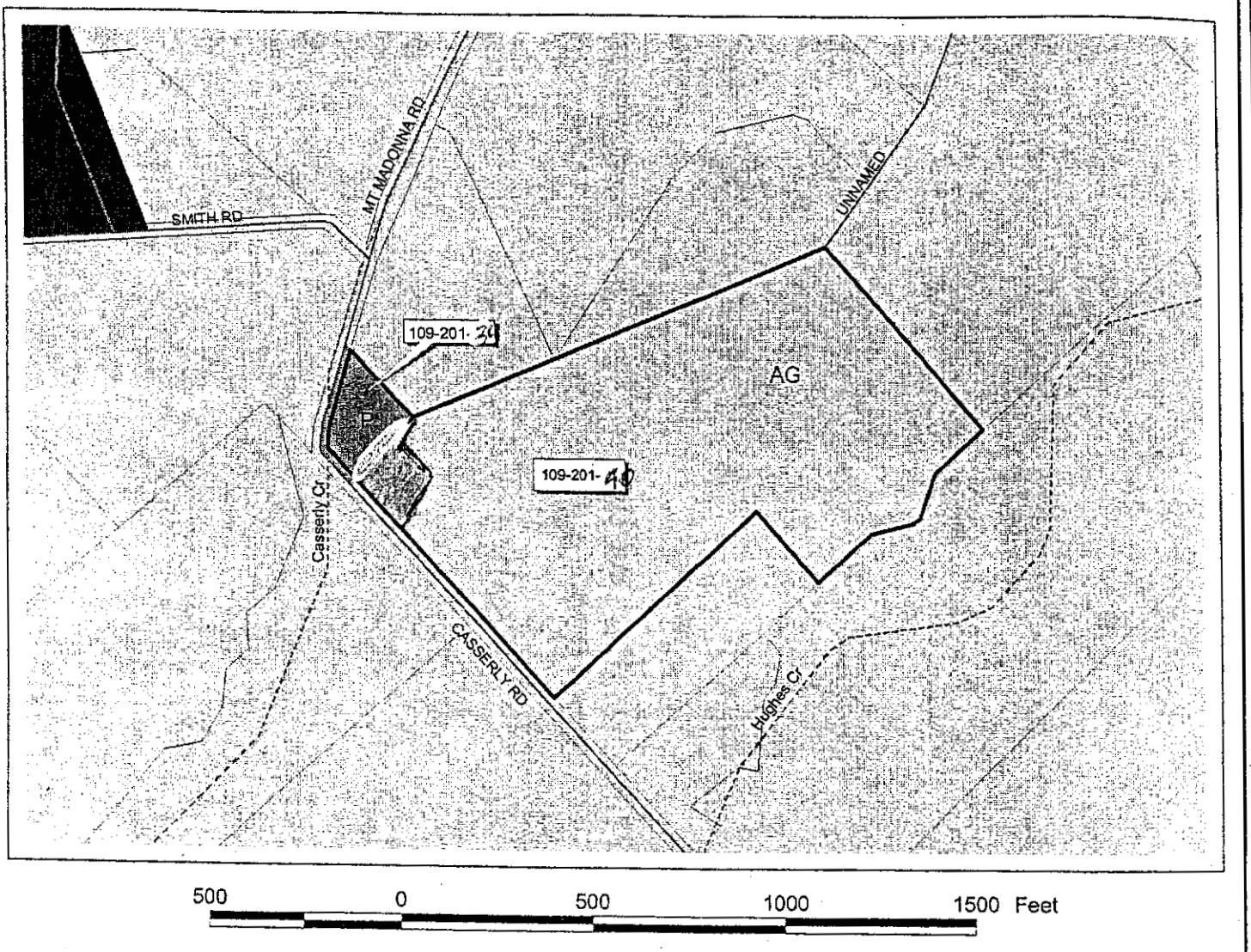
EXHIBIT D

EXHIBIT D

ATTACHMENT 6.
APPLICATION 03-0147

Environmental Review Initial Study

General Plan Map



Environmental Review Inital Study

ATTACHMENT
APPLICATION 03-0147

N

Legend

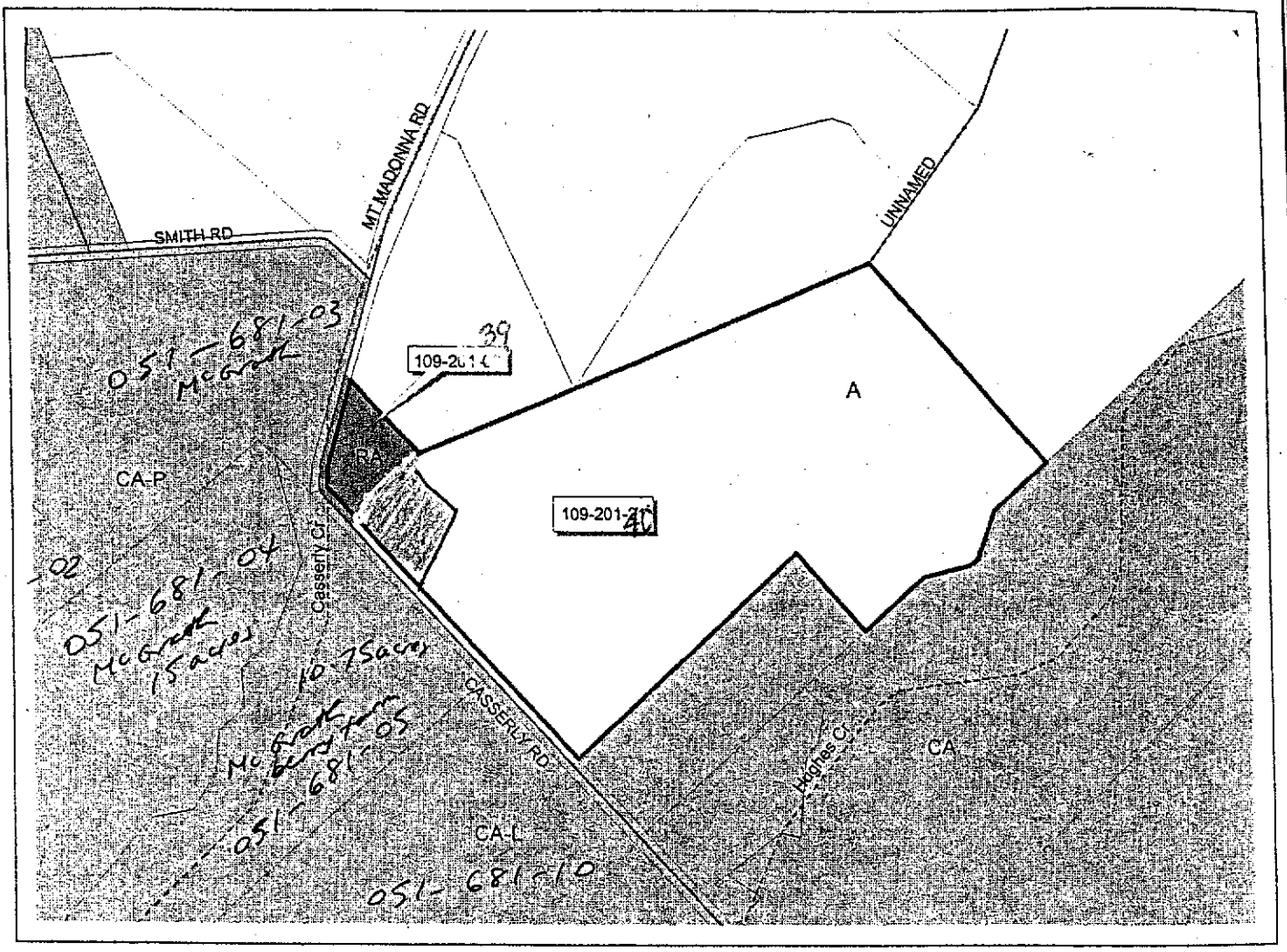
- Subject parcels
- Parcel boundaries
- Streets
- Intermittent Stream
- Agriculture
- Public Facilites
- Parks and Recreation

Map created by Santa Cruz County Planning Department: April 2003

EXHIBIT E

EXHIBIT D

Zoning Map



500 0 500 1000 1500 Feet

ATTACHMENT
APPLICATION

Environmental Review Inital Study

Legend

- Subject parcels
- Parcel boundaries
- Streets
- Intermittent Stream
- A
- CA
- RA

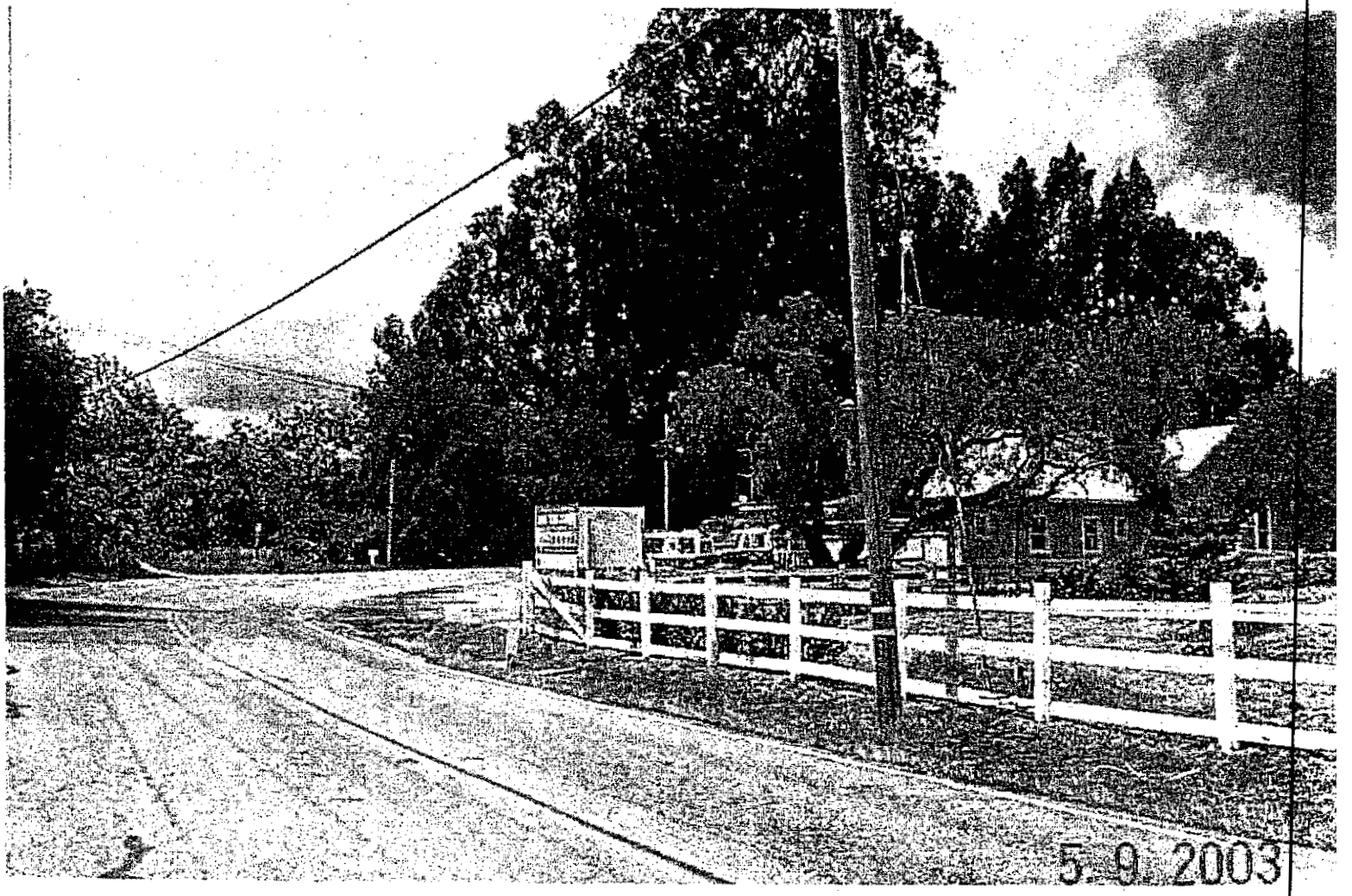
N

Map created by Santa Cruz County Planning Department:
April 2003

Environmental Review inital Study
ATTACHMENT 6, 13 of 31
APPLICATION 03-0147

EXHIBIT E

EXHIBIT D



Environmental Review Inital Study
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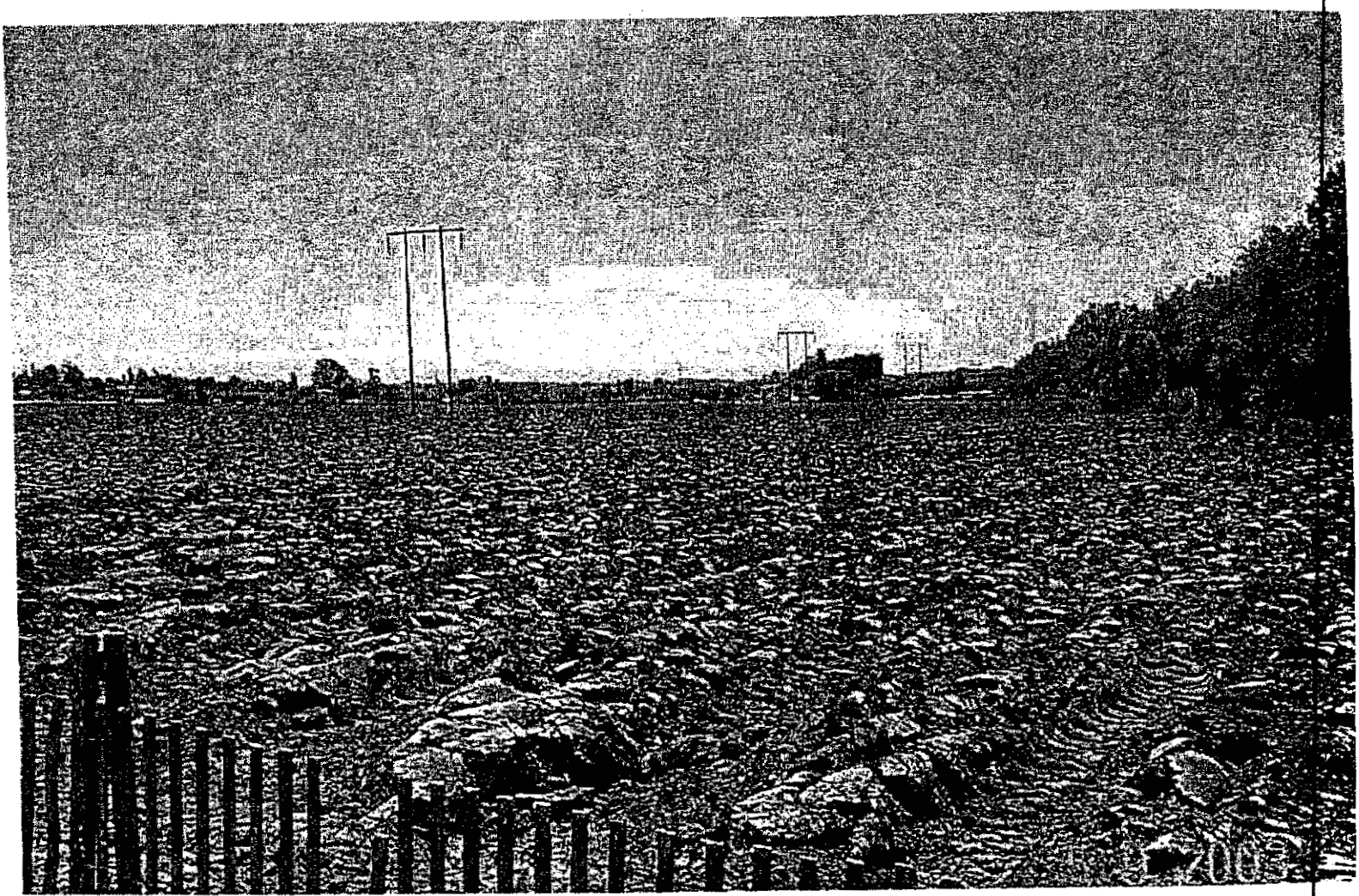
APPLICATION

CASSERLY ROAD FRONTAGE

EXHIBIT F

EXHIBIT D



Environmental Review Inital Study
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ADJACENT AG LAND

APN 051-068-03, 4, 5

EXHIBIT F

EXHIBIT D

Environmental Review Initial Study
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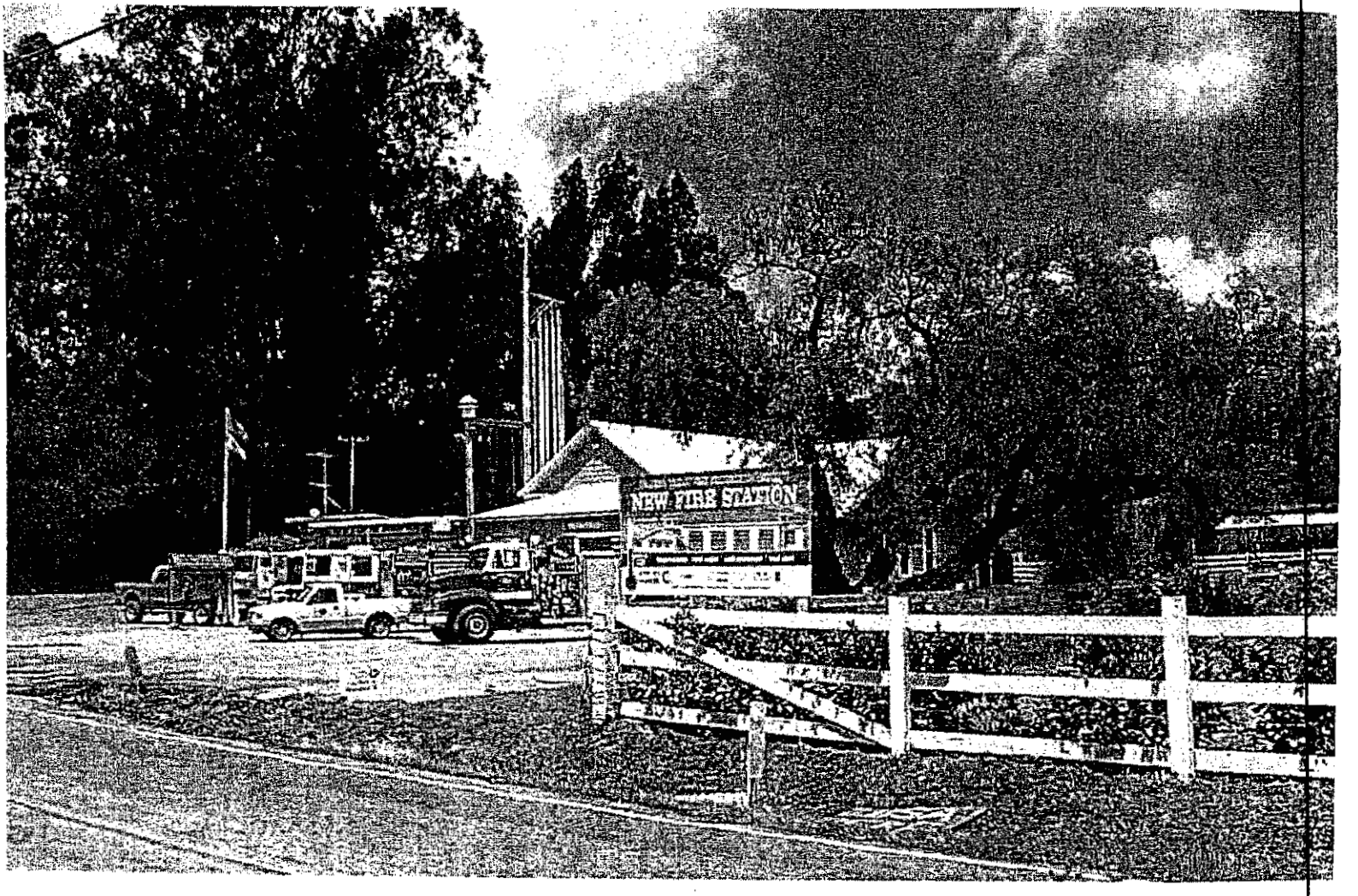
APPLICATION 03-0142

EXHIBIT F

EXHIBIT D



Environmental **Review Inital Study**
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EXHIBIT F

EXHIBIT D

DISCRETIONARY APPLICATION COMMENT

Project Planner: Joan Van Der Hoeven
Application No.: 03-0147
APN: 109-201-06

Date: May 30, 2003
Time: 11:50:21
Page: 1

Environmental Planning Completeness Comments

========== REVIEW ON MAY 2, 2003 BY KENT M EDLER ==========
NO COMMENT
========== UPDATED ON MAY 9, 2003 BY ROBERT S LOVELAND ==========
1. This project requires geologic review. My understanding is that this will be added to the application and Joe Hanna will review this portion of the project.

Environmental Planning Miscellaneous Comments

========== REVIEW ON MAY 2, 2003 BY KENT M EDLER ==========

1. Indicate driveway structural section on the plans.

2. Submit a plan review letter by the geotechnical engineer.
========== UPDATED ON MAY 9, 2003 BY ROBERT S LOVELAND ==========
NO COMMENT

Long Range Planning Completeness Comments

========== REVIEW ON MAY 5, 2003 BY MARK M DEMING ==========
NO COMMENT

Long Range Planning Miscellaneous Comments

========== REVIEW ON MAY 5, 2003 BY MARK M DEMING ==========
NO COMMENT

Project Review Completeness Comments

========== REVIEW ON MAY 27, 2003 BY JOAN VAN DER HOEVEN ==========
11 parking spaces required. Pepper trees to be protected - no chemical sprays used around base for weeding.

Project Review Miscellaneous Comments

========== REVIEW ON MAY 27, 2003 BY JOAN VAN DER HOEVEN ==========
A Statement of Acknowledgement for development adjacent to farmland to be recorded subsequent to APAC review.

Code Compliance Completeness Comments

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

========== REVIEW ON MAY 2, 2003 BY GUSTAVO A GONZALEZ ==========
NO COMMENT

Code Compliance Miscellaneous Comments

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

Environmental Review Inital Study
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EXHIBIT D

Records show code compliance enforcement on APN 109-201-21 suspended per Director Alvin James. <GAG> ========= REVIEW ON MAY 2, 2003 BY GUSTAVO A GONZALEZ ========= ========== UPDATED ON MAY 2, 2003 BY GUSTAVO A GONZALEZ =========

Dpw Drainage Completeness Comments

========= REVIEW ON MAY 16, 2003 BY CARISA REGALADO =========
No offsite adverse impacts apparent. Plans accepted as submitted. (Additional notes in Miscellaneous Comments.)

Further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: http://sccounty01.co.santa-cruz.ca.us/planning/drain.htm

Please call the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Dpw Drainage Miscellaneous Comments

========= REVIEW ON MAY 16, 2003 BY CARISA REGALADO =========
For the building application stage and before the building permit can be issued, the following items must be addressed:

1) What is proposed for the outlet of the 90-lf pipe, SD11? Please clarify on the plans.

2) Include a sheet in the plans showing the limits of 'the drainage area considered for sizing the proposed 18-inch diameter pipes on a USGS map or equivalent.

3) Under Post-Development Conditions (sheet C1), quantities for impervious and pervious area did not change from that shown in Pre-Development Conditions. Please correct to quantities used in the calculation of the Composite C Value = 0.21.

4) An encroachment permit will need to be obtained from the Department of Public Works for construction proposed within Casserly Road. For work proposed outside of the County right-of- way, a construction easement and maintenance agreement will need to be obtained. Also, please clarify who is responsible for the drainage pipes past Casserly Road.

Dpw Driveway/Encroachment Completeness Comments

========== REVIEW ON APRIL 28, 2003 BY RUTH L ZADESKY =========
no comment ========= UPDATED ON APRIL 30, 2003 BY RUTH L ZADESKY =========

Dpw Driveway/Encroachment Miscellaneous Comments

========= REVIEW ON APRIL 28, 2003 BY RUTH L ZADESKY =========
No comment.
========= UPDATED ON APRIL 30, 2003 BY RUTH L ZAOESKY =========
Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

========== REVIEW ON MAY 23, 2003 BY GREG J MARTIN ==========
An existing site plan and the proposed site plan should be shown on separa te sheets.Please provide cross sections across Casserly where the ROW chan ges. Show the parking requirements for the entire site. The site plans should show the entire site. The edge of pavement for both sides of Casserly shoiuld be shown. A dedication will likely be required so the ROW is consistent along the entire length of the frontage. Additional detail will be required at the building permit stage. Please call Greg Martin at 831-454-2811 if you have any questions.

Dpw Road Engineering Miscellaneous Comments

========== REVIEW ON MAY 23, 2003 BY GREG J MARTIN ==========

Pajaro Valley Fire District Completeness Comments

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

========== REVIEW ON APRIL 29, 2003 BY COLLEEN L BAXTER ========== DEPARTMENT NAME:PAJARO VALLEY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPP 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction. NOTE that the designer/installer shall submit three *(3)* sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.
NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on **a** contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. The driveway shall **be** in place to the following standards prior to any framing construction, or construction will be stopped: - The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess nf 150 feet in length - Drainage details for the road or driveway shall conform to current engineering practices, in

cluding erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency. ========= UPDATED ON APRIL 29, 2003 BY COLLEEN L BAXTER ========-

Pajaro Valley Fire District Miscellaneous Comments

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

========= REVIEW ON APRIL 29, 2003 BY COLLEEN L BAXTER =========

Environmental Review Inital Study
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COUNTY OF SANTA CRUZ | Planning Department

INTEROFFICE MEMO

APPLICATION NO. 03-0147

Date: May 9, 2003

To: Joan Van der Hoeven, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new fire station at Casserly Road, Watsonville (Foothill Firefighters Assodation / owner, Rich Beale and Associates / applicant)

COMPLETENESS ISSUES

- The plans as submitted are complete enough for Design Review.

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.11.040 Projects requiring design review.

(e) All commercial remodels or new commercial construction.

Evaluation Criteria	Meets criteria In code(✔)	Does not meet criteria (✔)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✔		
Building siting in terms of its location and orientation	✔		
Building bulk, massing and scale	✔		
Parking location and layout	✔		
Relationship to natural site features and environmental influences	✔		
Landscaping	✔		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✔		

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EXHIBIT C

EXHIBIT D

Natural Site Amenities and Features			
Relate to surrounding topography	✔		
Retention of natural amenities	✔		
Siting and orientation which takes advantage of natural amenities	✔		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✔		
Minimize impact on private views	✔		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✔		
Reasonable protection for currently occupied buildings using a solar energy system	✔		
Noise			
Reasonable protection for adjacent properties	✔		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✔)	Does not meet criteria (✔)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✔		
Building silhouette	✔		
Spacing between buildings	✔		
Street face setbacks			N/A
Character of architecture	✔		
Building scale	✔		
Proportion and composition of projections and recesses, doors and windows, and other features	✔		
Location and treatment of entryways	✔		
Finish material, texture and color	✔		
Scale			

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Scale is addressed on appropriate levels	✔		
Design elements create a sense of human scale and pedestrian	✔		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✔		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✔		
Building walls and major window areas are oriented for passive solar and natural lighting	✔		

13.11.074 Access, circulation and parking.

Parking			
Minimize the visual impact of pavement and parked vehicles.	✔		
Parking design shall be an integral element of the site design.	✔		
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate	✔		
Lighting			
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties			*Suggest as Condition of Approval.*
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures			*Suggest as Condition of Approval.*
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed			*Suggest as Condition of Approval.*
Building and security lighting shall be integrated into the building design			*Suggest as Condition of Approval.*
Light sources shall not be visible form adjacent properties			*Suggest as Condition of Approval.*
Loading areas			
Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on	✔		

EXHIBIT G
EXHIBIT D

the property without backing from or onto a public street			
Landscape			
A minimum of one tree for each five parking spaces should be planted along each single or double row of parking spaces	✔		
A minimum of one tree for each five parking spaces shall be planted along rows of parking	✔		
Trees shall be dispersed throughout the parking lot to maximize shade and visual relief	✔		
At least twenty-five percent (25%) of the trees required for parking lot	✔		
Parking Lot Design			
Driveways between commercial or industrial parcels shall be shared where appropriate	✔		
Avoid locating walls and fences where they block driver sight lines when entering or exiting the site	✔		
Minimize the number of curb cuts	✔		
Driveways shall be coordinated with existing or planned median openings	✔		
Entry drives on commercial or industrial projects greater than 10,000 square feet should include a 5-foot minimum net landscaped median to separate incoming and out going traffic, where appropriate	✔		
Service Vehicles/Loading Space. Loading space shall be provided as required for commercial and industrial uses	✔		
Where an interior driveway or parking area parallels the side or rear property line, a minimum 5-foot wide net landscape strip shall be provided between the driveway and the property line	✔		
Parking areas shall be screened form public streets using landscaping, berms, fences, walls, buildings, and other means, where appropriate.	✔		
Bicycle parking spaces shall be provided as required in. They shall be appropriately located in relation to the major activity area.	✔		
Reduce the visual impact and scale of interior driveways, parking and paving.	✔		

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Parking Lot Landscaping			
It shall be an objective of landscaping to accent the importance of driveways from the street, frame the major circulation aisles, emphasize pedestrian pathways, and provide shade and screening.	✔		
Parking lot landscaping shall be designed to visually screen parking from public streets and adjacent uses.	✔		
Parking lots shall be landscaped with large canopy trees	✔		
A landscape strip shall be provided at the end of each parking aisle.	✔		
A minimum 5-foot wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles	✔		
Parking areas shall be landscaped with asphalt and to provide visual relief from large stretches of pavement.	✔		
Variation in pavement width, **the** use of texture and color variation is paving materials, such as stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the visual impact of large expanses of pavement.	✔		
As appropriate to the site **use,** required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch high curb *or* wheel stop, such as concrete, masonry, railroad ties, or other durable materials.	✔		
Pedestrian Travel Paths			
On-site pedestrian pathways shall be provided form street, sidewalk and parking areas to the central use area. These areas should be delineated from the parking areas by walkways, landscaping, changes in paving materiais, narrowing *of* roadways, or other design techniques	✔		
Plans for construction of new public facilities and remodeling of existing facilities shall incorporate both architectural barrier removal and	✔		

EXHIBIT G

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physical building design and parking area features to achieve access for the physically disabled.			
Separations between bicycle and pedestrian circulation **mutes** shall be utilized where appropriate.	✔		

Environmental Review Inital **Study**
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EXHIBIT D

COUNTY OF **SANTA** CRUZ

PLANNING DEPARTMENT
701 OCEAN **STREET,** SUITE 400, SANTA CRUZ, CA *95060*
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
ALVIN JAMES, DIRECTOR

May 14,2003

Betty Cost
Richard Beale Land Use Planning Inc.
100 Doyle Street
Santa Cruz, **CA** 95062

SUBJECT: Archaeological Reconnaissance Survey for APNs 109-201-06 & 109-201-21

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1archaeological reconnaissance for the parcel named aboue. The research has concluded that pre-historical cultural resources were not evident at the site. A copy of the review 'documentation is attached for your records. No further archaeological review will be required for the proposed development. Please contact me at (831) 454-3372 if you have any questions regarding this review.

Sincerely,

Elizabeth Hayward
Planning Technician

Enclosure: 1

Environmental Review Inital Study
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EXHIBIT H
EXHIBIT D

EXHIBIT B

SANTA CRUZ ARCHAEOLOGICAL SOCIETY
1305 EAST CLIFF DRIVE, SANTA CRUZ, CALIFORNIA 95062

Preliminary Prehistoric Cultural Resource
Reconnaissance Report

Parcel APN: 109-201-06; 109-201-21 SCAS Project #: SE - 03-963

Planning Permit #: 03-0147 Parcel Size: _____

Applicant: RICHARD BEALE - LAND USE INC.

Nearest Recorded Prehistoric Site: CA-SCR-51 +.7 MI SOUTH

On 5/7/03 (2) members of the Santa Cruz Archaeological Society spent a total of (1.0) hours on the above described parcel for the purposes of ascertaining the presence *or* absence of prehistoric cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of prehistoric cultural resources where soil was obscured by grass, underbrush or other obstacles. No core samples, test pits, or any subsurface analysis **was** made. **A** standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would therefore, have no direct impact on prehistoric resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County **Planning** Department or from Rob Edwards, Director, Archaeological Technology Program, Cabrillo College, 6500 Soquel Drive, Aptos CA 95003, (831) 479-629.4, or email redwards @Cabrillo.cc.ca.us.

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EXHIBIT H
EXHIBIT D

County of Santa Cruz

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060-4000
(831)454-2580 FAX: (831)454-2131 TDD: (831)454-2123
ALVIN D. JAMES, DIRECTOR

May 12,2003

Richard Beale Land Use Planning
Attn: Betty Cost
100 Doyle Street
Santa Cruz, CA, 95060

SUBJECT: Review of Geotechnical Investigation by Pacific Crest Engineering Dated April 2002, Project No.: 0205-SZ73-B31
And Review of Preliminary Geologic Hazards investigation by Nolan Associates dated June 18, 2002, Job #02015-SC
APN: 109-201-06,-21; Application No.: 03-0147
Owner: Foothill Firefighters Association

Dear Betty:

Thank you for submitting the soils report and geologic report for the parcels referenced above. The reports were reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site-specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the reports and the following recommendations become permit conditions:

1. All report recommendations must be followed.

2. An engineered foundation plan is required. This plan must incorporate the design recommendations of the soils engineering report.

3. Final plans shall show the drainage system as detailed in the soils engineering report including outlet locations and appropriate energy dissipation devices.

4. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.

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

6. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to placement of concrete.

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

The soil report acceptance is only limited to the technical adequacy of the report. Other issues, like planning, building, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit two copies of the approved soil report at the time of building permit application for attachment to your building plans.

Please call 454-3168 if we can be of any assistance.

Sincerely,

Kent Edler
Associate Civil Engineer

Joe Hanna
County Geologist

Cc: Joan Van der Hoeven, Project Planner

Environmental Review Inital Study
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APPLICATION 03-0147

EXHIBIT I
EXHIBIT D

• Engineering Geology
• Coastal Geology
• Hydrogeology

Nolan, Zinn, and Associates

PRELIMINARY GEOLOGIC INVESTIGATION

Proposed Expansion of Casserly Road Fire Station

Corralitos, California

Santa Cruz County APN's 109-201-06 & -21

Prepared for :

Strategic Construction Management
Attention: David Robison
350 Coral Street, Suite E
Santa Cruz, CA 95060-2107

Environmental Review Inital Study
7. 1 of 13
ATTACHMENT
APPLICATION 03-0143

Job #02015-SC
18 June 2002

1509 Seabright Avenue, Suite A2 Santa Cruz, CA 95062 Tel. 831-423-7006 Fax 831-423-7008 ernail: nza@cruzlo.com

EXHIBIT D

INTRODUCTION

This report presents the results of our preliminary geologic investigation for the proposed Casserly Road fire station expansion. The area studied for this investigation is located on Casserly Road between its intersection with Mt. Madonna Road to the north and Highway 152 to the south, in Corralitos, California (Figure 1, Topographic Index Map). The proposed fire station expansion will occur upon the property with APN 109-201-21, which abuts the southeast side of the existing Casserly Road fire station property (APN 109-201-06). The purpose of our study was to evaluate geologic hazards on the subject property relevant to the proposed development.

The scope of our investigation included the following tasks:

1) A review of pertinent geologic literature and maps for the study area.
2) Inspection of several series of stereographic aerial photos of the site to evaluate recent geologic history of the parcel, and to map possible fault related lineaments.
3) Geologic mapping of the property and environs.
4) Excavation and logging of an approximately 247 foot long of exploratory backhoe trench to evaluate the site for evidence of active faulting.
5) Preparation of this report detailing our findings, conclusions, and recommendations.

We were provided with a copies of the following documents for this project:

1) "Surveyor's map showing boundary & topographic data on the lands of the Foothill Fire Fighters Association and a part of the Lands of Peter Fryn within the Rancho Salsipuedes, Sec. 15, T.11S., R.2E, M.D.B.&M proj, Santa Cruz County, California - A.P.N.'s 109-210-06 & 21" by Michael F. Beautz, C.E., August 2001, scale 1"=16', one sheet.
2) "Geotechnical investigation for Casserly Road Fire Station, Santa Cruz County, California" by Pacific Crest Engineering, Inc., April 2002, Project No. 0205-SZ73-B3 1.

SITE DESCRIPTION

The subject property is situated on a gently sloping, apron at the base of the mountain chain bordering the Watsonville lowlands on the northeast (Figure 1). Topographic relief on the property ranges from 128 to 149 feet above sea level. The proposed building site is located on a southwest facing slope (Plate 1, Geologic Site Map). Slopes in the vicinity of the proposed development range from nearly flat to up to a maximum of about 20% gradient on the face of the fill slope along Casserly Road. Maximum slopes on native earth materials on the property are about 17%, occurring on the natural slopes to the northeast of the fill wedge (see Cross Section A-A', Plate 1). The fire station expansion will be accessed by a proposed driveway to be constructed from the existing fire station property onto the subject property. Fire trucks will exit the proposed fire station directly onto Casserly Road.

The property is presently undeveloped and was covered with grasses at the time of our field investigation (May 2002), except for a line of evergreen trees near the property line along

Casserly Road. We observed no ponded surface water or springs on the property during our investigation. We did not encounter groundwater in our trenches. Four soil borings were drilled by Pacific Crest Engineering, the project geotechnical engineer, on 20 February 2002. No groundwater was initially observed in borings B-1, B-2, and B-3, drilled to 26% feet, 25 feet, and 25 feet, respectively. Groundwater was encountered in boring B-4 at a depth of 14 feet. Upon completion of drilling, we installed piezometers in Borings B-3 and B-4. On 16 May 2002 the depth to groundwater in boring B-4 was 16.6 feet, and at 17.8 feet in the previously assumed dry boring B-3.

REGIONAL GEOLOGY

The subject property is located near the base of the central Santa Cruz Mountains. The Santa Cruz Mountains are formed by a series of rugged, linear ridges and valleys following the pronounced northwest to southeast structural grain of central California geology. Underlying most of the Santa Cruz Mountains is a large, elongate prism of granitic and metamorphic basement rocks, known collectively as the Salinian Block. These rocks are separated from contrasting basement rock types to the northeast and southwest, respectively, by the San Andreas and San Gregorio strike-slip fault systems. Overlying the granitic basement rocks is a sequence of dominantly marine sedimentary rocks of Paleocene to Pliocene age and non-marine sediments of Pliocene to Pleistocene age (Figure 2; Regional Geologic Map).

Throughout the Cenozoic Era, this portion of California has been dominated by tectonic forces associated with lateral or "transform" motion between the North American and Pacific lithospheric plates, producing long, northwest-trending faults such as the San Andreas and San Gregorio, with horizontal displacements measured in tens to hundreds of miles. Accompanying the horizontal (strike-slip) movement of the plates have been episodes of compressive stress, reflected by repeated uplift, deformation, erosion and deposition. Near the crest of the Santa Cruz Mountains, this tectonic deformation is most evident in the sedimentary rocks older than the middle Miocene and consists of steeply dipping folds, overturned bedding, faulting, jointing, and fracturing. Along the coast, the ongoing tectonic activity is most evident in the formation of a series of uplifted marine terraces. The Loma Prieta earthquake of 1989 and its aftershocks are the most recent reminders of the geologic unrest in the region.

The Quaternary history of the Watsonville lowlands has been dominated by fluvial, marine and eolian deposition because the central Monterey Bay region has been relatively stable, while the northern Monterey Bay region has been tectonically uplifted. The earth materials in the vicinity of the study area are mostly fluvial and alluvial fan sediments graded to one or more Sangamon highstands of sea level (Dupre; 1975, 1984, 1990; Dupré and Tinsley, 1980).

REGIONAL **FAULTING AND SEISMICITY**

California's broad system of strike-slip faulting has had a long and complex history. Some of these faults present a seismic hazard to the subject property. The most important of these are the San Andreas, Zayante, and San Gregorio faults and the Monterey Bay-Tularcitos fault zone

(Figure 2). These faults are either active or considered potentially active (Buchanan-Banks et al., 1978; Burkland and Associates, 1975; Jennings et al., 1975; Greene, 1977; Hall et al., 1974; Schwartz et al., 1990, and Wallace, 1990; Working Group On Northern California Earthquake Potential [WGONCEP], 1996). Each fault is discussed in detail in Appendix B of this report. Locations of epicenters associated with the faults are shown in Figure 3(Regional Seismicity Map). The intensity of seismic shaking that could occur at the site in the event of a future earthquake on some of these faults will be discussed in a later section.

Between the San Andreas and Zayante faults, in the area that lies between the town of Corralitos and where State Highway 152 begins to climb into the Santa Cruz Mountains, a series of possible discontinuous smaller faults have been mapped (Figure 5). This series of faults is known as the Corralitos Fault Complex. One of the possible faults in the Corralitos Fault Complex is depicted on published geologic maps as crossing the subject property, which is the primary reason for our fault investigation. The seismic potential of the Corralitos Fault Complex is discussed in detail in a later section of this report.

SITE GEOLOGY

Our Geologic Site Map is presented on Plate 1. **A** cross section through the property is depicted on Plate 1. **A** log of our fault trench is shown on Plate 2.

The subject property is underlain by Quaternary age sediments mapped by Dupré and Tinsley (1980) as the fluvial lithofacies of the Aromas Formation, part of a complex sequence of Quaternary age sediments deposited in a subsiding structural basin known as the Watsonville Lowlands. As described by Dupré and Tinsley (1980), these deposits consist of semi-consolidated, moderately to poorly sorted, discontinuous layers of silty clay, silt, sand, and gravel. The nature of bedrock underlying the Aromas Formation at depth on the subject property is unknown.

The results of our trenching agree with the aforementioned prior research. The sedimentary deposits observed in our trench were dominantly massive layers of pebbly silty sand with occasional stringers of pebbles or gravel, heavily overprinted by pedogenic soils (Plate 2). We also observed a wedge of artificial fill in our trench, with fill as deep as 4% at the fill crest. The four exploratory small diameter borings advanced by Pacific Crest Engineering generally encountered similar materials.

The Quaternary sediments of the Watsonville Lowlands lap onto pre-Quaternary age bedrock to the northeast (Figure **3).** The nearest outcrops of bedrock are of the Pliocene age Purisima Formation, consisting of interbedded sandstone and siltstone, located about ½ mile to the

northeast. Older bedrock units have been folded and faulted and the degree of tectonic deformation observed in the older units increases markedly approaching the San Andreas fault, approximately one mile to the northeast of the site. The Quaternary units are cut by active faults, principally along the San Andreas fault zone, and have been gently tilted in places.

Faulting

The subject property is located in a region which is cut by the Zayante and Corralitos fault zones. The State of California has designated portions of these fault zones as being active . The Corralitos fault zone has been interpreted by prior researchers as an imbricate thrust fault system, connecting with the Zayante fault zone on it's northwest terminus and the San Andreas fault zone on it's southeast terminus.

The Corralitos fault complex as mapped by Hall et al. (1974) is a diffuse zone of northwest trending photo lineaments, some of which are interpreted to be possible faults. The lineaments may be the result of fault related linear topographic features like stream valleys, alignments Of individual topographic elements, such as notches in adjacent ridge crests, or tonal contrasts due to changes in vegetation or groundwater regimes. Such indications of faulting are considered to be suggestive only and are useful primarily for defining the scope of more detailed field investigations. The actual presence or absence of faulting is confirmed by direct observation in the field.

The Santa Cruz County Fault Zone Map (Figure 6) prepared by Hall et al. (1974), shows a photolineament of unknown origin cutting across the subject property. This lineament is part of the Corralitos fault complex. We therefore conducted geologic trenching on the portion of the subject property where suspected faulting was indicated by the presence of this photolineament.

Trench Descriptions

The layout of the fault investigation trench is shown on Plate 1. The trench geometery was designed to cover the proposed building envelope, with sufficient length to insure that no active faults pass through, or within 50 feet of the building envelope. The log of the trench is shown on Plate 2. Trench depth varied from six to ten feet deep.

The units encountered in the trench included pedogenic soil horizons developed in the Aromas Formation and artificial fill, Our logging in the trenches was restricted to establishing continuity of the stratigraphic layers in order to preclude faulting. The principal stratigraphic markers used to preclude faulting were the uninterrupted pebble and gravel stringers and lenses within the fluvial deposits and the contacts between the pedogenic soil horizons (Plate 2).

We did not observe any evidence of faulting the trench, nor did we observe any evidence of offset or anomalously abrupt thickening or thinning of the soil horizons that would indicate geologically recent fault activity.

The Aromas Formation is considered to be older than 100,000 years in age (Dupré and Tinsley, 1980). Consequently, the lack of offset of the continuous pebble stringers and lenses noted in the trench indicates that there has been no faulting through those portions of the trench in over 100,000 years.

The pedogenic soil horizons mapped in the trench appear continuous and generally well developed. The "B" pedogenic soil horizon is well developed, showing strong pedogenic structure and thick secondary clay films on pedogenic faces and lining pores. Qualitative comparison with dated soil profiles we have observed elsewhere in the area suggests that this soil profile is pre-Holocene in age (older than 11,000 years). No offset of the soil horizon was observed.

GEOLOGIC *HAZARDS*

The following sections discuss potential geologic hazards on the property based on information provided in the preceding sections. Potential geologic hazards relevant to this site include seismic shaking from earthquakes, ground surface rupture by faulting, liquefaction and related ground deformation due to seismic shaking, landsliding, and floodmg. These hazards are discussed individually in the following sections.

Seismic Shaking Hazard

Seismic shaking at the subject site will be intense during the next major earthquake along one of the local fault systems. Modified Mercalli Intensities (see Table B1) of up to VIII are possible at the site, based on the intensities reported by Lawson et al. (1908) for the 1906 earthquake and by Stover et al. (1990) for the 1989 Loma Prieta earthquake. It is important that recommendations regarding seismic shaking be used in the design for the proposed development.

Deterministic Seismic Shaking Analysis

For the purpose of evaluating deterministic peak ground accelerations for the site, we have considered two seismic sources: the San Andreas and the Zayante faults.' While other faults or fault zones in this region may be active, their potential contribution to deterministic seismic hazards at the site is overshadowed by these three faults.

Table 1 shows the moment magnitude of characteristic or maximum earthquakes, estimated recurrence interval and the distance from the site for each of these fault systems. We took the fault data from "Database of potential sources for earthquakes larger than magnitude 6 in Northern California" (WGONCEP, 1996) and Petersen et al. (1996). Also shown on Table 1 *are*

TABLE 1
Faults, Earthquakes and Deterministic Seismic Shaking Data

Fault	Moment Magnitude of Characteristic or Maximum Earthquake (M_w)	Estimated Recurrence Interval (years)	Distance from Site (km)	Estimated Mean Peak Ground Acceleration (g)	Estimated Mean + One Dispersion Ground Acceleration (g)	Maximum Considered Earthquake Ground Motion' (g)
San **Andreas** (1906 rupture)	7.9	210	1.67	0.86[1] 0.71[2]	1.13' 1.03'	1.29' 1.07[2]
Zayante	6.8	10,000	2.93	0.67[1] 0.59[2]	1.06' 0.92'	1.01' 0.89'

2

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techniques of analysis, the end results are roughly the same, as may be noted from Table 1. It is important to note that predicting seismic shaking intensity is a field that is dominated heavily by theory, with a paucity of near-field station readings in rock and'shallow soil settings. It should also be noted that the accelerations listed in Table 1 are only average values. Therefore, we 'caution that the listed values are approximations, rather than precise predictions. Actual measured "free-field" accelerations may be larger.

Based on the results listed in Table 1, the expected earthquake ground motion (mean acceleration) for the subject property will be approximately 0.86 g. The maximum earthquake ground motion (mean acceleration plus one dispersion) expected at the subject property will be approximately 1.13 g. Both values are based on a M_w 7.9 earthquake centered on the San Andreas fault, .67 kilometers northeast of the site.

Naeim and Anderson (1993) found that "effective peak acceleration" (EPA) is more typically about 75 percent of the peak acceleration. Effective peak acceleration is comparable to "repeatable high ground acceleration" (after Ploessel and Slossen, 1974) and is generally considered to represent the large number of lower amplitude peaks on an accelerogram recording. This suggests that the mean peak horizontal ground acceleration of 0.86 g would generate an EPA of approximately 1.29 g.

The duration of strong shaking is dependent on magnitude. Dobry et al. (1978) have suggested a relationship between magnitude and duration of "significant" or strong shaking expressed by the formula:

$$\text{Log } D = 0.432\,M - 1.83$$ (where D is the duration and M is the magnitude).

On the basis of the above relationship, the duration of strong shaking associated with a magnitude 7.9 earthquake (the characteristic earthquake for the San Andreas fault) is estimated to be about 38 seconds. Bear in mind that the duration of strong seismic shaking may be even more critical as a design parameter than the peak acceleration itself.

Surface Faulting Hazards

Although published fault maps by researchers for the area suggest that there is potential for active faulting on the site related to movement on the Corralitos Fault Complex, our geologic trenching indicates that no Holocene active faulting exists within our "Geologically Suitable Building Envelope" (Plate 1). In addition, our aerial photograph analysis of six sets of stereo aerial photographs taken between 1935 and 1997 did not reveal the presence of any lineaments not already present on the Santa Cruz County Fault Zone Map (Figure 5) or the Santa Cruz County

Compilation Fault Map. We are therefore of the opinion that the potential for ground surface rupture through the proposed development is low.

Landsliding Hazards

The Santa Cruz County landslide map (Cooper-Clark and Associates, 1975) does not show any mapped landslides on or near the site, nor did we observe any evidence of landsliding on the relatively gentle site slopes during our field reconnaissance. We did note the presence of an existing drainage swale to the north of the site studied for this investigation, which we previously thought might present a minor debris flow hazard. After having analyzed the data regarding this hazard, it is our opinion that the proposed fire station expansion will not be impacted by debris flow hazards, for the following reasons: 1)We observed no evidence of debris flow scars in any of the historical aerial photographs analyzed, 2)We observed no evidence of a fan constructed from multiple debris flow events at the mouth of the swale in question, where it intersects the flood plains of Casserly and Hughes Creeks. Consequently, it is our opinion that the potential is low for landslides of any classification to impact the proposed development.

Liquefaction and Lateral Spreading Hazard

Dupre and Tinsley (1980) classified the portion of the property proposed far development as having a low susceptibility to liquefaction, based on the age and character of the deposits underlying the property. In spite of the ground water potentiometric surface measured as shallot as 14 feet below the ground surface, Pacific Crest Engineering (2002) concluded that the potential for liquefaction and lateral spreading to impact the proposed development is low, due to the relatively high density of the underlying earth materials. Hence, it is our opinion that the potential is low for liquefaction and lateral spreading to impact the proposed development.

Flooding Hazard

The proposed development area is located within Zone C (areas of minimal flooding) on the FEMA flood insurance rate map (community panel number 060353 0405 B, effective date April 15, 1986). The proposed development appears to be elevated above the active flood plain for both Casserly and Hughes Creeks. Hence, it is our opinion that the potential for flooding to impact the proposed development is low.

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CONCLUSIONS

Based on *the information* gathered and analyzed, it is our opinion that the proposed fire station expansion is acceptable for development with respect to geologic hazards, provided that

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habitable structures constructed for the development are restricted to our "Geologically Suitable Building Envelope" as depicted on Plate 1. Development within our "Geologically Suitable Building Envelope" will be subject to "ordinary" risks as defined in Appendix A, provided that our recommendations are followed. Appendix A should be reviewed in detail by the developer and all property owners to determine whether an "ordinary" risk as defined in the appendix is acceptable. If this level of risk is unacceptable to the developer and the property owners, then the geologic hazards in question should be mitigated to reduce the corresponding risks to an acceptable level.

Prior researchers have portrayed a photolineament of unknown origin associated with the Corralitos Fault Complex as cutting across the subject property. We have pursued a program of exploratory fault trenching in order to clear an area of active faulting for the proposed development. We observed no evidence of active faulting in our exploratory fault trench. We have constructed a "Geologically Suitable Building Envelope" on the subject property, with a 50 foot fault- perpendicular setback from the ends of the trench, to insure that no active faults pass to within 50 feet of the building envelope. We are therefore of the opinion that the potential for ground surface rupture through the proposed development is low, provided that all habitable structures are located within our "Geologically Suitable Building Envelope."

The proposed development is located in an area of high seismic activity and will be subject to strong seismic shaking in the future. Modified Mercalli Intensities of VIII are possible. The controlling seismogenic source for the subject property is the San Andreas fault, 1.67 kilometers to the northeast. The design earthquake on this fault should be a M_w 7.9. Expected duration of strong shaking for this event is about 38 seconds. Deterministic seismic shaking analysis for the site yields a mean peak ground acceleration of 0.86 g and a mean peak ground acceleration plus one dispersion of 1.13 g. The mean peak horizontal ground acceleration of 0.86 g would generate an effective peak analysis (EPA) of approximately 0.65 g.

Note that the backfill placed in the exploratory fault trench and test pit advanced by Nolan, Zinn and Associates may experience settlement. Any development placed across the former trench and test pit locations, including roads, sidewalks, or building foundations may be impacted by differential settlement of the backfill.

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RECOMMENDATIONS

1. We recommend that all habitable structures for the proposed development be located within our "Geologically Suitable Building Envelope."

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2. The project engineers may want to consider that our deterministic seismic shaking analysis for the site yielded a mean peak ground acceleration of 0.86 g and a mean peak ground acceleration plus one dispersion of 1.13 g. They may also want to consider that the mean peak horizontal ground acceleration of 0.86 g would generate an EPA of approximately 0.65 g.

3. We recommend that all drainage from improved surfaces such as walkways, patios, roofs and driveways be collected in impermeable gutters or pipes and dispersed on site in such a way as to help maintain pre-development runoff patterns and quantities. At no time should any concentrated discharge be allowed to spill directly onto the ground adjacent to the proposed development or onto steep slopes. Any water landing on paved areas should not be allowed to flow toward the proposed developments. The control of runoff is essential for erosion control and prevention of ponding water against the foundation.

4. We recommend that any structure or appurtenances to be placed over our trench and test pit locations should be designed to accommodate settlement of the backfill, or the backfill should be excavated and re-compacted under the supervision of the project geotechnical engineer.

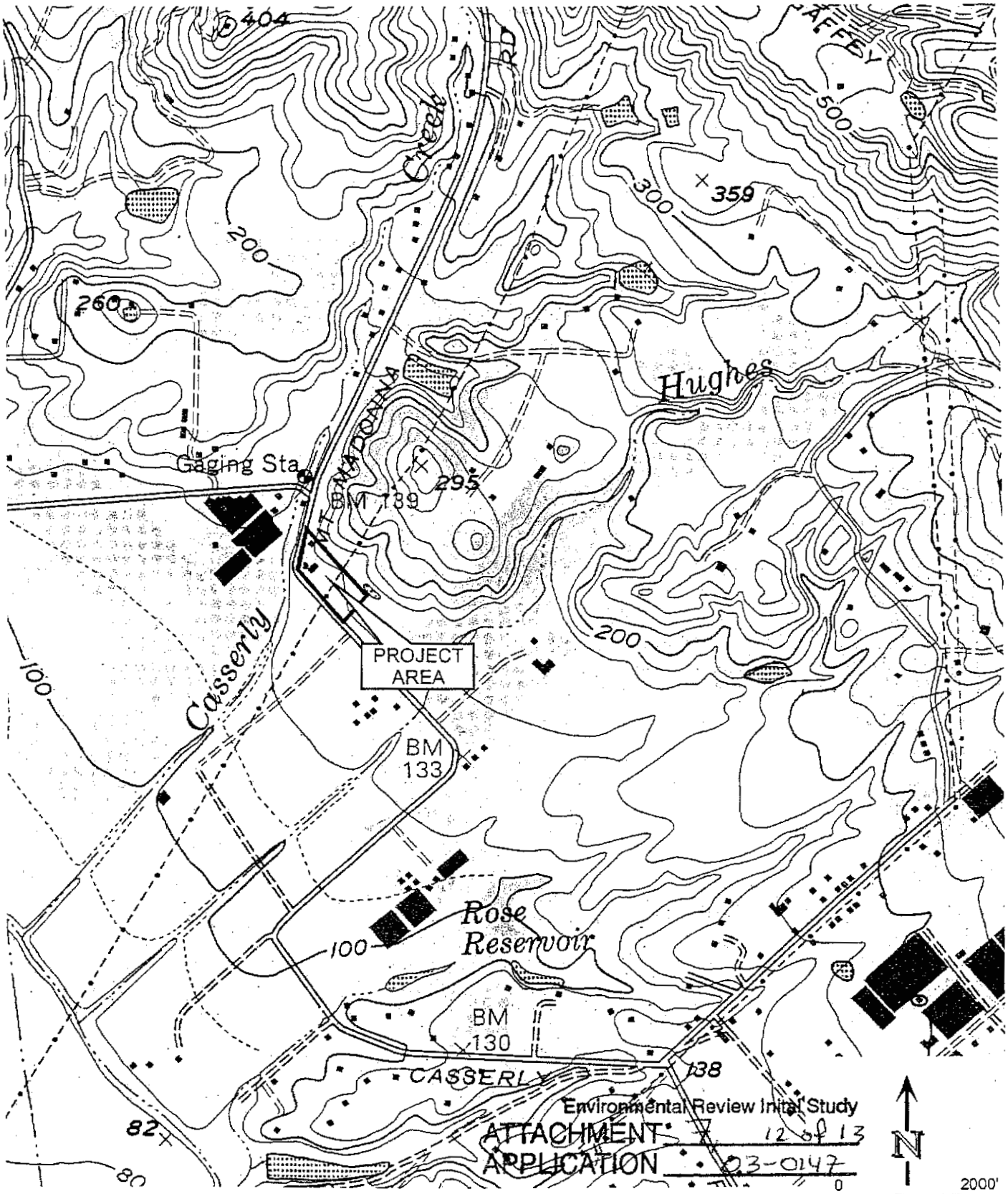
5. We strongly recommend that the owners implement the simple safety procedures outlined by Peter Yanev in his book, ***Peace** of Mind in Earthquake Country*. This book contains a wealth of information regarding earthquakes, seismic design, and precautions that the individual home owner can take to reduce the potential for loss of life, injury and property damage.

6. We request the privilege of reviewing all new geotechnical engineering reports and civil engineering and architectural plans pertaining to the proposed development.

INVESTIGATION LIMITATIONS

1. The conclusions and recommendations noted in this report are based on probability and in no way imply the site will not possibly be subjected to ground failure or seismic shaking so intense that structures will be severely damaged or destroyed. The report does suggest that building structures at the subject site, in compliance with the recommendations noted in this report, is an acceptable risk.

2. This report is issued with the understanding that it is the duty and responsibility of the owner or his representative or agent to ensure that the recommendations contained in this report are brought to the attention of the architect and engineer for the project, incorporated into the plans and specifications, and that the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.



Reference: USGS 7.5 Minute Topographic Series, Watsonville East Quadrangle, CA, 1954 (revised 1980)

• Engineering Geology
• Coastal Geology
• Hydrogeology

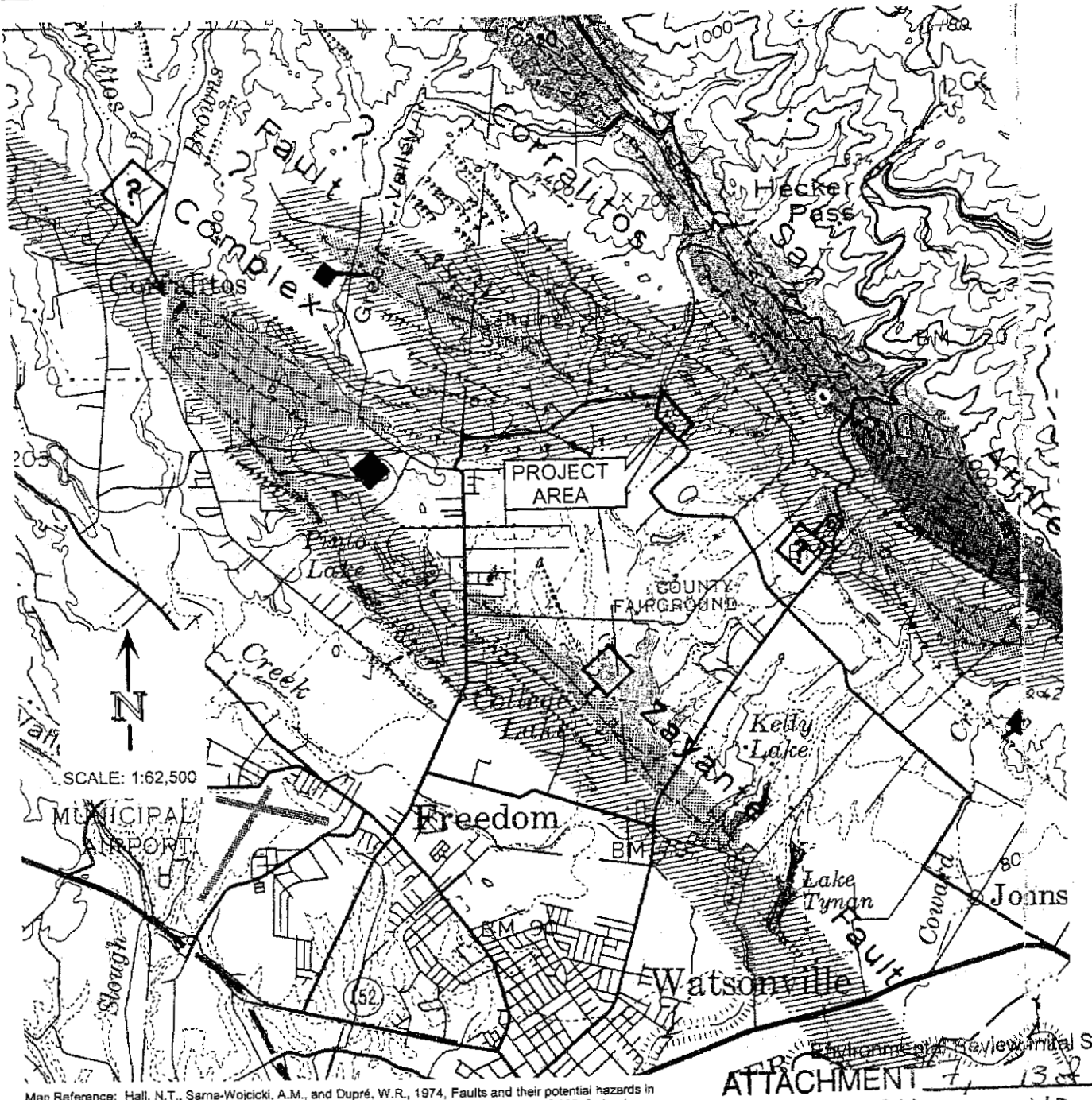
Nolan, Zinn, and Associates
1509 Seabright Ave., Suite A2
Santa Cruz, CA 95062

Topographic Index Map
Casserly Road District Fire Station
Corralitos
Santa Cruz County, California

EXHIBIT D

FIGURE # 1

JOB # 02015-SC



Map Reference: Hall, N.T., Sarna-Wojcicki, A.M., and Dupré, W.R., 1974, Faults and their potential hazards in Santa Cruz County, California, U. S. Geological Survey Miscellaneous Field Studies Map MF-626, 3 sheets, scale 1:62,500.

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EXPLANATION

ZONES OF POTENTIAL SURFACE RUPTURE DUE TO FAULTING

Increasing probability of ground rupture due to fault movement.

HIGH

MODERATE

LOW (no overprint pattern)

INSUFFICIENT DATA

↕ Indicates the gradational nature of this classification and the uncertainty inherent in assigning a particular fault of segment of a fault to a given potential rupture zone.

Uncertain | Probable | Definite

MAXIMUM AGE -Determined by age of youngest geologic or cultural feature broken by the fault

MINIMUM AGE - Determined by age of oldest geologic or cultural feature not broken by the fault

- Engineering Geology
- Coastal Geology
- Hydrogeology

Nolan, Zinn, and Associates
1509 Seabright Ave., Suite A2
Santa Cruz, CA 95062

Santa Cruz County Fault Zone Map
Casserly Road District Fire Station
Corralitos EXHIBIT D
Santa Cruz County, California

FIGURE # 5
JOB # 02015-SC

GEOTECHNICAL INVESTIGATION
FOR
CASSERLY ROAD FIRE STATION
SANTA CRUZ COUNTY, CALIFORNIA

FC
PAJARO VALLEY FIRE DISTRICT
c\o STRATEGIC CONSTRUCTION MANAGEMENT
SANTA CRUZ, CALIFORNIA

BY
PACIFIC CREST ENGINEERING INC.
CONSULTING GEOTECHNICAL ENGINEERS
0205-SZ73-B31
APRIL 2002

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GEOTECHNICAL INVESTIGATION

PURPOSE AND SCOPE

This report describes the geotechnical investigation and presents results, including recommendations, for the new Fire Station project located on Casserly Road in Santa Cruz County, California. Our scope of services for this project has consisted of:

1. Discussions with you and the geologists preparing the Geohazards review, Nolan, Zinn, and Associates,

2. Review of the pertinent published material concerning the site including County planning maps, preliminary site plans, geologic and topographic maps, and other available literature.

3. The drilling and logging of 4 test borings.

4. Laboratory analysis of retrieved soil samples.

5. Engineering analysis of the field and laboratory results.

6. Preparation of this report documenting our investigation an presenting recommendations for the design of the project.

LOCATION AND DESCRIPTION

The project site is located adjacent to and to the southeast of the existing fire station on Casserly Road (Figure No. 1, Regional Site Plan) in Santa Cruz County, California. It is our understanding that the existing fire station is to be abandoned. The proposed site is surrounded hy gentle to moderate eastward facing slopes. The site has been graded relatively flat and is situated upon a wedge of fill soil appearing to range in depth from 5 to 9 feet deep within the building limits.

A small reservoir has been graded into the slope above and to the northeast of the proposed site. An analysis of this offsite reservoir was outside of our scope of services for this project.

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FIELD INVESTIGATION

Soil Borings

Four 8 inch diameter test borings were drilled on the site on February 20, 2002. The location of the test borings are shown on Figure No. 2, Site Plan Showing Test Borings. The test borings were advanced by means of continuous flight hollow stem augers. An engineer from Pacific Crest Engineering Inc., was present during the drilling operations to log the soil encountered and to choose soil sampling type and locations.

Relatively undisturbed soil samples were obtained at various depths by driving a split spoon sampler 18 inches into the ground. This was achieved by dropping a 140 pound down hole safety hammer through a vertical height of 30 inches. The number of blows needed to drive the sampler for each 6 inch portion is recorded and the total number of blows needed to drive the last 12 inches is reported as the Standard Penetration Test (SPT) value. The outside diameter of the samplers used in this investigation was either 3 inches or 2 inches, and is noted respectively as "L" or "T" on the boring logs. All standard penetration test data has been normalized to a 2 inch O.D. sampler so as to be the SPT "N" value.

Appendix A contains the site plan showing the locations of the test borings and the Log of Test Borings presenting the soil profile explored in each boring, the sample locations, and the SPT "N" values for each sample. Stratification lines on the boring logs are approximate as the actual transition between soil types may be gradual.

LABORATORY INVESTIGATION

The laboratory testing program was developed to help in evaluating the engineering properties of the materials encountered on the site. Laboratory tests performed include:

a. Moisture Density relationships in accordance with ASTM test D2937.

b. Unconfined Compression tests in accordance with ASTM test D2166.

c. Atterberg Limits tests in accordance with ASTM test D4318.

d. "R" Value tests in accordance with California test 301.

e. Gradation tests in accordance with ASTM test D422.

The results of the laboratory tests are presented on the boring logs opposite the sample tested.

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SOIL CONDITIONS

Regional Geologic **Maps**

The surficial geology in the area of the project site is mapped as Alluvial fan deposits (Brabb, 1989). The Alluvial fan deposit is described as a poorly sorted sand, silt and gravel layer strata with layers of clay. The native soils encountered in the test borings are consistent with this description.

Soil Borings

Our bonngs encountered a surface fill wedge ranging in depth from 5 to up to 9 feet deep within and near the proposed building area. The surface soils of the fill wedge consisted of a sandy clay described as moist to wet. Underlying the surface clays, the fill wedge consisted of silty sands and sandy silts.

Underlying the fill wedge, the native soils consisted of silty and clayey sands with gravels. The sands encountered were dense to very dense.

Free groundwater was not encountered within any of the test borings to the maximum depth drilled of 25 feet.

Fault Name	Distance (miles)	Distance (km.)	Direction	Type*	Slip Rate* (mm/yr)	MG Max.*
San Andreas – 1906 Segment	0.75	1.2	Northeast	A	24	7.9
San Gregorio	24	39	West	A	5	7.3
Zayante – Vergeles	2.0	3.2	Southwest	B	0.1	6.8
Monterey Bay – Tularcitos	18	30	Southwest	B	0.5	7.1
Sargent	4 5	7.2	Northeast	B	3	6 8

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Seismic Zone	Zone 4
Seismic Zone Factor	$Z = 0.4$
Soil Profile Type	Stiff Soil (S_D)
Near Source Factor N_a	$N_a = 1.5$
Seismic coefficient C_a	$C_a = 0.66$
Near Source Factor N_v	$N_v = 2.0$
Seismic coefficient C_v	$C_v = 1.28$

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Liquefaction

Liquefaction tend to occur in loose, saturated fine grained sands or coarse silts. Based upon our review of the regional liquefaction maps (Dupre', 1975; Dupre' and Tinsley, 1980) your site is located in an area classified as moderately low potential for liquefaction. Our site specific investigation of this project site, including the nature of the subsurface soil, the location of the ground water table, and the estimated ground accelerations, leads *to* the conclusion that the liquefaction potential is low.

Liquefaction **Induced Lateral Spreading**

Liquefaction induced lateral spreading occurs when a liquefied soil mass fails toward an open slope face, or fails on **an** inclined topographic slope. Our analysis of the project site indicates that the potential for liquefaction to occur is low, and consequently the potential for lateral spreading is also low.

Landsliding

A rigorous numerical analysis of the stability of the slopes on and surrounding your project site was beyond our scope of services on this project.

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DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

GENERAL

1. The results of our investigation indicate that from a geotechnical engineering standpoint the property may be developed as proposed provided these recommendations are included in the design and construction,

2. Our laboratory testing indicates that the near surface soils possess low expansive properties.

3. Grading and foundation plans should be reviewed by Pacific Crest Engineering Inc. during their preparation and prior to contract bidding.

4. Pacific Crest Engineering Inc. should be notified **at** least **four (4) working days** prior to any site clearing and grading operations on the property in order to observe the stripping and disposal of unsuitable materials, and to coordinate this work with the grading contractor. During this period, a pre-construction conference should be held on the site, with at least you or your representative, the grading contractor, a county representative and one of our engineers present. **At** this meeting, the project specifications and the testing and inspection responsibilities will be outlined and discussed.

5. Field observation and testing must be provided by a representative of Pacific Crest Engineering Inc., to enable them to form an opinion as to the degree of conformance of the exposed site conditions to those foreseen in this report, regarding the adequacy of the site preparation,. the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the specification requirements. Any work related to grading performed without the full knowledge of, and not under the direct observation of Pacific Crest Engineering Inc., the Geotechnical Engineer, will render the recommendations of this report invalid.

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APPLICATION

SITE PREPARATION

6. The initial preparation of the site will consist of the removal of brush and fence posts as required and any additional debris. Brush removal should include the entire stump and root ball. Septic tanks and leaching lines, if found, must be completely removed. The extent of this soil removal will be designated by a representative of Pacific Crest Engineering Inc. in the field. This material must be removed from the site.

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7. Any wells encountered shall be capped in accordance with the requirements and approval of the County Health Department. The strength of the cap shall be equal to the adjacent soil and shall not be located within 5 feet of a structural footing.

8. Surface vegetation and organically contaminated topsoil should then be removed ("stripped") from the area to be graded. This material may be stockpiled for future landscaping. It is anticipated that the depth of stripping may be 2 to **4** inches, however the required depth of stripping must be based upon visual observations of a representative of Pacific Crest Engineering Inc., in the field. The depth of stripping will vary upon the **type** and density of vegetation across the project site and with the time of year.

9. All areas of man-made fill will need to be completely excavated to undisturbed native material. This soil may be stockpiled onsite and used as engineered fill. It is possible that there are areas of man-made fill on the project site that our field investigation did not detect. Additional areas of man-made fill, if encountered on the project site will also need to be completely excavated to undisturbed native material. The excavation process should be observed and the extent designated by a representative of Pacific Crest Engineering Inc., in the field.

10. Following the removal of fill material, the exposed soils in the building areas should be removed to a minimum depth 42 inches below the planned building grade or as designated by a representative of Pacific Crest Engineering Inc. The base of the excavation should be scarified and the soil moisture conditioned and compacted. The moisture conditioning procedure will depend upon the time of year that the work is done, but it should result in the soils being 1 to 3 percent over their optimum moisture contents at the time of compaction. The excavated soil may then be placed in thin lifts. There should be a minimum of 24 inches of eneineered fill under all foundation elements. The excavation and recompaction in the roadway and parking areas should extend to a minimum depth of 24 inches below the original ground surface and should result in a minimum of 18 inches of recompacted material below all roadway sections. Recompacted sections should extend 5 feet beyond all building and pavement areas.

Note: **If** this work is done during or soon after the rainy season, the on-site soils and other **materials** mag **be** too wet io their existing condition to be used **as** engineered **fill.** These materials may require a diligent and active drying **and/or** mixing operation to reduce **the** moisture content to the **levels** required to obtain adequate compaction as an engineered **fill. If** the on-site soils or other materials are too dry, water may need to **be** added.

11. All soil on the project site to be compacted should be compacted to a minimum of 95% of its maximum *dry* density.

12. The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557. This test will also establish the optimum moisture content of the material. Field density testing will be in accordance with ASTM Test #D2922.

Environmental Review Initial Study
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13. Should the use of imported fill be necessary on this project, the fill material should be:

a. free of organics, debris, and other deleterious materials,
b. granular in nature, well graded, and contain sufficient binder to allow utility trenches to stand open,
c. free of rocks in excess of 2 inches in size,
d. have a Plasticity Index between 4 and 12, and
e. have a minimum Resistance "R" Value of 30, and be non-expansive.

14. Samples of any proposed imported fill planned for use on this project should be submitted to Pacific Crest Engineering Inc. for appropriate testing and approval not less than 4 working days before the anticipated jobsite delivery. Imported fill material delivered to the project site without prior submittal of samples for appropriate testing and approval must be removed from the project site.

CUT AND FILL SLOPES

15. All fill slopes should be constructed with engineered fill meeting the minimum density requirements of this report and have a gradient no steeper than 2:1 (horizontal to vertical). Fill slopes should not exceed 15 feet in vertical height unless specifically reviewed by Pacific Crest Engineering Inc. Where the vertical height exceeds 15 feet, intermediate benches must be provided. These benches should be at least 6 feet wide and sloped to control surface drainage. **A** lined ditch should be used on the bench.

16. Fill slopes should be keyed into the native slopes by providing a 10 foot wide base keyway sloped negatively at least 2% into the bank. The depth of the keyways will vary, depending on the materials encountered. It is anticipated that the depth of the keyways may be 3 to 6 feet, but at all locations shall be at least 2 feet into firm material.

Subsequent keys may be required as the fill section progress upslope. Keys will be designated in the field by a representative of Pacific Crest Engineering Inc. See Figure No. 14 for general details.

17. **A** keyway drain should be constructed on the inside edge of the keyway. This drain should consist of a perforated metal pipe placed perforations down on a minimum of 3 inches of permeable bedding at the inside of edge of the keyway. The pipe should be covered with permeable material so that a wedge of permeable material is created which is *three* feet wide and three feet in height, The permeable material should be covered with a stabilization fabric such as Mirafi 500X or equivalent. The pipe should be graded at a minimum gradient of 1% and allowed to gravity discharge at an approved location. All permeable material should meet CALTRANS Specifications for Permeable Material, Section 68-1.025, Class 1, Type **A.** The permeable material should **not** be wrapped with filter fabric as the clay

environment may result in **future clogging of** the **fabric.** See Figure No. 15 for general details.

18. Cut slopes shall not exceed a 2:1 (horizontal to vertical) gradient and a 15 foot vertical height unless specifically reviewed by a representative of Pacific Crest Engineering Inc. Where the vertical height exceeds 15 feet, intermediate benches must be provided. These benches should be at least *6* feet wide and sloped to control surface drainage. **A** lined ditch should be used on the bench.

19. The above slope gradients are based on the strength characteristics of the materials under conditions of normal moisture content that would result from rainfall falling directly on the slope, and do not take into account the additional activating forces applied by seepage from spring areas. Therefore, in order to maintain stable slopes at the recommended gradients, it is important that any seepage forces and accompanying hydrostatic pressure encountered be relieved by adequate drainage. Drainage facilities may include subdrains, gravel blankets, rockfill surface trenches or horizontally drilled drains. Configurations and type of drainage will be determined by a representative of Pacific Crest Engineering Inc. during the grading operations.

20. The surfaces of all cut and fill slopes should be prepared and maintained to reduce erosion. This work, at a minimum, should include track rolling of the slope and effective planting. The protection of the slopes should be installed as soon as practicable so that a sufficient growth will be established prior to inclement weather conditions. It is vital that no slope be left standing through a winter season without the erosion control measures having been provided.

21. The above recommended gradients do not preclude periodic maintenance of the slopes, as minor sloughing and erosion may take place.

22. If a fill slope is to be placed above a cut slope, the toe of the fill slope should be set back at least 8 feet horizontally from the top of the cut slope. **A** lateral surface drain should be placed in the area between the cut and fill slopes.

EROSION CONTROL

23. The surface soils *are* classified as moderately to highly erodable. Therefore, the finished ground surface should be planted with ground cover and continually maintained to minimize surface erosion. For specific, and detailed recommendations regarding erosion control on and surrounding the project site, you should consult your civil engineer or an erosion control specialist.

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EXHIBIT D

FOUNDATIONS - SPREAD **FOOTINGS**

24. At the time we prepared this report, the grading plans had not been completed and the structure location and foundation details had not been finalized. We request an opportunity to review these items during the design stages to determine if supplemental recommendations will be required.

25. Considering the soil Characteristics and site preparation recommendations, it is our opinion that an appropriate foundation system to support the proposed structures will consist of reinforced concrete spread footings bedded into firm engineered fills. This system could consist of continuous exterior footings, in conjunction with interior isolated spread footings or additional continuous footings or concrete slabs,

26. Footing widths and depths should be based upon the allowable bearing value but not less **than** the minimum widths and depths as shown in the table below. Footing excavations must be observed by a representative of Pacific Crest Engineering Inc. before steel is placed and concrete is poured to insure bedding into proper material. The footing excavations must be free of loose material prior to placing concrete. The footing excavations should be thoroughly saturated prior to placing concrete.

TABLE No. 3, Minimum Footing Widths and Depths

Number of Stories	Footing Width	Footing Depth
1	12 inches	18 inches
2	15 inches	18 inches

EXHIBIT D

SLAB-ON-GRADE CONSTRUCTION

30. Concrete slab-on-grade floors may be used for ground level construction on native soil or engineered fill.

31. Slabs may be structurally integrated with the footings. If the slabs are constructed as "free floating" slabs, they should be provided with a minimum ¼ inch felt separation between the slab and footing. The slabs should be separated into approximately 15' x 15' square sections with dummy joints or similar type crack control devices.

32. All concrete slabs-on-grade should be underlain by a minimum 4 inch thick capillary break of ¾ inch clean crushed rock. It is recommended that neither Class II baserock nor sand be employed as the capillary break material.

33. Where floor coverings are anticipated or vapor transmission may be a problem, a waterproof membrane should be placed between the granular layer and the floor slab in order to reduce moisture condensation under the floor coverings. **A** 2 inch layer of moist sand on top of the membrane will help protect the membrane and will assist in equalizing the curing rate of the concrete.

Please *Note:* Recommendations given above for the reduction of moisture transmission through the slab are general in nature and present good construction practice. Pacific Crest Engineering Inc. are not waterproofing experts. For a more complete and specific discussion of slab moisture protection, a waterproofing expert should be consulted.

34. Requirements for pre-wetting of the subgrade soils prior to the pouring of the slabs will depend on the specific soils and seasonal moisture conditions and will be determined by a representative of Pacific Crest Engineering Inc. at the time of construction. It is important that the subgrade soils be thoroughly saturated at the time the concrete is poured.

35. Slab thickness, reinforcement, and doweling should be determined by the Project Structural Engineer.

UTILITY TRENCHES

36. Utility trenches that are parallel to the sides of the building should be placed so that they do not extend below a line sloping down and away at a 2:1 (horizontal to vertical) slope from the bottom outside edge of all footings.

37. Trenches may be backfilled with the approved native materials or approved import granular material with the material compacted in thin lifts to a minimum of 95% of its maximum dry density. Utility trenches should be backfilled with controlled density fill (such **as** 2-sack sand slurry) below footing areas to help minimize moisture below slabs.

38. Jetting of the trench backfill should be carefully considered as it may result in an unsatisfactory degree of compaction.

39. Trenches must be shored as required by the local agency and the State of California Division of Industrial Safety construction safety orders,

LATERAL PRESSURES

40. Retaining walls with a horizontal backfill and full drainage should be designed using the following criteria:

a. When walls are free to yield an amount sufficient to develop the active earth pressure condition (about %% of height), design for an active earth pressure of 45 psf/ft of depth.

b. When walls are restrained at the top design for the following at-rest earth pressure of 66 psf/ft of depth.

c. For resisting passive earth pressure use 300 psf/ft of depth

d. **A** "coefficient of friction" between base of foundation and soil of 0.35.

e. To develop the resisting passive earth pressure, the retaining wall footings should be embedded a minimum of 24 inches below the lowest adjacent grade. There should be 'a minimum of 5 feet of horizontal cover as measured from the outside edge of the footing.

f. ***Any*** live or dead loads which will transmit a force to the wall refer to Figure No. 16.

g. The resultant seismic force on the wall is 32 H^2 and acts at a point 0.6H up from the base of the wall. This force has been estimated using the Mononobe-Okabe method of analysis as modified by Seed and Whitman (1970).

Please note: Should the slope behind the retaining walls be other than horizontal, supplemental design criteria will be provided for the active earth or at rest pressures for the particular slope angle.

41. The above criteria are based on fully drained conditions. Therefore, we recommend that permeable material meeting the State of California Standard Specification Section 68-1.025, Class 1, Type **A,** be placed behind the wall, with a minimum width of 12 inches and extending for the full height of the wall to within 1 foot of the ground surface. The permeable material should be covered with Mirafi 140 filter fabric or equivalent and then

compacted native soil placed to the ground surface. A 4 inch diameter perforated rigid plastic drain pipe should be installed within 3 inches of the bottom of the permeable material and be discharged to a suitable, approved location such as the project storm drain system. The perforations should be located and oriented on the lower half of the pipe. Neither the pipe nor the permeable material should be wrapped in filter fabric. Please refer to Figure No. 17, Typical Retaining Wall Drain Detail.

42. The area behind the wall and beyond the permeable material should be compacted with approved material to a minimum relative dry density of 95%.

SURFACE DRAINAGE

43. Surface water must not be allowed to pond or be trapped adjacent to the building foundations nor on the building pad nor in the parking areas.

44. All roof eaves should be guttered, with the outlets from the downspouts provided with adequate capacity to carry the storm water from the structures to reduce the possibility of soil saturation and erosion. The connection should be in a closed conduit which discharges at an approved location away from the structures and the graded area. The discharge location should not located at the top of, or on the face of any topographic slopes.

45. Final grades should be provided with a positive gradient away from all foundations in order to provide for rapid removal of the surface water from the foundations to an adequate discharge point. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc.

46. Cut and fill slopes shall be constructed so that surface water will not be allowed to drain over the top of the slope face. This may require berms along the top of fill slopes and surface drainage ditches above cut slopes.

47. Irrigation activities at the site should not be done in an uncontrolled or unreasonable manner.

48. The building and surface drainage facilities must not be altered nor any filling or excavation work performed in the area without first consulting Pacific Crest Engineering Inc.

PAVEMENT DESIGN

49. The soils that will comprise the pavement subgrade will in all likelihood be the sandy clay predominating on the site. The "R" Value result was 17. We will use an "R" Value of 17 for design of the pavement sections noted below. This must be verified in the field and, if necessary, modifications made to these tentative sections.

Material	Traffic Index			
	4%	6	7	7
Asphalt Concrete	2 inches	3.0 inches	3.5 inches	3.5 incl
Class 2 Aggregate Base, R=78 min.	9.0 inches	11 inches	14 inches	6.0 incl
Class Aggregate Subbase R= 50 min.	-- inches	-- inches	-- inches	8.0 incl

52. To have the selected pavement sections perform to their greatest efficiency, it is very important that the following items be considered:

a. Properly moisture condition the subgrade and compact it to a minimum of 95% of its maximum dry density, at a moisture content 1-3% over the optimum moisture content.

b. Provide sufficient gradient to prevent ponding of water.

c. Use only quality materials of the type and thickness (minimum) specified. All baserock must meet CALTRANS Standard Specifications for Class 2 Aggregate Base, and be angular in shape.

d. Compact the base and subbase uniformly to a minimum of 95% of its maximum dry density.

e. Place the asphalt concrete only during periods of fair weather when the free air temperature is within prescribed limits.

f. Maintenance should be undertaken on a routine basis.

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PLAN REVIEW

53. We respectfully request an opportunity to review the plans during preparation and before bidding to insure that the recommendations of this report have been included and to provide additional recommendations, if needed.

Environmental Review Initial Study
ATTACHMENT 8, 16 of 16
APPLICATION 03-0147

EXHIBIT D

County of Santa Cruz

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ. CA 95060-4000
(831)454-2580 FAX: (831)454-2131 TOD (831)454-2123
ALVIN D. JAMES, DIRECTOR

May 12,2003

Richard Beale Land Use Planning
Attn: Betty Cost
100 Doyle Street
Santa Cruz, CA, 95060

SUBJECT: Review *of* Geotechnical Investigation by Pacific Crest Engineering Dated April 2002, Project No.: 0205-SZ73-B31
And Review of Preliminary Geologic Hazards Investigation by Nolan Associates dated June 18, 2002, Job #02015-SC
APN: 109-201-06,-21; Application No.: 03-0147
Owner: Foothill Firefighters Association

Dear Betty:

Thank you for submitting the soiis report and geologic report for the parcels referenced above. The reports were reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site-specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the reports and the following recommendations become permit conditions:

1. All report recommendations must be followed.

2. An engineered foundation plan is required. This plan must incorporate the design recommendations of the soils engineering report,

3. Final plans shall show the drainage system as detailed in the soils engineering report including outlet locations and appropriate energy dissipation devices.

4. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.

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

6. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to placement of concrete.

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

The soil report acceptance is only limited to the technical adequacy of the report. Other issues, like planning, building, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit *two* copies of the approved soil report at the time of building permit application for attachment to your building plans.

Please call 454-3168 if we can be of any assistance.

Sincerely,

Kent Edler
Associate Civil Engineer

Joe Hanna
County Geologist

Cc: Joan Van der Hoeven, Project Planner

Environmental **Review Inital Study**
ATTACHMENT 9 2 of 2
APPLICATION 03-0147

EXHIBIT D

Pacific Crest Engineering Inc.

Geotechnical Group
444 Airport Blvd, **Suite** 106
Watsonville, **CA** 95076
Phone: 831-722-9446
Fax: 831-722-9158

Chemical Process Group
195 Aviation Way, Suite 203
Watsonville, CA 95076
Phone: 831-763-6191
Fax: 831-763-6195

July 7,2003

Project No. 0205-SZ73-B3 1

Pajaro Valley Fire Protection District
C/O Strategic Construction Management
350 Coral Street, Suite E
Santa Cruz. CA 95060

Attention: Ella Bisconti

Subject: **Plan Review – Grading, Draining, and Erosion Control Plans**
Pajaro Valley Fire Protection District Headquarters Fire Station
Casserly Road,
Watsonville, California

Dear Ms. Bisconti,

As requested, we have reviewed the project grading, draining, and erosion control plans for the Pajaro Valley Fire Protection District Headquarters Fire Station prepared by C3 Design Alliance, and Robert L. DeWitt & Associates, Inc., and mostly recently revised dated June 20,2003. The following sheets were provided for our review: Sheet T-1.0, C1, C2, C3, and C4.

These grading, draining, and erosion control plan sheets are in general conformance with our recommendations and Geotechnical Investigation Report for this project (dated April 5,2002) with the following comment:

1.) Sheet C2, Standard Trench Detail

Please refer to our Geotechnical Investigation Report, Page 15, Recommendation No. 51, for our recommendations regarding pavement sections for this project.

Environmental Review Inital Study
ATTACHMENT 10, 1 of 2
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EXHIBIT D

Should you have any questions concerning this project, please do not hesitate to contact us, at your convenience.

Very truly yours,

PACIFIC CREST ENGINEERING INC.,

Duncan S. Geddes
Senior Geologist
C.E.G. 2176
Exp. 2/28/04

Michael D. Kleames
President/Principal Geotechnical Engineer
G.E. 2204
Exp. 3/31/04

H:\PF\2002 PCE\0205\second plan review.doc

Copies: 2 to PVFPD, C/O Strategic Construction Management, Attention: Ella Bisconti
2 to Richard Beale Land Use Planning, Attention: Betty Cost

Environmental Review Inital Study
ATTACHMENT 10 2 of 2
APPLICATION 03-0147

EXHIBIT D

Maureen Hamb-WCISA Certified Arborist #2280
Professional Consulting Services

EVALUATION OF TREE CONDITION
2 CALIFORNIA PEPPER

PAJARO FIRE STATION PROJECT
CASSERLY ROAD

PREPARED FOR
PAJARO VALLEY FIRE PROTECTION DISTRICT
S62 CASSERLY ROAD, WATSONVILLE, CA 95076

APRIL 18,2003

Environmental Review Inital *Study*
ATTACHMENT 11 1 of 5
APPLICATION 03-0147

849 Almar Avenue, Suite C
Santa Cruz, CA 95060
email: mhamb@mac.com

Telephone: 831-420-1287
Fax: 831-420-1251
Mobile: 831-234-7735

.HIBIT D

ASSIGNMENT/SCOPE OF SERVICES

A new facility is proposed for the Pajaro Valley Fire Station on Casserly Road. Two California pepper trees are growing adjacent to the existing parking lot. Strategic Construction Management has requested an evaluation of the two trees to determine their suitability for incorporation into the development. To complete the evaluation I have performed the following:

- Visually inspect each tree to determine health status and structural integrity
- Review site plans provided by Joni Janecki & Associates to assess potential impacts.
- Make recommendations for tree removal/tree retention based on tree condition and impacts.

SUMMARY

The two California peppers growing on this site are in poor health with severe structural defects. The canopies of both trees are thinning with faded foliar coloration. Large areas of decay are present in *three* areas of tree #1. Tree #2 has a cavity in the main trunk that is approximately 3 feet in *size*.

These trees are not suitable for incorporation into the new development. They will continue to decline and are at risk of failure as a result of the severe decay in the structural **support** system. Tree removal is recommended to ensure the safe use of the new site.

Mitigation for tree loss can be achieved by incorporating new trees into the landscape scheme.

BACKGROUND

On April 11,2003 I visited the Pajaro Fire Station located on Casserly Road and completed an evaluation of two California pepper trees. The trees were assessed visually using procedures developed by Claus Mattheck.

The visual assessment evaluates the biology and mechanics of the tree. The purpose of this type of evaluation is to determine the suitability of the trees for incorporation into the altered site. Industry data on species tolerances along with overall condition can dictate the success of tree survival during construction. Trees in poor condition or those that are intolerant site alterations may not survive the impacts of construction. Trees in this condition become a liability to a project rather than an asset.

ATTACHMENT 11, 2 o
APPLICATION 03-0147

EXHIBIT D

TREE DESCRIPTION

The two trees are growing in a long narrow planting area adjacent to the existing asphalt parking lot.

Tree #1 **California Pepper** ***Shinus molle***
Trunk: Three stems that emerge from a large ***trunk:*** 15, 16.5 and **24.2** inches in diameter.

This tree, pictured below, is in poor health with serious structural defects. The foliage is thin and coloration faded, an indication of poor health. Dieback of both small and medium sized branching is visible throughout the canopy

The threes stems that emerge from the *trunk* are a codominant system (stems of similar size that emerge from the same point on the trunk). This type of structural system is weak and prone to failure. Three large decay cavities are located on the stems near the point they attach to the main trunk.

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Tree #2 **California Pepper** ***Shinus molle***
Trunk: Two stems that emerge from a large trunk: 28, 27.1 inches in diameter

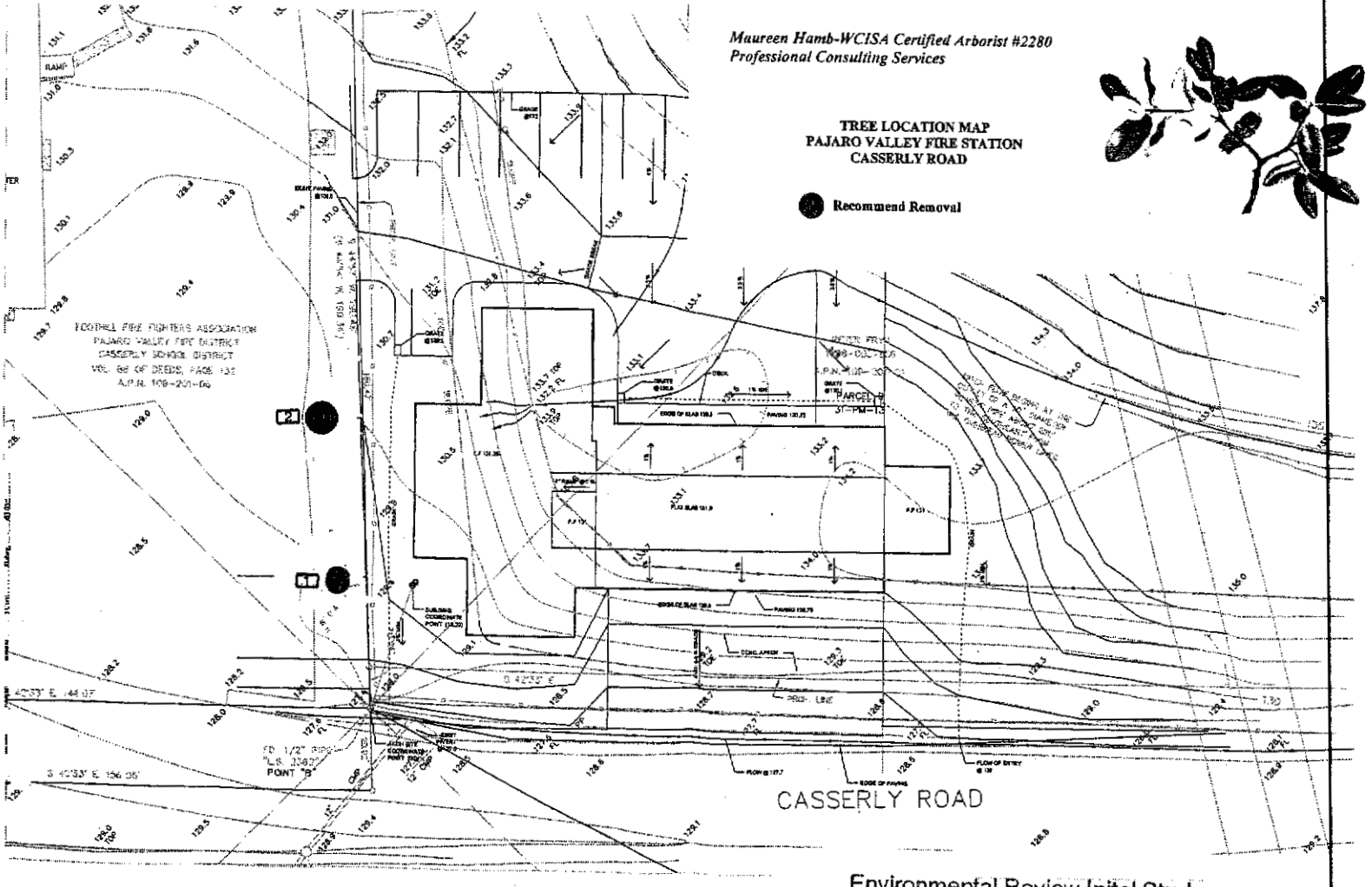
This tree is also in poor health indicated by thin foliar development and faded coloration **A** large decay cavity pictured below is located in the lower main trunk, another smaller area of decay is located in one of the main stems.

EXHIBIT D

Maureen Hamb-WCISA Certified Arborist #2280
Professional Consulting Services

TREE LOCATION MAP
PAJARO VALLEY FIRE STATION
CASSERLY ROAD

● **Recommend Removal**



Environmental Review Inital Study
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EXHIBIT D

COUNTY OF SANTA CRUZ
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Joan Van Der Hoeven
Application No.: 03-0147
APN: 109-201-06

Date: September 19, 2003
Time: 10:53:55
Page: 1

Environmental Planning Completeness Comments

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

========== REVIEW ON MAY 2, 2003 BY KENT M EDLER ==========
NO COMMENT
---------- UPDATED ON MAY 9, 2003 BY ROBERT S LOVELAND ==========
1. This project requires geologic review. My understanding is that this will be added to the application and Joe Hanna will review this portion of the project.

Environmental Planning Miscellaneous Comments

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

========== REVIEW ON MAY 2, 2003 BY KENT M EDLER ==========

1. Indicate driveway structural section on the plans.

2. Submit a plan review letter by the geotechnical engineer.
---------- UPDATED ON MAY 9, 2003 BY ROBERT S LOVELAND ==========
NO COMMENT

Long Range Planning Completeness Comments

========== REVIEW ON MAY 5, 2003 BY MARK M DEMING ==========
NO COMMENT
========== UPDATED ON JULY 7, 2003 BY MARK M DEMING ==========
NO COMMENT
========== UPDATED ON JULY 7, 2003 BY MARK M DEMING ==========
NO COMMENT

Long Range Planning Miscellaneous Comments

========== REVIEW ON MAY 5, 2003 BY MARK M DEMING ==========
NO COMMENT
========== UPDATED ON JULY 7, 2003 BY MARK M DEMING ==========
NO COMMENT

Project Review Completeness Comments

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

========== REVIEW ON MAY 27, 2003 BY JOAN VAN DER HOEVEN ==========
11 parking spaces required. Pepper trees to be protected - no chemical sprays used around base for weeding.

Environmental Review Inital Study
ATTACHMENT 12, 1 of 5
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Project Review Miscellaneous Comments

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

EXHIBIT D

========== REVIEW ON MAY 27, 2003 BY JOAN VAN DER HOEVEN ==========
A Statement of Acknowledgement for development adjacent to farmland to be recorded subsequent to APAC review.

Code Compliance Completeness Comments

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

========== REVIEW ON MAY 2, 2003 BY GUSTAVO A GONZALEZ ==========
NO COMMENT

Code Compliance Miscellaneous Comments

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

Records show code compliance enforcement on APN 109-201-21 suspended per Director Alvin James. <GAG> ========== REVIEW ON MAY 2, 2003 BY GUSTAVO A GONZALEZ ========== ========== UPDATED ON MAY 2, 2003 BY GUSTAVO A GONZALEZ ==========

Dpw Drainage Completeness Comments

========== REVIEW ON MAY 16, 2003 BY CARISA REGALADO ==========
No offsite adverse impacts apparent. Plans accepted as submitted. (Additional notes in Miscellaneous Comments.)

Further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: http://sccounty01.co.santa-cruz.ca.us/planning/drain.htm

Please call the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any auestions. ========== UPDATED ON JULY 29, 2003 BY CARISA REGALADO ==========
4th Routing - No comment

Environmental Review Inital Study
ATTACHMENT 12, 2 of 5
APPLICATION 03-0142

Dpw Drainage Miscellaneous Comments

========== REVIEW ON MAY 16, 2003 BY CARISA REGALADO ==========
For the building application stage and before the building permit can be issued, the following items must be addressed:

1) What is proposed for the outlet of the 90-lf pipe, SD11? Please clarify on the plans.

2) Include a sheet in the plans showing the limits of the drainage area considered for sizing the proposed 18-inch diameter pipes on a USGS map or equivalent.

3) Under Post-Development Conditions (sheet C1), quantities for impervious and pervious area did not change from that shown in Pre-Development Conditions. Please correct to quantities used in the calculation of the Composite C Value = 0.21.

4) An encroachment permit will need to be obtained from the Department of Public Works for construction proposed within Casserly Road. For work proposed outside of

EXHIBIT D

the County right-of- way, a construction easement and maintenance agreement will need to be obtained. Also, please clarify who is responsible for the drainage pipes past Casserly Road. ========= UPDATED ON JULY 29, 2003 BY CARISA REGALADO =========
4th Routing - No comment.

Dpw Driveway/Encroachment Completeness Comments

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

========= REVIEW ON APRIL 28, 2003 BY RUTH L ZADESKY =========
no comment ========= UPDATED ON APRIL 30, 2003 BY RUTH L ZADESKY =========

Dpw Driveway/Encroachment Miscellaneous Comments

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

========= REVIEW ON APRIL 28, 2003 BY RUTH L ZADESKY =========
No comment.
========= UPDATED ON APRIL 30, 2003 BY RUTH L ZADESKY =========
Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

========= REVIEW ON MAY 23, 2003 BY GREG J MARTIN =========
An existing site plan and the proposed site plan should be shown on separa te sheets.Please provide cross sections across Casserly where the ROW chan ges. Show the parking requirements for the entire site. The site plans should show the entire site. The edge of pavement for both sides of Casserly shoiuld be shown. A dedication will likely be required so the ROW is consistent along the entire length of the frontage. Additional detail will be required at the building permit stage. Please call Greg Martin at 831-454-2811 if you have any questions. ========= UPDATED ON JULY 11, 2003 BY GREG J MARTIN =========
An existing site plan and the proposed site plan should be shown on separate sheets.Please provide cross sections across Casserly where the ROW changes. Show the parking requirements for the entire site. The site plans should show the entire site. A dedication will likely be required so the ROW is consistent along the entire length of the frontage. Detention facilities should not be placed in the right-of-way. Access to the entire site should designed to current standards. Additional comments shall be made on July 14, 2003. ========= UPDATED ON JULY 15, 2003 BY GREG J MARTIN =========
These comments are in addition to the comments made on July 11, 2003. The centerline of Casserly Road should be used as the basis for determining the frontage ROW dedication requirements. The Design Criteria specifies a Rural Arterial or Collector consists of two 12 foot travel lanes, five foot bike lanes/shoulder, and a 6 foot remainder (or an additional 3 feet on each side). Access to the entire site will need to be revised to be consistent with current standards. This will necesitateevaluating sight distance, pr oviding standard driveway openings, and providing a landscape buffer between the road and the project to further define the access. ========= UPDATED ON SEPTEMBER 12, 2003 BY GREG J MARTIN =========
========= UPDATED ON SEPTEMBER 19, 2003 BY JACK R SOHRIAKOFF =========

The sight distance has been evaluated by the consulting engineer and meets or exceeds standards. Recommended improvements to the existing parking lot fronting the existing building is proposed to be deferred until the future use of the existing building is determined, and an application is submitted. The Department of Public Works has identified issues associated with the new proposed driveway access and has discussed these with the consulting engineer. These issues will be finalized during the building permit and encroachment permit stage. Right-of-way dedication along the frontage is also encouraged, but not required at this time.

Dpw Road Engineering Miscellaneous Comments

========== REVIEW ON MAY 23, 2003 BY GREG J MARTIN ==========
========== UPDATED ON JULY 11, 2003 BY GREG J MARTIN ==========
========== UPDATED ON JULY 15, 2003 BY GREG J MARTIN ==========

Environmental Health Completeness Comments

========== UPDATED ON AUGUST 14, 2003 BY JIM G SAFRANEK ==========
Applicant must obtain a sewage disposal permit for the new development. Applicant will have to have an approved water supply prior approval of the sewage disposal permit. Contact R Wilson of EHs at 454-2761. Rich Wilson confirmed that the ap-, plicant can meet sewage disposal standardsfor an Alternative sewage treatment system. Therefore, EHS discr. permit standards have been met and the applicant can continue to work on the onsite sewage plan/permit through the building permit appl. stage of this proposed project.

Environmental Health Miscellaneous Comments

========== REVIEW ON AUGUST 14, 2003 BY JIM G SAFRANEK ==========
---------- UPDATED ON AUGUST 14, 2003 BY JIM G SAFRANEK ========== Environmental Review Inital Stu
NO COMMENT

ATTACHMENT- 12, 4 of
APPLICATION 03-0147

Pajaro Valley Fire District Completeness Comments

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

========== REVIEW ON APRIL 29, 2003 BY COLLEEN L BAXTER ========== DEPARTMENT NAME:PAJARO VALLEY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.
NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Building numbers shall be provided.

EXHIBIT D

Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped: - The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in NO case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency. ========= UPDATED ON APRIL 29, 2003 BY COLLEEN L BAXTER ========
========= UPDATED ON JUNE 24, 2003 BY COLLEEN L BAXTER =========
NO NEW COMMENTS AS OF 6/24/2003. PLANS ARE APPROVED FOR SUBMITTAL.

Pajaro Valley Fire District Miscellaneous Comments

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

========= REVIEW ON APRIL 29, 2003 BY COLLEEN L BAXTER =========
========= UPDATED ON JUNE 24, 2003 BY COLLEEN L BAXTER =========

Environmental Review Inital **Study**
ATTACHMENT 12, 5 of 5
APPLICATION 03-0147

EXHIBIT D

GEOTECHNICAL NOTES:

(SEE GEOTECHNICAL INVESTIGATION BY PACIFIC CREST ENGINEERING INC., DATED APRIL 2002, FOR COMPLETE GEOTECHNICAL REQUIREMENTS.)

1. FOLLOWING THE REMOVAL OF FILL MATERIAL, THE EXPOSED SOILS IN THE BUILDING AREAS SHOULD BE REMOVED TO A MINIMUM DEPTH OF 42 INCHES BELOW THE PLANNED BUILDING GRADE OR AS DESIGNATED BY A REPRESENTATIVE OF PACIFIC CREST ENGINEERING INC.

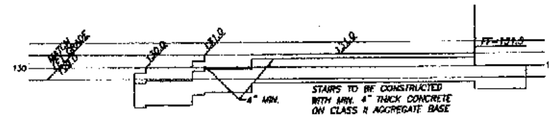
2. THE BASE OF THE EXCAVATION SHOULD BE SCARIFIED AND THE SOIL MOISTURE CONDITIONED AND COMPACTED.

3. THE MOISTURE CONDITIONING PROCEDURE WILL DEPEND UPON THE TIME OF YEAR THAT THE WORK IS DONE, BUT IT SHOULD RESULT IN THE SOILS BEING 1 TO 3 PERCENT OVER THEIR OPTIMUM MOISTURE CONTENTS AT THE TIME OF COMPACTION. THE EXCAVATED SOIL MAY THEN BE PLACED IN THIN LIFTS.

4. THERE SHOULD BE A MINIMUM OF 24 INCHES OF ENGINEERED FILL UNDER ALL FOUNDATION ELEMENTS.

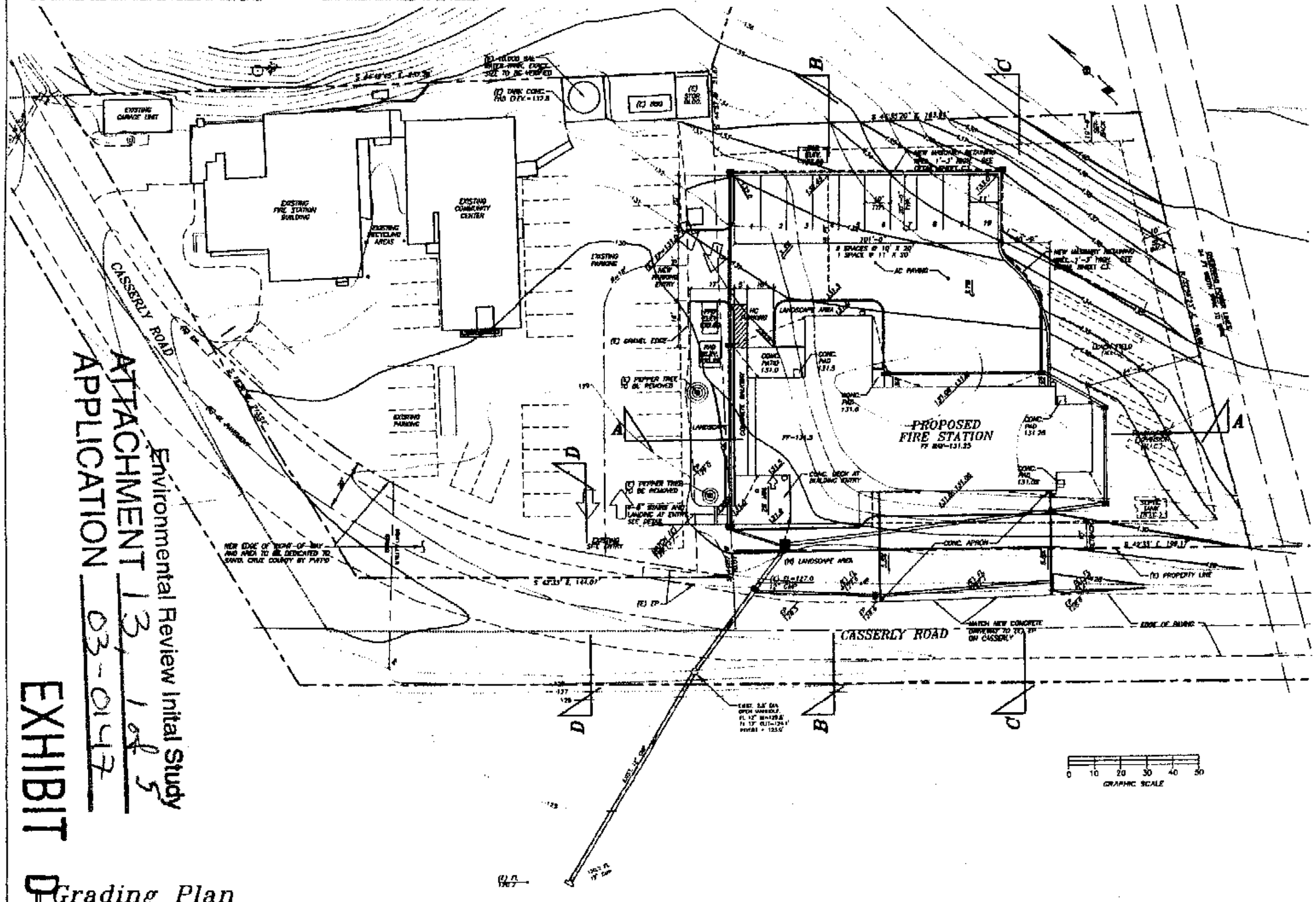
5. THE EXCAVATION AND RECOMPACTION IN THE ROADWAY AND PARKING AREAS SHOULD EXTEND TO A MINIMUM DEPTH OF 24 INCHES BELOW THE ORIGINAL GROUND SURFACE AND SHOULD RESULT IN A MINIMUM OF 18 INCHES OF RECOMPACTED MATERIAL BELOW ALL ROADWAY SECTIONS. RECOMPACTED SECTIONS SHOULD EXTEND 5 FEET BEYOND ALL BUILDING AND PAVEMENT AREAS.

6. IF WORK IS DONE DURING OR SOON AFTER THE RAINY SEASON, THE ON-SITE SOILS AND OTHER MATERIALS MAY BE TOO WET IN THEIR EXISTING CONDITION TO BE USED AS ENGINEERED FILL. THESE MATERIALS MAY REQUIRE A DILIGENT AND ACTIVE DRYING AND/OR MIXING OPERATION TO REDUCE THE MOISTURE CONTENT TO THE LEVELS REQUIRED TO OBTAIN ADEQUATE COMPACTION AS AN ENGINEERED FILL. IF THE ON-SITE OR OTHER MATERIALS ARE TOO DRY, WATER MAY NEED TO BE ADDED.



ENTRY STAIRS & DECK DETAIL

SCALE: 1"=5'



Grading Plan

CASSERLY ROAD STORM DRAIN WATERSHED AREA DRAINAGE CALCULATIONS

CALCULATIONS INCLUDE PARTS OF APN: 109-201-21 & -06 AND ARE BASED ON SANTA CRUZ CO. DESIGN CRITERIA FOR 10 YR., 25 YR. AND 100 YEAR STORMS.

C_f 10 YR.=1.0 P_{60}=1.4 I_{10}=(2.1)(1.0)=2.1 in./hr.
C_f 25 YR.=1.1 T_c =10 MIN. I_{25}=(2.1)(1.2)=2.52 in./hr.
C_f 100 YR.=1.25 I_{100}=(2.1)(1.49)=3.13 in./hr.

WATERSHED AREA CONDITIONS

GROSS AREA = 436,594 S.F. (10.02 AC)
IMPERVIOUS AREA = 62,645 S.F. (C=0.90)
PERVIOUS AREA = 373,949 S.F. (C=0.20)
COMPOSITE C VALUE = 0.9(62,645) + 0.20(373,949) / 436,594S.F.

COMPOSITE C VALUE = 0.30

WATERSHED AREA RUNOFF

Q_{10} = C_fCIA = (1.0)(0.30)(2.1 in./hr.)(10.02 AC) = **6.31 CFS**
Q_{25} = C_fCIA = (1.1)(0.30)(2.52 in./hr.)(10.02 AC) = **8.33 CFS**
Q_{100} = C_fCIA = (1.25)(0.30)(3.13 in./hr.)(10.02 AC) = **11.76 CFS**

NOTE: PARCEL 109-201-21 DRAINS INTO TWO DRAINAGE BASINS, CASSERLY CREEK AND HUGHES CREEK. PARTS OF THE PARCEL DRAIN TO CASSERLY CREEK VIA THE MT. MADONNA ROAD SD AND THE CASSERLY ROAD SD (PROJECT AREA). OTHER AREAS DRAIN TO HUGHES CREEK VIA SURFACE FLOW FROM CASSERLY ROAD AND HILLSIDE RUNOFF.

DRAINAGE CALCULATIONS—APN: 109-201-39

CRITERIA FOR 10 YR., 25 YR. AND 100 YEAR STORMS.

C_f 10 YR.=1.0 P_{60}=1.4 I_{10}=(2.1)(1.0)=2.1 in./hr.
C_f 25 YR.=1.1 T_c =10 MIN. I_{25}=(2.1)(1.2)=2.52 in./hr.
C_f 100 YR.=1.25 I_{100}=(2.1)(1.49)=3.13 in./hr.

PRE-DEVELOPMENT CONDITIONS

GROSS PARCEL AREA = 983,715 S.F. (22.58 AC)
IMPERVIOUS AREA = 0 S.F. (C=0.90)
PERVIOUS AREA = 983,715 S.F. (C=0.20)

COMPOSITE C VALUE = 0.20

PRE-DEVELOPMENT RUNOFF

Q_{10} = C_fCIA = (1.0)(0.20)(2.1 in./hr.)(22.58 AC) = **9.48 CFS**
Q_{25} = C_fCIA = (1.1)(0.20)(2.52 in./hr.)(22.58 AC) = **12.52 CFS**
Q_{100} = C_fCIA = (1.25)(0.20)(3.13 in./hr.)(22.58 AC) = **17.67 CFS**

POST-DEVELOPMENT CONDITIONS

GROSS PARCEL AREA = 983,715 S.F. (22.58 AC)
IMPERVIOUS AREA = 16,495 S.F. (C=0.90) (rev. 5/29/03)
PERVIOUS AREA = 967,220 S.F. (C=0.20)
COMPOSITE C VALUE = 0.9(16,495) + 0.20(967,220) / 983,715 S.F.

COMPOSITE C VALUE = 0.21

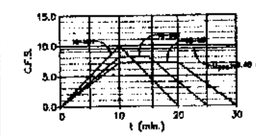
POST-DEVELOPMENT RUNOFF

Q_{10} = C_fCIA = (1.0)(0.21)(2.1 in./hr.)(22.58 AC) = **9.96 CFS**
Q_{25} = C_fCIA = (1.1)(0.21)(2.52 in./hr.)(22.58 AC) = **13.14 CFS**
Q_{100} = C_fCIA = (1.25)(0.21)(3.13 in./hr.)(22.58 AC) = **18.55 CFS**

DETENTION VOLUME CALCULATIONS

10 YEAR PRE-DEVELOPMENT Q = 9.48 C.F.S.
Cpost = 0.21
A = 22.58 ACRE

STORM DURATION	INTENSITY (I)	POST-DEVELOPMENT RUNOFF
10 MIN.	2.1	9.96 C.F.S.
15 MIN.	1.7	8.06 C.F.S.
20 MIN.	1.5	7.11 C.F.S.



STORM DURATION	REQUIRED VOLUME
10 MIN.	13.8 C.F. —— CONTROL
15 MIN.	Below Pre-Development
20 MIN.	Below Pre-Development

APPLY 1.25 SAFETY FACTOR:
REQUIRED V = (1.25)(13.8 C.F.) = 17.25 C.F.
17.25 CF OF DETENTION IS PROVIDED FOR IN THE 3'X3'X3' SILT & GREASE TRAP BOX (27 CF)

C3 ALLIANCE
1704 Union Street
San Francisco, CA 94123
415 749 2570 tel
415 749 2572 fax
www.c3da.com
F. Christopher Ford, Architect C17992

Owner Representative:
CDF-County Fire
Chief John Salsa
692 Casserly Road
Watsonville, CA 95076
Phone: 831.722.6188
Fax: 831.722.7333

Construction Manager:
Strategic Construction Management-David Robison
300 Coral Street, Suite E
Santa Cruz, CA 95060
Phone: 831.466.2777
Fax: 831.466.2778

Civil Engineer:
Robert L. Dewitt & Associates
Bob Dewitt
1607 Ocean Street, Suite 1
Santa Cruz, CA 95060
Phone: 831.426.1617
Fax: 831.425.0224

Landscape Architect:
Joni L. Janecki & Associates
Joni L. Janecki
303 Potrero Street, Suite 15
Santa Cruz, CA 95060
Phone: 831.423.6040
Fax: 831.423.6064

Structural Engineer:
Biggs Cardosa Associates
Thomas L. Swayze
444 Spear Street, Suite 207
San Francisco, CA 94105
Phone: 415.538.8600
Fax: 415.538.8611

Mechanical / Electrical / Plumbing Engineer:
Encon
Robert P. Trifunovic
4940 El Camino Real
Los Altos, CA 94022
Phone: 650.961.5096
Fax: 650.964.3764

Project:
Pajaro Valley
Fire Protection District
Headquarters Fire Station
Watsonville, CA

Seal:
REGISTERED PROFESSIONAL ENGINEER
ROBERT L. DEWITT
NO. 30619
EXP. 9-30-05
CIVIL
STATE OF CALIFORNIA

Drawing Title:
Grading Plan

Date:	Set:
06.27.03	Permit
4.8.05	Rev. Per S. C. Co. Comments

Technician: RLD/MBS
Drawn By: MBS
Job: R02165
Sheet C1

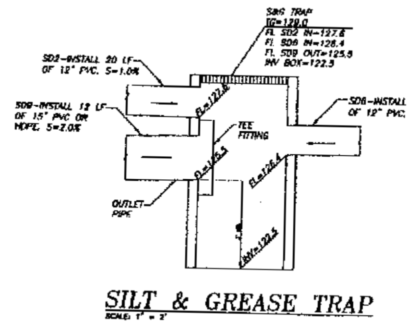
Environmental Review Inital Study
ATTACHMENT 13, 1 of 5
APPLICATION 03-0147

EXHIBIT D

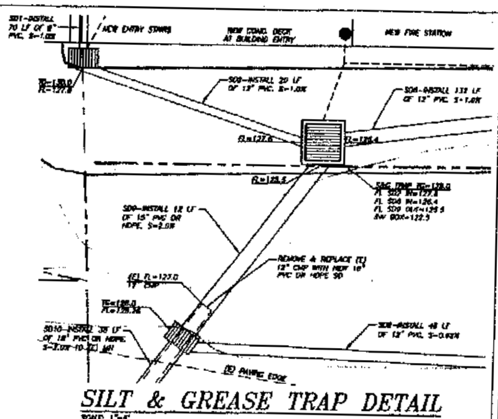
Environmental Review Inital Study
ATTACHMENT 13, 2 of 5
APPLICATION 03-0147

STORM DRAIN PIPES

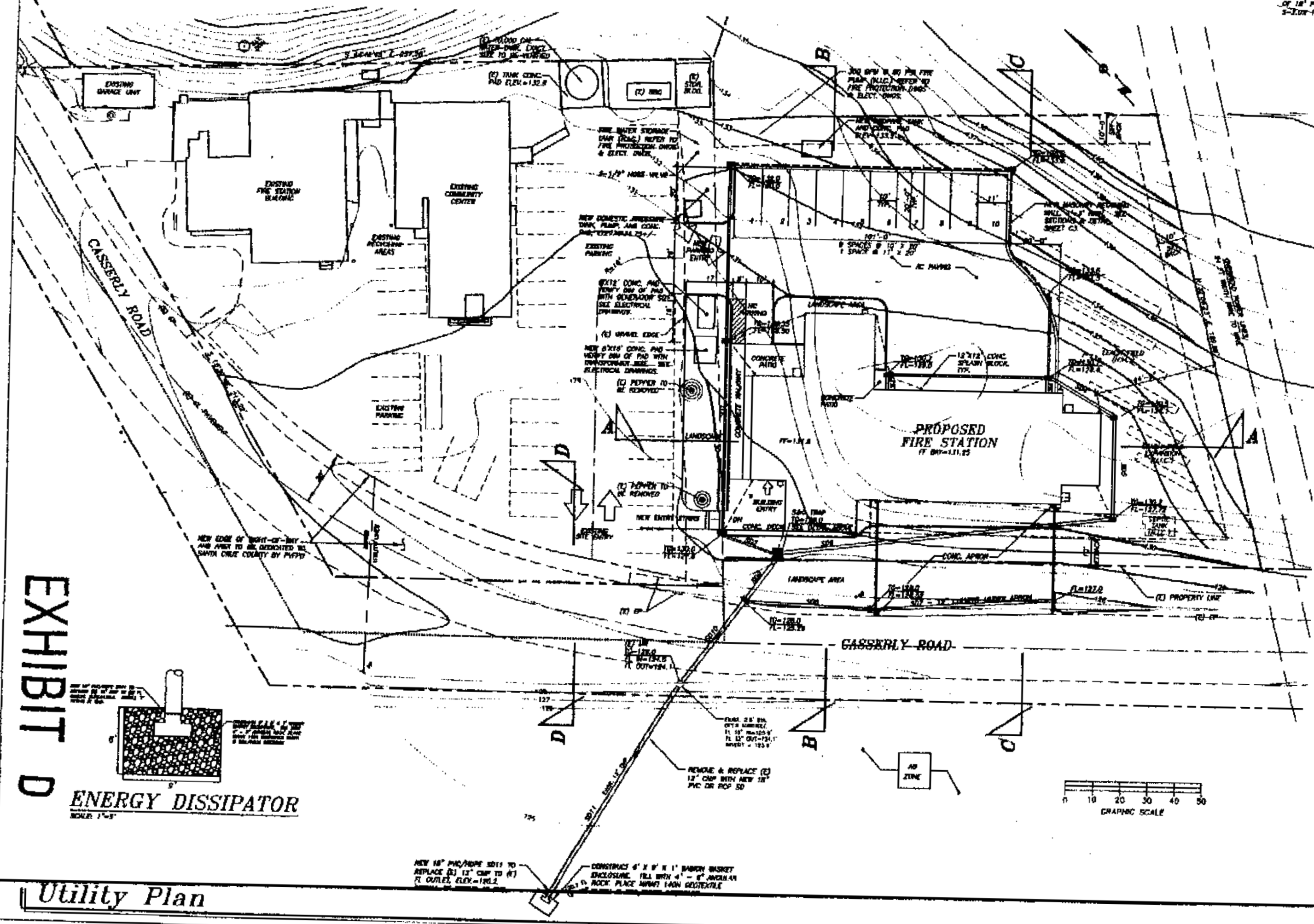
STORM DRAIN	LF	DIA. (IN.)	SLOPE (%)	PIPE	CAPACITY (CFS)
1	70	8	1.0	PVC	1.2
2	20	12	1.0	PVC	3.6
3	60	8	1.0	PVC	1.2
4	30	12	1.0	PVC	3.6
5	38	12	1.0	PVC	3.6
6	132	12	1.0	PVC	3.6
7	68	12	0.62	PVC	2.9
8	48	12	0.62	PVC	2.9
9	12	18	2.00	PVC-HDPE	15.0
10	38	18	2.00	PVC-HDPE	15.0
11	90	18	4.33	PVC-HDPE	19.0

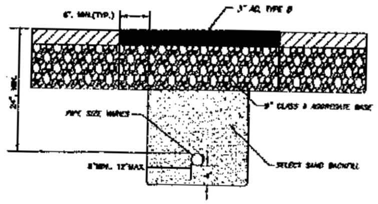


SILT & GREASE TRAP
SCALE: 1" = 2'



SILT & GREASE TRAP DETAIL
SCALE: 1"=5'





STANDARD TRENCH DETAIL

SCALE: 1" = 1'

1) REMOVE ASPHALT AND BASE ROCK TO REQUIRED DEPTH. BASE MATERIAL SHALL BE PLACED AND COMPACTED TO 95% RELATIVE COMPACTION AND SHALL BE AT A DEPTH EQUAL TO THE EXISTING BASE, BUT NOT LESS THAN SIX (6) INCHES, OF CLASS II AGGREGATE.

2) REMOVE ALL DEBRIS AND BROKEN SECTIONS OF EXISTING PAVEMENT.

3) PRIOR TO RESURFACING, PAVEMENT SHALL BE SAW CUT TO A VERTICAL PLANE AND IN STRAIGHT LINES. TACK COAT SHALL BE APPLIED BY SPRAYER; BRUSHES OR DAUBERS SHALL NOT BE USED. APPLY PRIME COAT (RS-1 ASPHALTIC EMULSION) TO SIDES OF EXISTING PAVING AND BASE ROCK.

4) INSTALL HOT ASPHALTIC CONCRETE WEARING COURSE, CONFORMING TO CLASS B, AS CALLED FOR IN SECTION 39 OF STANDARD SPECIFICATIONS OF CALIFORNIA DEPARTMENT OF TRANSPORTATION. MINIMUM THICKNESS OF AC WEARING COURSE SHALL BE DEPTH EQUAL TO EXISTING DEPTH BUT NOT LESS THAN TWO (2) INCHES. IF STREET IS CONCRETE, REPLACE IN KIND WITH 6-SACK PORTLAND CEMENT MIX (3000 P.S.I.) – MINIMUM DEPTH OF SIX (6) INCHES.

5) THE COMPLETED SURFACING SHALL BE THOROUGHLY COMPACTED BY POWER ROLLER, AND SHALL BE FREE OF RUTS, BUMPS, DEPRESSIONS AND IRREGULARITIES.

6) APPLY FOG SEAL COAT (SS-1 ASPHALTIC EMULSION).

7) SERVICE TRENCHES SHALL BE BACKFILLED AND PAVED SIMILARLY TO LONGITUDINAL MAIN LINE TRENCHES.

8) TRENCHES BOTH INSIDE AND OUTSIDE PAVED AREAS OR ROAD RIGHT-OF-WAY SHALL HAVE STRUCTURAL BACKFILL COMPACTED TO NOT LESS THAN 95% RELATIVE COMPACTION. TOP EIGHT (8) INCHES OF TRENCH MAY BE BACKFILLED WITH NATIVE MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IF OUTSIDE PAVED AREA.

ENERGY DISSIPATOR
SCALE: 1"=5'

EXHIBIT D

Utility Plan

C3 ALLIANCE
1704 Union Street
San Francisco, CA 94123
415 749 2870 tel
415 749 2872 fax
www.c3dx.com
F. Christopher Post, Architect C17553

Owner Representative:
CDF-County Fire
Chief John Salse
562 Casserly Road
Watsonville, CA 95076
Phone: 831.722.9166
Fax: 831.722.7330

Construction Manager:
Strategic Construction Management-David Robison
350 Coral Street, Suite F
Santa Cruz, CA 95060
Phone: 831.466.2777
Fax: 831.466.2778

Civil Engineer:
Robert L. Dewitt & Associates
Bob Dewitt
1607 Ocean Street, Suite 1
Santa Cruz, CA 95060
Phone: 831.426.1817
Fax: 831.426.0224

Landscape Architect:
Joni L. Janecki & Associates
Joni L. Janecki
303 Potrero Street, Suite 18
Santa Cruz, CA 95060
Phone: 831.423.6040
Fax: 831.423.6164

Structural Engineer:
Biggs Cardosa Associates
Thomas L. Swayze
444 Spear Street, Suite 207
San Francisco, CA 94105
Phone: 415.538.8800
Fax: 415.538.8811

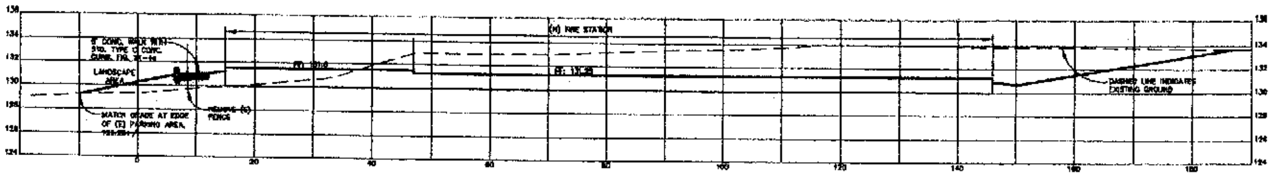
Mechanical / Electrical / Plumbing Engineer:
Encon
Robert P. Trifunovic
4940 El Camino Real
Los Altos, CA 94022
Phone: 858.861.8095
Fax: 650.964.3754

Project:
Pajaro Valley
Fire Protection District
Headquarters Fire Station
Watsonville, CA

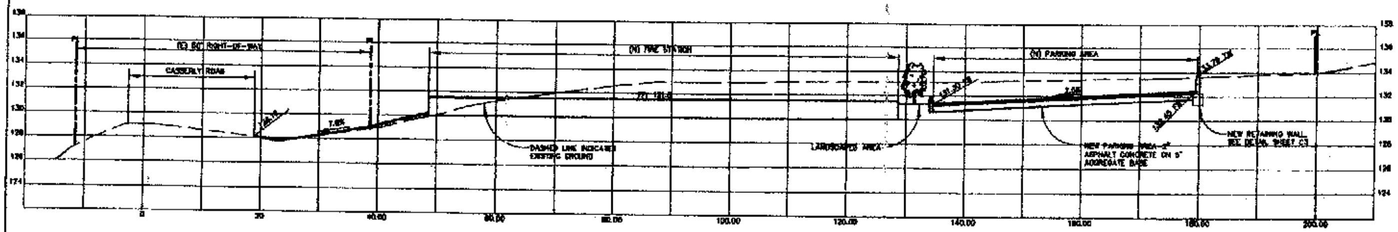
Drawing Title:
Utility Plan
&
Details

Date	Set
08.27.03	Permit
9.15.05	Rev'd per S.T.P. & Sc. Co. Comments

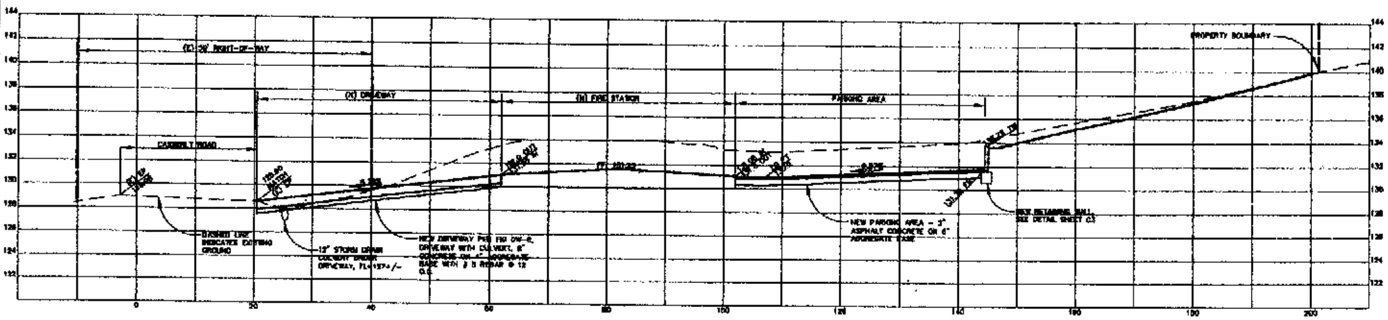
Technical: RLD/MBB
Drawn By: MBB
Job: R02103
Sheet: C2



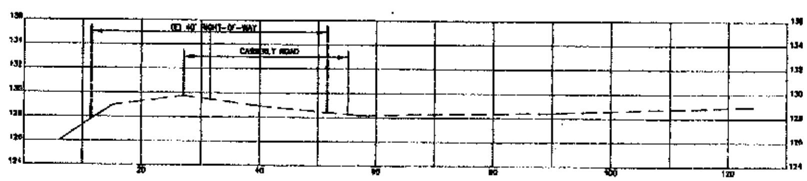
Section A–A



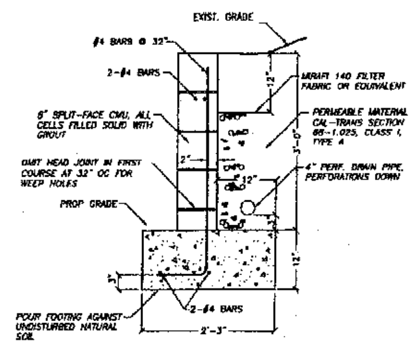
Section B–B



Section C–C

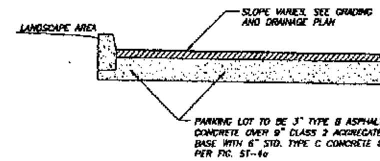


Section D–D



RETAINING WALL DETAIL

SCALE: 1" = 1'



TYP. PARKING LOT SECTION

SCALE: 1" = 2'

Environmental Review Inital Study
ATTACHMENT 13, 3 of 5
APPLICATION 03-0147

EXHIBIT D

Site Cross Sections

SCALE: 1" = 10' HORZ. 1" = 5' VERT.

C3 ALLIANCE
1708 Union Street, San Francisco, CA 94123
www.c3ia.com
F. Christopher Ford, Architect C17882

Owner Representative:
CDF-County Fire
Chief John Sales
Watsonville, CA 95076

Construction Manager:
Strategic Construction Management-David Robison
Santa Cruz, CA 95060

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Robert L. Dewitt & Associates
Bob Dewitt
Santa Cruz, CA 95060

Landscape Architect:
Joni L. Janecki & Associates
Joni L. Janecki
Santa Cruz, CA 95060

Structural Engineer:
Biggs Cardosa Associates
Thomas L. Swayze
San Francisco, CA 94105

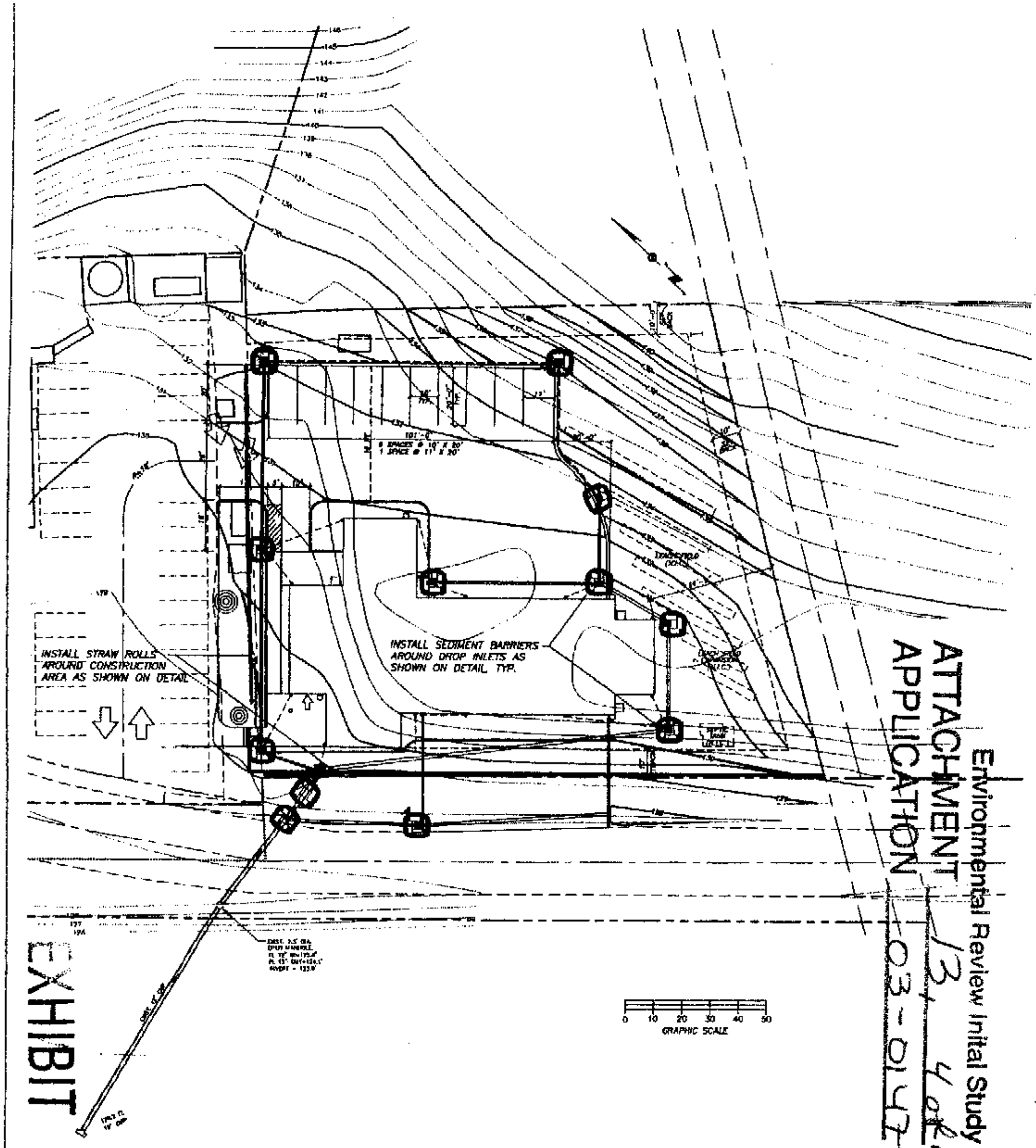
Mechanical / Electrical / Plumbing Engineer:
Encon
Robert P. Trifunovic
Los Altos, CA 94022

Project:
Pajaro Valley Fire Protection District Headquarters Fire Station
Watsonville, CA

Drawing Title:
Site Cross Sections & Retaining Wall Detail

Date:	Set:
06.27.03	Permit
9.8.05	Rev. Per 5.27.05 ... Comments

Technical: RLD/MBS
Drawn By: MBS
Job: R02103
Sheet: C3

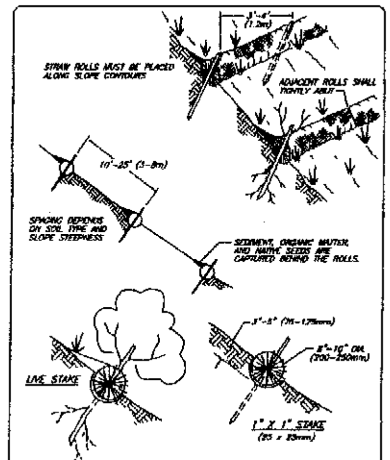


Environmental Review Inital Study
ATTACHMENT 13, 4 of 5
APPLICATION 03-0147

EXHIBIT D

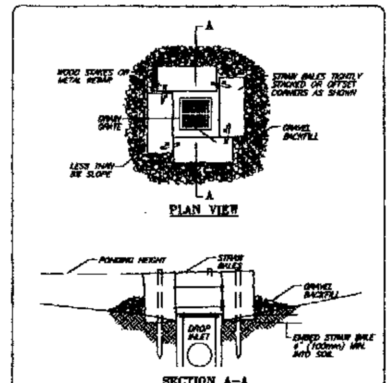
Erosion Control Plan

SCALE: 1" = 20'



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

STRAW ROLLS



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EMBED THE BALES 4" (100mm) INTO THE SOIL AND OFFSET CORNERS OR PLACE BALES WITH ENDS TIGHTLY ABUTTING. GRAVEL BACKFILL WILL PREVENT EROSION OR FLOW AROUND THE BALES.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

STRAW BALE/GRAVEL DROP INLET SEDIMENT BARRIER

EROSION CONTROL NOTES

1. BETWEEN OCTOBER 15, AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT TURBID RUNOFF TO ADJOINING PROPERTIES.

2. UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED.

3. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.

4. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED AREAS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPE PLANS.

5. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.

6. DURING CONSTRUCTION, NO TURBID SITE WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, OR HAY BALES MAY BE USED TO PREVENT SUCH DISCHARGE.

7. CONTRACTOR SHALL NOTIFY THE COUNTY OF SANTA CRUZ AT LEAST 48 HOURS BEFORE ANY EARTHWORK IS BEGUN.

8. ALL CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. NO CLEARING, GRADING, OR EXCAVATION SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THERE IS AN APPROVED WINTER EROSION CONTROL PLAN. ALL DISTURBED SOIL SHALL BE SEEDED, MULCHED, OR OTHERWISE PROTECTED BY OCTOBER 15.

9. CONTRACTOR SHALL INSTALL UNDERGROUND STORM DRAIN SYSTEM AND STRAW BALE DIKE BARRIERS PRIOR TO OCTOBER 15.

Estimated Grading Quantities

DESCRIPTION	CUT	FILL	(NET)
BUILDING ONLY:	748 cyds.	3 cyds.	743 cyds.
BALANCE OF SITE:	784 cyds.	1 cyds.	783 cyds.
ENTIRE SITE:	1530 cyds.	4 cyds.	1528 cyds.

ESTIMATE DOES NOT INCLUDE RETAINING WALLS, UTILITY TRENCH OR ANY OVER EXCAVATION VOLUMES, AS REQUIRED BY SITE CONDITIONS.

ESTIMATE ASSUMES A 20% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.

ESTIMATES PROVIDED ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL INDEPENDENTLY CALCULATE GRADING QUANTITIES IN HIS BID TO THE OWNER.

C3 ALLIANCE

1704 Union Street
San Francisco, CA 94123
415 749 2670 tel
415 749 2677 fax

Owner Representative:
CDF-County Fire
Chief John Salse
Phone: 831.722.6160

Construction Manager:
Strategic Construction Management-David Robison
350 Coral Street, Suite E
Santa Cruz, CA 95060
Phone: 831.466.2777
Fax: 831.466.2776

Civil Engineer:
Robert L. Dewitt & Associates
Bob Dewitt
1607 Ocean Street, Suite 1
Santa Cruz, CA 95060

Landscape Architect:
Joni L. Janecki & Associates
Joni L. Janecki
Santa Cruz, CA 95060

Structural Engineer:
Biggs Cardosa Associates
Thomas L. Swayze
San Francisco, CA 94105

Mechanical / Electrical / Plumbing Engineer:
Enson
Robert P. Trifunovic
Los Altos, CA 94022

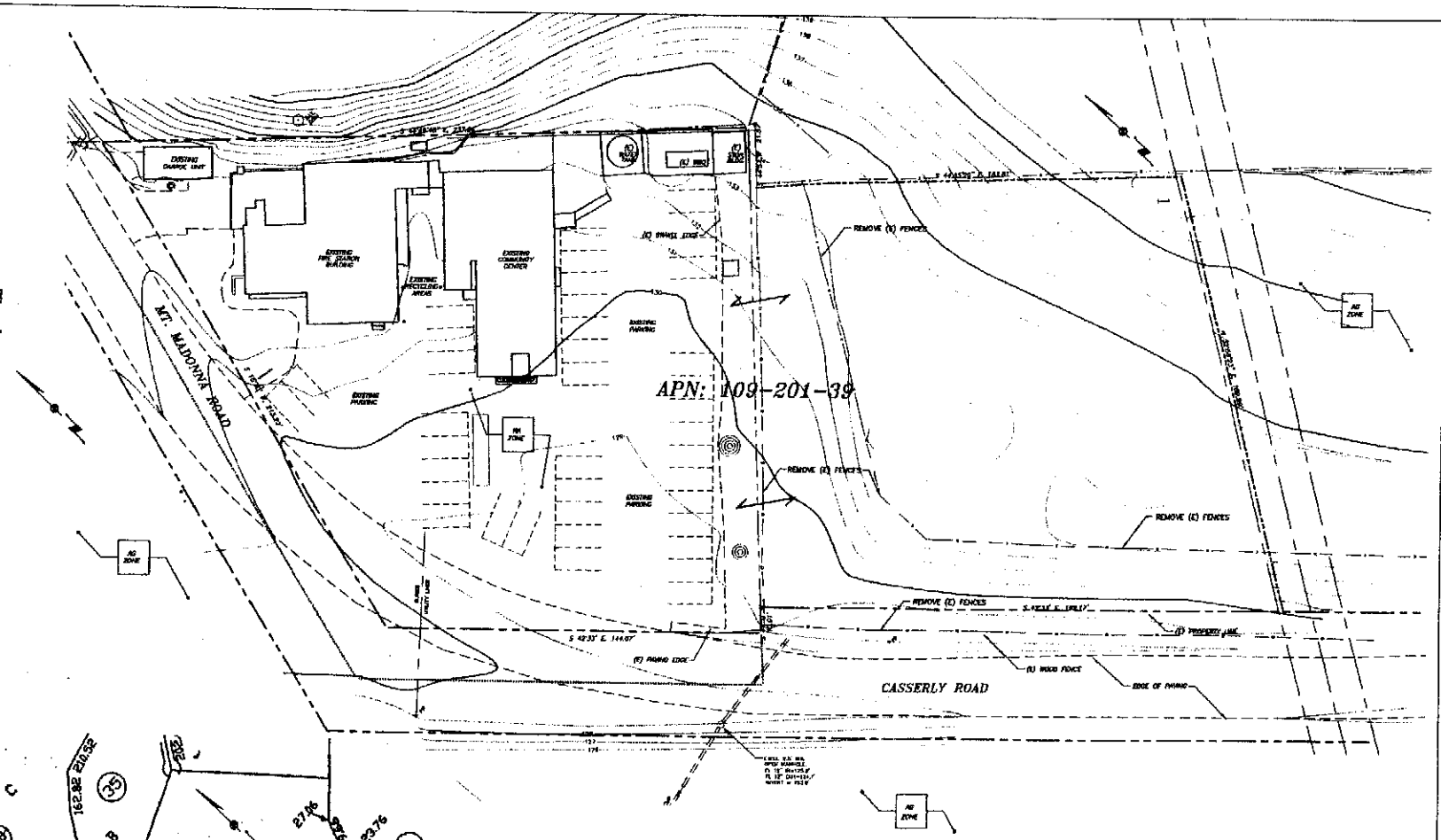
Project:
Pajaro Valley Fire Protection District Headquarters Fire Station
Watsonville, CA

Drawing Title:
Erosion Control Plan

Date:	Set:
06.27.03	Permit
1.8.03	Bal. Rev 5.27.03 ...

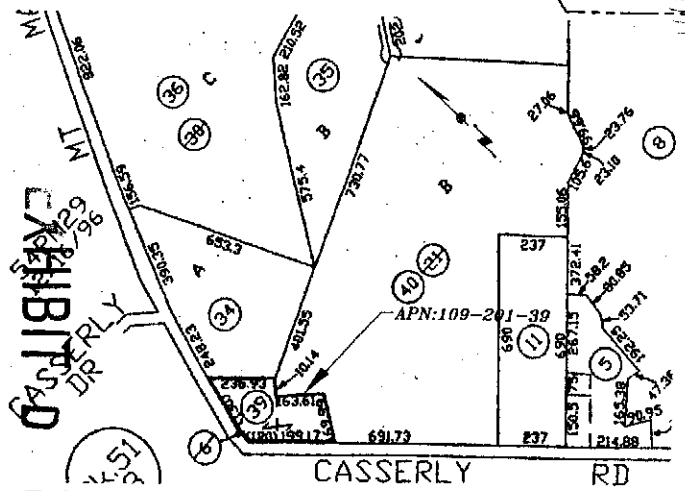
Technical: RLD/MBS
Drawn By: MBS
Job: R02103
Sheet: C4

Environmental Review Initial Study
ATTACHMENT 13, 5 of 5
APPLICATION 03-0147



Existing Site Plan

SCALE: 1" = 30'



Existing Parcel Plan

SCALE: 1" = 200'

EXHIBIT D
5/29/96

C3 ALLIANCE

1704 Union Street
San Francisco, CA 94123
415 749 2670 tel
415 749 2672 fax
www.c3a.com

F. Christopher Pipes, Architect C17783

Owner Representative:
CDF-County Fire
Chief John Sales
582 Casserly Road
Watsonville, CA 95076
Phone: 831.722.8188
Fax: 831.722.7338

Construction Manager
Strategic Construction Management-David Robison
350 Coral Street, Suite E
Santa Cruz, CA 95060
Phone: 831.466.2777
Fax: 831.466.2776

Civil Engineer
Robert L. Dewitt & Associates
Bob Dewitt
1601 Ocean Street, Suite 1
Santa Cruz, CA 95060
Phone: 831.426.1617
Fax: 831.426.0224

Landscape Architect
Joni L. Janecki & Associates
Joni L. Janecki
303 Potrero Street, Suite 18
Santa Cruz, CA 95060
Phone: 831.423.8040
Fax: 831.423.8054

Structural Engineer
Biggs Cardosa Associates
Thomas L. Swayze
444 Spear Street, Suite 207
San Francisco, CA 94105
Phone: 415.536.3800
Fax: 415.536.0611

Mechanical / Electrical / Plumbing Engineer
Enson
Robert P. Trifunovic
4340 El Camino Real
Los Altos, CA 94022
Phone: 650.961.3088
Fax: 650.961.3784

Project:
Pajaro Valley Fire Protection District Headquarters Fire Station
Watsonville, CA

Seal:

Drawing Title:
Existing Site Plan & Existing Parcel Plan

Date:	Set:
06.27.03	Permit
9.8.03	Rev. per 8.27.03 DRC Comments

Technician: RLD/MBS
Drawn By: MBS
Job: R02103
Sheet: C5

Strategic
Construction Management"

Sp 24,2003

Mi. Don Bussey
Zoning Administrator
County of Santa Cruz
701 Ocean Street
Santa Cruz California 95060

Re: Pajaro Valley Fire Protection District
New Fire Station Casserly Road
Lease Terms / Long Term Use

Dear Mr. Bussey

As requested by Betty Cost of Richard Beale & Associates please note that the intended use for fifty (50) years under the current lease of $1.00 per year is for an occupied Fire Station. Additionally the Pajaro Valley Fire Protection District has an option for another ten (10) years to extend the lease. This would complete the expected life of the structure as essential services facilities in the year 2063. After which the current landowners depended upon the service requirements within the district may elect to rebuild an up to date Fire Station at that time.

I trust that this answers any questions that you may have as to the intended use of the proposed new fire station for the Pajaro Valley Fire Protection District.

Regards,

David L. Robison
Principal

CC: Betty Cost, Richard Beale & Associates
Russ Farnum, Director Pajaro Valley Fire Protection District
Joan Van der Hoeven

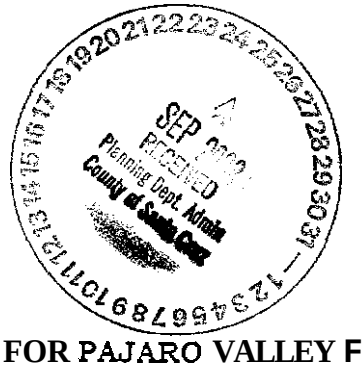
EXHIBIT E

RICHARD BEALE
Land Use Planning
Incorporated

100 Doyle Street • Suite E
Santa Cruz, CA 95062
(831) 425-5999
FAX (831) 425-1565

Masters of Architecture
Univ. of CA, Berkeley

September 24,2003



Joan Van Der Hoeven
County Planning Department
701 Ocean Street
Santa Cruz, CA 95060

RE: PROGRAM STATEMENT FOR PAJARO VALLEY FIRE STATION
APN 109-201-39 APP NO 03-0147

Dear Joan:

The following uses are proposed for the entire site, consisting of two existing buildings, and one new building:

Existing fire station building	This building will be used for fire equipment storage when the new fire station is completed. Any more intensive use will be the subject to a further use permit.
Community Hall building	Approximate current level of community use: two annual fire department fund raising BBQ's per year, wedding receptions or other private functions on weekends and an occasional evening, Pajaro Valley Fire District Board meetings 1/mo. in evening (this last use may transfer to the new fire station). This general level of use is expected to continue. The maximum number of persons per function is 150, which is the occupant load of the building.
New fire station building	Fire station, living quarters for firemen, meeting room & office for Fire District.

EXHIBIT F

Also attached is a copy of the recorded agricultural form for your records. If there is anything else you need, please let me know. Thank you very much for all of your help on this project. We really appreciate it!

Sincerely,

RICHARD BEALE LAND USE PLANNING, INC.

Betty Cost, AICP

cc: Russ Farnum, Pajaro Valley Fire District
Ella Bisconti, Strategic Construction Management
Tony Campos, County Board of Supervisors

EXHIBIT F