

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 02-0025

APN: 031-152-06

APPLICANT: The Streeter Group, Inc.

OWNER: Thompson Ave LLC

PROJECT DESCRIPTION: Proposal to remove three houses, a trailer, and a shed to facilitate the construction a 17,450 square foot, two-story steel industrial building, and eight-foot masonry sound wall, related on-site parking, landscape and drainage improvements, off-site drainage improvements, and to establish a Master Occupancy Program.

LOCATION: Located on the west side of Thompson Avenue, about 200 feet south of Brommer Street.

PERMITS REQUIRED: Commercial Development Permit, Master Occupancy Program, and a Riparian Exception

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration

COASTAL ZONE: ___ Yes ☒ No

APPEALABLE TO CCC: ___ Yes ___ No

PARCEL INFORMATION

PARCEL SIZE: 33,846 square feet

EXISTING LAND USE:

PARCEL: residential, vacant

SURROUNDING residential to the north and west, commercial to the south and east

PROJECT ACCESS: Thompson Ave

PLANNING AREA: Live Oak

LAND USE DESIGNATION: C-S (Service Commercial/Light Industrial)

ZONING DISTRICT: M-1 (Light Industrial)

SUPERVISORIAL DISTRICT: 1st

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|---|
| a. Geologic Hazards | a. None Mapped |
| b. Soils | b. Soils report submitted and accepted |
| c. Fire Hazard | C None Mapped |
| d. Slopes | d. 0 to 3 percent |
| e. Env. Sen. Habitat | e. Mapped SC tarplant—none found on site |
| f. Grading | f. Grading permit required |
| g. Tree Removal | g. 10 trees remove—25 replacement trees |
| h. Scenic | h. None Mapped |
| i. Drainage | i. Detention and off-site improvements required |

SERVICES INFORMATION

Inside Urban/Rural Services Line: X Yes No
Water Supply: City of Santa Cruz Water Department
Sewage Disposal: County Sanitation
Fire District: Central Fire District
Drainage District: Zone 5

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the County Environmental Review Guidelines, County staff prepared an Initial Study for the project that was reviewed by the Environmental Coordinator on February 23, 2004. Following the preliminary determination to issue a Negative Declaration and the mandatory 30-day public comment period, a final Negative Declaration with Mitigations was issued on April 1, 2004. No comments from the public were received during the comment period. The Initial Study and Notice of Determination are contained in Exhibit D of this report.

PROJECT SETTING

The relatively flat, 0.78 acre parcel contains three older homes, a shed and a trailer. Existing vegetation consists of 13 trees of various sizes and types, shrubs, and grasses. The proposed development site is located in the Live Oak Planning Area and is surrounded by parcels zoned either Light Industrial (M-1) or Residential (R-1 or RM). The residentially zoned parcels exist to the north and west while the M-1 zoned land exists to the East and South. The zone districts for this area are depicted in Attachment 3 of Exhibit D. The zone districts in the area are consistent with the General Plan designations, which are depicted in Attachment 4 of Exhibit D.

Existing land uses in the area consists of single-family homes to the west and northwest with higher density townhouses to the southwest. The three parcels to the north contain a combination of commercial and residential uses. Parcels to the south contain commercial uses including a mini-storage and auto repair. Other commercial uses are located across Thompson Avenue to the East.

ANALYSIS AND DISCUSSION

The subject property is a 33,846 square-foot (EMIS estimate) lot located in the M-1 (Light Industrial) zone district, a designation that allows light industrial and commercial service uses. The proposed light industrial use is a principal permitted use within the zone district and is consistent with the site's (C-S) Service Commercial/Light Industrial General Plan designation.

The applicant wishes to remove three homes, a trailer, and a shed and to prepare the site for the construction of a two-story, 17,450 square-foot steel industrial building. Preliminary grading estimates include 470 yards of excavation and 10 yards of embankment, with the difference to be exported. The volume of grading includes work needed to construct an on-site detention system, which is required to limit water discharge rates to predevelopment levels. A County grading permit is required.

Access to the parcel will be provided by an existing 24-foot vehicular right of way over parcel 031-251-22 to Thompson Avenue, a County maintained road. A new 20-foot wide paved driveway, built to County standards, will serve the property from Thompson Avenue. The right of way also includes required utility easements.

Per County Code 13.10.552, the proposed project must include 29 on-site parking spaces and 30 are shown on the submitted plans. In addition the plan shows the location of the required nine bicycle parking spaces. A 12' X 45' truck loading space is proposed for the east side of the building. A trash and recycling area is proposed for the southeast corner of the site.

Off-site improvements to the public drainage system at Brommer Street are also included in the project. These improvements, which help improve a surcharging condition in the existing system, include the construction of a by-pass from south of 30th Ave directly to the drainage channel (Rodeo Creek Gulch), reducing the volume of water crossing Brommer Street to pipes that also outlet in the drainage channel. An outlet device for the new by-pass will be constructed within the drainage channel. This activity requires a Riparian Exception.

Ten of the thirteen trees on site have been identified for removal and three will be incorporated into the design of the development. The trees to be removed consist of one fir, one redwood, two pines, a deciduous tree and a variety of fruit trees. All trees are greater than 6" DBH, except one 4" walnut. Twenty-five large canopy trees planted from 15-gallon and 24-inch box containers will replace the removed trees. Planned tree species include Myoporum laetum, Laurus Saratoga, and Ceratonia silqua.

The new structure will be subdivided for lease to approved tenants per an adopted Master Occupancy Program. Uses may include commercial services, light manufacturing, some limited heavy manufacturing, warehousing, and office and retail when clearly incidental to an otherwise permitted use. No outside activity will be allowed.

DESIGN REVIEW

The building will be visible from nearby single-family homes to the west, southwest and north of the subject property. In order to comply with County Code Chapter 13.11 (Design Review), the building design has been articulated to include sloped back and accented roofs with exaggerated dormers in a residential style, air intakes resembling chimneys, and windows and siding also reminiscent of typical residential design. These design features are not present on the sides of the structure that will face commercially zoned property.

The new trees planned for the site will be planted primarily along the west and north property lines adjacent to the residentially zoned property. The three existing trees on the west property line are to remain and have been incorporated into the design of the project.

A solid 8-foot split face CMU wall with steel tubing trellis painted "evergreen" to match the roof of the structure is proposed along the west and north property lines. This wall will provide additional visual separation between the building and the residentially zoned property on the west

and north.

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

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **02-0025**, based on the attached findings and conditions.
2. **Certification** of the Mitigated Negative Declaration **as** complying with the County Environmental Review process and the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. CEQA Document: Negative Declaration with Mitigations and Initial Study
- E. Comments & Correspondence

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: John Schlagheck
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3012 or, john.schlagheck@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 light industrial structure 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 light industrial 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 light industrial will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

A solid 8-foot masonry sound wall with steel tubing trellis painted "evergreen" to match the roof of the structure is proposed along the west and north property lines. The wall will serve as a sound barrier between the proposed structure and the existing residences to the west and the future residences to the north.

The new structure will be subdivided for lease to approved tenants per an adopted Master Occupancy Program. Uses may include commercial services, light manufacturing, some limited heavy manufacturing, warehousing, and office and retail if the use is clearly incidental to main permitted use. No outside activity will be allowed.

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 M-1 (Light Industrial) zone district. The proposed location of the light industrial structure and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the M-1 zone district in that the primary use of the property will be one light industrial building that meets all current site standards for the zone district including the minimum front yard setback per County Code Section 13.10.343(b) for industrial structures over 16 feet in height (22 feet 9 inches while 21 feet is required). The project is *further* consistent with the required side and rear yard setback when abutting residentially zoned property (50 feet).

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 Service Commercial/Light Industrial (C-S) land use designation. The proposed light industrial use is consistent with the General Plan in that it meets all requirements as specified in General Plan Objective (Service Commercial/Light Industrial).

The proposed commercial structure will not adversely impact residential uses or other commercial structures properties, and meets the intent of the General Plan regarding the design of commercial and industrial structures specified in Policy 8.5.2 (Commercial Compatibility With Other Uses), in that the proposed commercial structure has been design with the relationship to existing adjacent residences as a major consideration. Specifically, the building design has been articulated to include sloped back and accented roofs with exaggerated dormers in a residential style, air intakes resembling chimneys, and windows and siding also reminiscent of typical residential design. Not all of these design features are present on the sides of the structure that will face commercially zoned property.

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 light industrial structure on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be 87 trips per day. Such an increase will not adversely impact existing roads and intersections in the surrounding area.

The site is developed with three houses and one small shed. A trailer also exists on the property. The residential uses are non-conforming under the current zoning and General Plan designations. While the proposed light industrial uses of the new building will change the amount of energy used on the site, the proposed building and uses are consistent with the zoning and General Plan designations for the property. The changes in resource use are anticipated to be less than significant.

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 light industrial structure will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects and land use intensities in the vicinity, in that the proposed structure is articulated to blend with the

residential properties to the west and north. The land use is in character with the existing land use types present on Thompson Avenue and precautions have been included to insure the impact of the proposed use will be less than significantly.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.1 1.070 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 light industrial structure will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

In order to comply with County Code Chapter 13.11 (Design Review), the building design has been articulated to include sloped back and accented roofs with exaggerated dormers in a residential style, air intakes resembling chimneys, and windows and siding also reminiscent of typical residential design. These design features are not present on the sides of the structure that will face commercially zoned property.

The new trees planned for the site will be planted primarily along the west and north property lines adjacent to the residentially zoned property. The three existing trees on the west property line are to remain and have been incorporated into the design of the project.

A solid 8-foot split face CMU wall with steel tubing trellis painted "evergreen" to match the roof of the structure is proposed along the west and north property lines. This wall will provide additional visual separation between the building and the residentially zoned property on the west and north.

RIPARIAN EXCEPTION FINDINGS

1. THAT THERE ARE SPECIAL CIRCUMSTANCES OR CONDITIONS AFFECTING THE PROPERTY. The existing storm drain system at the intersection of Brommer Street and 30" Avenue is not adequate to handle existing flows and needs to be upgraded. The work proposed is in the public right-of-way, and will provide necessary improvements that will reduce flooding and sedimentation into the adjacent riparian corridor.
2. THAT THE EXCEPTION IS NECESSARY FOR THE PROPER DESIGN AND FUNCTION OF SOME PERMITTED OR EXISTING ACTIVITY ON THE PROPERTY.
and 30" Avenue. a Riparian Exception would be necessary to provide adequate drainage and prevent seasonal flooding that affect the residential and commercial uses in the neighborhood.

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.

The granting of the exception will not be detrimental to the public welfare or injurious to other property downstream with the implementation of mitigations that include: erosion control and restoration plans, removal of non-native invasive plant species, revegetation with native species. Additionally, the proposed drainage improvements adjacent to the creek will protect against future flooding and attendant stream sedimentation caused by excess runoff.

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.

The project is not located in the Coastal Zone.

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, the objectives of the General Plan and the LUP in that the proposed project will provide adequate storm water drainage in a residential and commercial neighborhood, remove invasive non-native plants, and will provide protection and restoration of the riparian habitat through site-sensitive design and revegetation.

CONDITIONS OF APPROVAL

Exhibit A: Architectural plans by Streeter Group, dated 12/22/03; Engineering plans by Efland Engineers, dated 1/8/04; Landscape plan by Gregory Lewis, dated 12/22/03.

- I. This permit authorizes the removal of three houses, a trailer, and a shed, and to the construction a 17,450 square foot, two-story steel industrial building, and eight-foot masonry sound wall, related on-site parking, landscape and drainage improvements, off-site drainage improvements, and to establish a Master Occupancy Program. 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.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. 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. Detailed grading and drainage plans. Grading and drainage plans must include estimated earthwork, cross sections through all improvements, existing and proposed cut and fill areas, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy dissipaters, detention pipes, etc. Verify that the detention facilities are adequate to meet County requirements for release rates.
 3. Erosion control plans that indicate protections for water quality in Rodeo Gulch. No sediment *is* allowed to reach *the* creek channel. Erosion control plans are subject *to* review an approval by Environmental Planning staff. **Also**, a restoration plan must show the proposed disturbance

envelope (including construction access for earthwork, retaining structure and drainage improvements) pipe and dissipater, top of slope, edge of riparian buffer, and identifying those native trees that have canopy fully or partly within the riparian buffer and that will be removed. The plans must show temporary six-foot chain link fencing to be erected at the perimeter of the riparian area. Fencing must be installed prior to the preconstruction survey. Silt and grease trap shall be installed and maintained per requirements of the Department of Public Works.

The plans shall include a restoration plan for the disturbed area within Rodeo Gulch. The plan shall show replacement trees for any mature tree that is removed at a 2:1 ratio. Native shrubs shall be planted in and around the drainage pipe and dissipater construction areas. All French broom and Himalaya ~~Berry~~ shall be eradicated from all area within 30 feet of the construction area in the gulch.

4. Details showing compliance with fire department requirements.
 5. Engineered improvement plans for all on-site and off-site improvements. All improvements shall be submitted for the review and approval by the Department of Public Works. The improvement plans shall address all requirements contained in the review letter from County Sanitation dated February **26,2004**, and the memo from David Sims, DPW Storm Water Management dated April 27,2004. See Exhibits E and F.
 6. A detailed lighting plan showing how exterior lighting will not be directed beyond the property line and that exterior light fixtures will not be directly visible from adjacent property. All exterior lights are limited to 15 feet in height and must be shielded to limit unnecessary ambient light pollution.
- C. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Storm Water Management Section. Drainage fees will be assessed on the net increase in impervious area.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Pay the current Category I fees for Child Care mitigation for 17,450 square feet of new construction. Currently, these fees are \$0.12 per square foot of new construction.
- G. Pay the ~~current~~ fees for Roadside and Transportation improvements for an estimated increase of 87 new trip ends per day. Currently, these fees are,

respectively, \$200 and \$200 per trip end.

- H. Provide required off-street parking for 29 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 private maintenance agreement for the maintenance of all drainage facilities (including the detention system and the silt and grease traps) shall be recorded.
- 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. 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, and Santa Cruz County Resource Planning staff. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time.
 - B. Prior to disturbance on the property and during the pre-construction site meeting the owner/applicant shall submit information to the Environmental Planning staff identifying each location that will receive the fill and the amount of fill to be received. A grading permit shall be presented for any location that will receive greater than 100 cubic yard or where fill will be spread greater than two feet thick or on a slope greater than 20 percent gradient. If the destination is the County landfill, prior to the issuance of any building permits, the applicant shall provide staff with receipts that document the fill that was brought there.
 - C. All site improvements shown on the final approved Building Permit plans shall be installed.
 - D. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - E. The project must comply with all recommendations of the approved soils report by Raas and Associates, dated June 2002.
 - F. 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.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. **Master Occupancy Program:** Given the location of the project with respect to existing residences and vacant residentially zoned land, all change of use shall be processed at level 3 to permit a through review of possible impacts. Only the uses listed below may be processed at level 1:

Warehousing
Auto and truck repair
Food processing and packaging
Light manufacturing, assembling, compounding, processing
Packaging
Office (when incidental to an allowed use)
Retail (when incidental to an allowed use)

The following additional restrictions apply to all uses:

No outdoor storage is permitted.

Hours of operation for heavy equipment such as fork lifts, presses, etc. are limited to 8:00 a.m. to 5:30 p.m.

No use of the outside loading areas between the hours of 10:00 p.m. and 8:00 a.m.

The size of trucks servicing the property is limited to 30 tons.

Overhead doors shall remain closed when loud machinery is in use.

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 2 1081.6 of the California Public Resources Code, a monitoring and reporting program for the above 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.

A. Mitigation Measure: Pre-Construction Meeting (Condition III.A)

Monitoring Program: In order to ensure that the mitigation measures B - D (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, and Santa Cruz County Resource Planning staff. The temporary construction fencing demarcating the disturbance envelope, tree protection fencing, and silt fencing will be inspected at that time. The Project Planner and the Environmental Planning staff shall insure the meeting is held as required.

B. Mitigation Measure: Erosion Control (Conditions II.B.3)

Monitoring Program: To prevent project drainage discharges from carrying silt, grease, and other contaminants into Rodeo Gulch the owner/applicant shall install silt and grease traps according to the approved plans. The traps shall be maintained and monitored by the Department of Public Works.

C. Mitigation Measure: Riparian Area Protection (Conditions N/A—Required prior to public hearing)

Monitoring Program: In order to mitigate potential impacts to the riparian area and to Rodeo Gulch from grading and from installation of the proposed drain and energy dissipate, the applicant was required to submit revised plans that showed greater detail of how the installation would be accomplished within the public right of way near Rodeo Gulch. These plans were reviewed and approved by Environmental Planning staff, and are included in Exhibit A.

D. Mitigation Measure: Export of Material (Condition IIIB)

Monitoring Program: Prior to disturbance on the property and during the pre-construction site meeting the owner/applicant shall submit information to the Environmental Planning staff identifying each location that will receive the fill and the amount of fill to be received. A grading permit shall be presented for any location that will receive greater than 100 cubic yard or where fill will be spread greater than two feet thick or on a slope greater than 20 percent gradient. If the destination is the County landfill, prior to the issuance of any building permits, the applicant shall provide staff with receipts that document the fill that was brought there. The grading permits and receipts will be reviewed and approved by Environmental Planning staff.

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: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

John Schlagheck
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.



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: 02-0025

Streeter Group Inc., for Thompson Avenue LLC

Application **02-0025** is a proposal to construct a **17,796** square foot, two-story steel industrial building and establish a Master Occupancy Program. Three homes, a trailer, and a shed will be demolished. Parking and landscaping will be added to the site. In addition to approval of the Master Occupancy Program, the project requires a Commercial Development Permit, Design Review, Preliminary Grading Approval, Environmental Review, and a Soil Report Review. The project location is on the west side of Thompson Avenue, about 200 feet south from Brommer Street. The exact address is 1233 Thompson Avenue.

APN: 031-152-06

John Schlagheck, Staff Planner

Zone District: M-1 (Light Industrial)

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD ENDS: March 31, 2004

This project will be considered at a public hearing by the Zoning Administrator. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

Findings:

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 file with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

Required Mitigation Measures or Conditions:

☐ None
☒ Are Attached

Review Period Ends March 31, 2004

Date Approved By Environmental Coordinator April 1, 2004


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 D

NAME: Streeter Group
APPLICATION: 02-0025
A.P.N: 031-1 52-06

NEGATIVE DECLARATION MITIGATIONS

- A. In order to ensure that the mitigation measures B – D (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, and Santa Cruz County Resource Planning staff. The position of the offsite drainage improvements shall be staked in advance of the meeting. The temporary construction fencing demarcating the disturbance envelope for the offsite drainage improvements and silt fencing will be inspected at that time and the destination of exported fill shall be verified as well.
- B. To prevent project drainage discharges from carrying silt, grease, and other contaminants, the owner / applicant shall install silt and grease traps according to the approved plans and such that no runoff from paved areas bypasses the trap. The traps shall be maintained by the owner according to the following monitoring and maintenance schedule:
1. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year, at a minimum interval of once per year;
 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.
- C. In order to mitigate negative impacts to the riparian area of Rodeo Gulch caused by the installation of the offsite drainage improvements in and adjacent to the riparian woodland, prior to scheduling the public hearing the owner/applicant shall submit the following information for review and approval by Resource Planning staff:
1. A detailed plan which shows the location of the proposed pipe and outlet, topography, edge of riparian vegetation, and proposed area needed for access and construction. The design shall locate the pipe where no mature trees will be disturbed. The plan shall indicate whether the pipe will be above grade or subsurface, and shall include an inventory of vegetation that will be disturbed and a calculation of the size of the area that will be disturbed.
 2. A detailed plan for erosion and sediment control measures and practices for preventing sediment in the drainage area. The plan shall include but not be limited to: a silt fence barrier around the work area prior to the start of work on the site, clearing and grading schedule indicating no earthwork between October 15 and April 15, prohibition on straw bales, instructions for the drainage improvements to be placed using hand labor, prohibition on storage or leaving of spoils and bare area, and no introduction of exotic seeds into the corridor.

Fencing shall be installed prior to the pre-grading site meeting and shall be verified as adequate by County staff at that meeting. Fencing shall remain in place until after final inspection of the project.

3. A riparian revegetation plan for the disturbed area which includes details of the species, size and location of proposed revegetation and plan for management of non native plants. An area equivalent to three times the disturbed area shall be restored.
- D.** To mitigate potential negative impacts of the export of approximately 500 cubic yards of fill from the site, prior to disturbance on the property and during the pre-construction site meeting the owner/applicant shall submit information to Environmental Planning staff identifying each location(s) that will receive the fill and the amount of fill to be received. A grading permit shall be presented 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. If the destination is the County landfill, prior to the issuance of any building permits, the applicant shall provide Environmental Planning staff with receipts that document the fill that was brought there.

ENVIRONMENTAL REVIEW INITIAL STUDY

APPLICANT: Streeter Group Inc. APN: 031-152-06
OWNER: Thompson Avenue LLC
Application No: 02-0025 Supervisorial District: 1
Site Address: 1233 Thompson Ave.
Location: West side of Thompson Avenue, about 200 feet South from
Brommer Street

EXISTING SITE CONDITIONS

Parcel Size: 0.78 acres (33,946 square feet)
Existing Land Use: Residential
Vegetation: Grasses, Shrubs and Trees
Slope: 0-15% .78 acres, 16-30%____, 31-50%____, 51+%____ acres/sq.ft.
Nearby Watercourse: Rodeo Creek Gulch
Distance To: 1000 feet East
Rock/Soil Type: 133 – Elkhorn sandy loam, 2 to 9% slopes
177 – Watsonville loam, 2 to 15% slopes

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: None Mapped	Liquefaction: Low Potential
Water Supply Watershed: Arana/Rodeo	Fault Zone: None Mapped
Groundwater Recharge: None Mapped	Scenic Corridor: None Mapped
Timber or Mineral: None Mapped	Historic: None Mapped
Agricultural Resource: None Mapped	Archaeology: None Mapped
Biologically Sensitive Habitat: None observed	Noise Constraint: Yes, see Sec. I
Fire Hazard: None Mapped	Electric Power Lines: Yes
Floodplain: None Mapped	Solar Access: Adequate
Erosion: Moderately to Highly Erodible	Solar Orientation: Adequate
Landslide: None Mapped	Hazardous Materials: No

SERVICES

Fire Protection: Central Fire District	Drainage District: Zone 5
School District: Live Oak Elementary	Project Access: 24 easement
	Santa Cruz High School
Water Supply: City of Santa Cruz	
Sewage Disposal: Santa Cruz County Sanitation District	

PLANNING POLICIES

Zone District:	M-1 (Light Industrial)	Within USL:	Yes
General Plan:	Service Comm./Lt. Indust.	Special Designation:	None
Coastal Zone:	No		

PROJECT SUMMARY DESCRIPTION:

Application 02-0025 is a proposal to construct a 17,796 square foot, two story steel industrial building and establish a Master Occupancy Program. Prior to development, three homes, a trailer, and a shed will be demolished. Parking and landscaping will be added to the site. In addition to approval of the Master Occupancy Program, the project requires a Commercial Development Permit, Design Review, Riparian Exception, Preliminary Grading Approval, Environmental Review, and a Soil Report Review.

DETAILED PROJECT DESCRIPTION:

Application 02-0025 involves three stages of on-site development: demolition, site preparation, and construction. The demolition stage involves removing three homes, a trailer, and a shed. All structures are single story and the oldest home is estimated to have been built in 1915. To prepare the site for construction several trees will be removed and the surface soils will be stripped down at least 4' in depth. Exposed soils in the building and paving areas will be compacted as an engineered fill. Preliminary grading estimates include 470 yards of excavation and 10 yards of embankment, with the difference to be exported. Even though the site is relatively level, temporary erosion control measures will be in place and construction will be limited to the dry season. A single 34-foot high building of about 17,800 square feet will then be constructed, along with a thirty-one space parking with nine bicycle parking spaces. Additionally, the area adjacent to the building and along the site perimeter will be fenced landscaped with assorted shrubs and 24 large canopy trees. An on-site detention system will also be installed to limit water discharge rates to predevelopment levels.

Off-site improvements to the public drainage system at Brommer Street are also included in the project. These improvements, which help improve a surcharging condition in the existing system, include the construction of a by-pass from south of 30th Ave directly to the drainage channel, reducing the volume of water crossing Brommer Street to pipes that also outlet in the drainage channel. An outlet device for the new by-pass will be constructed within the drainage channel. This activity requires a Riparian Exception.

The new structure will be subdivided for lease to approved tenants per an adopted Master Occupancy Program. Uses may include commercial services, light manufacturing, some limited heavy manufacturing, warehousing, and office and retail if the use is clearly incidental to main permitted use. No outside activity will be allowed.

PROJECT SETTING:

The relatively flat, 0.78 acre parcel contains three older homes, a shed and a trailer. Vegetation currently consists of 13 trees of various sizes and types, some shrubs, and grasses. Eight of the ten trees planned for removal have diameters larger than 12 inches. The species to be removed include a redwood tree, a pine tree, and several fruit trees. Three fruit trees along the perimeter of the property will remain.

The proposed development site is located in the Live Oak district and is surrounded by parcels zoned either Light Industrial (M-1) or Residential (R-1 or RM). The residentially zoned parcels exist to the north and west while the M-1 zoned land exists to the East and South. The zoning districts for this area are depicted in Attachment 3.

The newest residential structures surrounding the parcel are single-family homes to the west and townhomes to the southwest, which were built in 1998 and 1991, respectively. Three parcels to the north and east contain non-conforming residential structures built before 1964. The non-conforming residences to the East are situated on parcels zoned for M-1 uses. Land to the South contains a mini-storage business that is consistent with the M-1 zoning. Other commercial service industries are located across Thompson Avenue to the East.

TAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

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|----|--|---|---|----------|----------|
| 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? | — | — | — | <u>X</u> |
| | B. Seismic ground shaking? | — | — | <u>X</u> | — |
| | C. Seismic-related ground failure, including liquefaction? | — | — | — | <u>X</u> |
| | D. Landslides? | — | — | — | <u>X</u> |

All of Santa Cruz County is subject to some hazard from earthquakes. Steven Raas and Associates completed a Geotechnical Investigation for the proposed project in June of 2001 (*Attachment 6*). The report concluded that the potential for ground surface fault rupture and liquefaction is *low* and that structures built in accordance with the latest edition of *the* Uniform Building Code for Seismic Zone 4 have an increased *potential* of experiencing only minor damage which should be repairable. *In* addition, because the site is essentially flat, there *is* no potential *for* landsliding.

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|----|---|---|---|---|----------|
| 2. | Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, subsidence, liquefaction, or structural collapse? | — | — | — | <u>X</u> |
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See A.2 above..

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|----|--|---|----------|---|----------|
| 3. | Develop land with a slope exceeding 30%? | — | — | — | <u>X</u> |
| 4. | Result in soil erosion or the substantial loss of topsoil? | — | <u>X</u> | — | — |

Significant or Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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The Geotechnical Investigation of the property, attachment 6, classifies the surface soils as moderately to highly erodible. Some potential does exist for the loss of topsoil during the construction phase of the project, but this potential is greatly reduced because most of the site is relatively level and standard erosion controls are a required condition of the project. The finished pervious surface will be planted with ground cover and continually maintained to minimize surface erosion.

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

According to laboratory testing performed by Steven Raas and Associates, the near surface soils possess low expansive properties (Attachment 6).

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 will be served by sanitary sewers maintained by the County Sanitation District, and will not include a septic and leachfield system.

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

2. *Place development within the floodway resulting in impedance or redirection of flood flows?*

— — — X

3. *Be inundated by a seiche or tsunami?*

— — — X

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 _____

The site is not located in a groundwater recharge area identified by the County and will not rely on private well water.

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

_____ X _____

The project will contribute urban pollutants due to 54% of the lot area being covered by parking and drive space. Silt and grease traps will be required to reduce the impact to a less than significant level.

Site clearing, grading, and excavation for the project will be completed under a detailed sediment and erosion control plan that is approved by the Planning Department prior to the issuance of the permit.

6. Degrade septic system functioning?

_____ X _____

No septic systems are proposed as part of the project and there are no other septic systems in the site vicinity that could be affected by the project.

7. Alter the existing drainage pattern of the site or area, including the 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 _____

Currently, the site is not connected to the public storm drain system and only 14% of the lot is covered by impervious surfaces. The proposed project will increase the impervious area to 83% and will direct runoff to a detention system and then to the public storm drain system within the Thompson Ave and Brommer Street right of way, Water from the site will discharge into the Rodeo Creek Gulch west of 30th Ave.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	no Impact
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Off-site improvements to the public drainage system at Brommer Street will also alter the existing drainage pattern. These improvements, which help improve a surcharging condition in the existing system, include the construction of a by-pass from south of 30th Ave directly to the drainage channel, reducing the volume of water crossing Brommer Street to pipes that also outlet in the drainage channel.

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

The project will increase the amount of impervious surface from 4800 square feet to 27,590 square feet, with the majority of the site runoff to be directed into the public drainage system within the Thompson Ave and Brommer Street right of ways. An on-site detention system is required to restrict the discharge rate to that of pre-development levels.

According to calculations performed by Ifland Engineers, Inc. in the Preliminary Drainage Study (Attachment 8), much of the Brommer Street storm drain system currently cannot handle a 25-year storm. Off-site improvements to the undersized Thompson Avenue/Brommer Street storm drain will therefore be a required mitigation for the project. These improvements are a requirement of the Department of Public Works Drainage Section and include the construction of a by-pass from south of 30th Ave directly to the drainage channel, reducing the volume of water crossing Brommer Street to pipes that also outlet in the drainage channel.

Additionally, the applicant will pay a drainage fee of \$0.85 per square foot of new impervious surface. This fee will be approximately \$19,370, based on the proposed increase in impervious area.

The project will increase urban pollutants due to 54% of the lot area being covered by parking and drive space. Silt and grease traps will be required to reduce the impact to a less than significant level. Water from the site will eventually discharge into the Rodeo Creek Gulch west of 30th Avenue.

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

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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See 6.8 above. The project will not contribute to flood levels as detention with an allowable release rate equal to the 5-year, 15-minute (time of concentration) has been required by the Department of Public Works. Storage volume is to accommodate a 10-year post-development storm event at the duration corresponding to a peak in storage volume. Impacts on the Rodeo Creek Gulch downstream will therefore be less than significant.

Additionally, Off-site improvements to the undersized Thompson Avenue/Brommer Street storm drain are required to address a pre-existing surcharging problem. These improvements are a requirement of the Department of Public Works Drainage Section and include the construction of a by-pass from south of 30th Ave directly to the drainage channel, reducing the volume of water crossing Brommer Street to pipes that also outlet in the drainage channel. This improvement, though not completely resolving the pre-existing potential for flooding, does eliminate surcharging up to Thompson Avenue for a 10-year storm and nearly as for a 25-year storm.

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| 10. Otherwise substantially degrade water supply or quality? | — | — | — | <u>X</u> |
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C. Biological Resources

Does the project have the potential to:

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|--|---|---|---|----------|
| 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, or U.S. Fish and Wildlife Service? | — | — | — | <u>X</u> |
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There is a large area on the California Natural Diversity Database (CNDDDB) map indicating the possible location of the endangered Santa Cruz Tarplant (*Holocarpha macradenia*). However, based on a site visit and the disturbed nature of the surface, no special-status plants or wildlife species appear to exist on site. The parcel has several existing structures and most of the surrounding land has been developed.

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| 2. Have an adverse effect on a sensitive biotic community (riparian corridor, wetland, native grassland, special forests, intertidal zone, etc.)? | — | — | — | <u>X</u> |
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Significant impact	Mitigation Incorporation	Significant Impact	No Impact
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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

The new drainage outlet for the proposed off-site by-pass will be constructed in an area that is mapped riparian woodland. As confirmed by a site visit, this riparian area is in relatively good condition despite the presence of some invasive plants dominating the under story. The impact of this construction will be less than significant if construction occurs during the dry season with appropriate erosion control measures, and revegetation is carried out with appropriate riparian species. In addition, the project will be subject to all requirements of the Riparian Exception.

4. *Produce night time lighting that will illuminate animal habitats?* X
5. *Make a significant contribution to the reduction of the number of species of plants or animals?* X

There are thirteen trees existing on the site. Ten of the trees have been identified for removal and three will be incorporated into the design of the development. The three existing trees will remain along the west property line on the border adjacent to the existing residential units.

Twenty-five large canopy trees planted from 15-gallon and 24-inch box containers will replace the removed trees. Planned tree species include Myoporum laetum and Ceratonia silqua. The new trees will be planted primarily along the west and north property lines, which are adjacent to residentially zoned property.

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 diameter or greater)?* X

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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Ten of the thirteen trees on site have been identified for removal and three will be incorporated into the design of the development. The trees to be removed consist of one fir, one redwood, two pines, a deciduous tree and a variety of fruit trees. All trees are greater than 6" DBH, except one 4" walnut.

Twenty-five large canopy trees planted from 15-gallon and 24-inch box containers will replace the removed trees. Planned tree species include Myoporum laetum, Laurus Saratoga, and Ceratonia silqua. The new trees will be planted primarily along the west and north property lines, which are adjacent to residentially zoned property.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?

There are no conservation plans or biotic conservation easements in effect or planned in the project vicinity.

D. Energy and Natural Resources

Does the project have the potential to:

1. Affect or be affected by land designated as "Timber Resources" by the General Plan?
2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?
3. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?

_____ X

_____ X

_____ X _____

The site is developed with three houses and one small shed. A trailer also exists on the property. The residential uses are non-conforming under the current zoning and General Plan designations. While the proposed light industrial uses of the new building will change the amount of energy used on the site, the proposed building and uses are consistent with the zoning and General Plan designations for the property. The changes in resource use are anticipated to be less than significant.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

—	—	—	<u>X</u>
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The project does not entail the extraction or substantial consumption of minerals, energy resources, or other natural resources.

E. Visual Resources and Aesthetics

Does the project have the potential to:

1. Have an adverse effect on a scenic resource, including visual obstruction of that resource?

—	—	—	<u>X</u>
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The parcel is not within a scenic corridor nor will the building obstruct any designated scenic resource.

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?

—	—	—	<u>X</u>
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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?

—	—	<u>X</u>	—
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The building will be visible from nearby single-family homes to the west and north side of the subject property. To mitigate visual impacts, the roofs of the two elevations facing residential property have been sloped back and accented with exaggerated dormers in a residential style, air intakes resembling chimneys, and windows and siding also reminiscent of typical residential design.

A solid 8-foot split face CMU wall with steel tubing trellis painted "evergreen" to match the roof of the structure is proposed along the west and north property lines. This Wall will provide additional visual separation between the building and the residentially zoned property on the west and north.

EXHIBIT D

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO impact
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Twenty-five large canopy trees planted from 15-gallon and 24-inch box containers are planned for the site. The new trees will be planted primarily along the west and north property lines, which are adjacent to residentially zoned property. The three existing trees on the west property line have been incorporated into the design of the project.

4. Create a new source of light or glare which would adversely affect day or nighttime views in the area? X

Site lighting will be mounted on the building at a maximum height of 15' and shall be shielded to minimize the impact on the neighboring residential property,

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

The existing structures are not listed in the local historical inventory.

2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5? X

According to County resource maps (Santa Cruz Archaeological Society Inventory, 1992), the project site does not lie within an area of archeological sensitivity, Nevertheless, there is always the potential for previously undiscovered prehistoric resources to be buried on the site.

3. Disturb any human remains, including those interred outside of formal cemeteries? X

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant impact	NO impact
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It is highly unlikely that human remains are present on the site. However, pursuant to Sections 16.40.040 and 16.42.100 of the Santa Cruz County Code, if at any time during this project, any evidence of a historic archeological 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.

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| 4. Directly or indirectly destroy a unique paleontological resource or site? | — | — | — | <u>X</u> |
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G. Hazards and Hazardous Materials

Does the project have the potential 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? | — | — | — | <u>X</u> |
| 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? | — | — | — | <u>X</u> |

A review of federal and state environmental databases did not reveal the existence of any existing contamination near the site.

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|---|---|---|---|----------|
| 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? | — | — | — | <u>X</u> |
| 4. Expose people to electro-magnetic fields associated with electrical transmission lines? | — | — | — | <u>X</u> |

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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| 5. | Create a potential fire hazard? | — | — | — | <u>X</u> |
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The proposed development will comply with all requirements of the Central Fire District as specified in their review letter dated October 2002 (Attachment 11). A fire hydrant with the required capacity will be installed on the property.

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| 6. | Release bioengineered organisms or chemicals into the air outside of project buildings? | — | — | — | <u>X</u> |
|----|---|---|---|---|----------|

H. Transportation/Traffic

Does the project have the potential to:

- | | | | | | |
|----|---|---|---|----------|---|
| 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)? | — | — | <u>X</u> | — |
|----|---|---|---|----------|---|

The Department of Public Works estimated that a 17,796 ft² facility would generate 89 new trips a day based on an estimate of 5 trips per 1,000 square feet of light industrial tenants. This number of trips will not cause any intersection to drop in Level of Service. In order to mitigate the contribution to cumulative traffic increases, Roadside and Transportation Improvement Fees shall be paid. Both fees are \$200 per new trip, for a total fee of \$35,600.

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|----|--|---|---|---|----------|
| 2. | Cause an increase in parking demand which cannot be accommodated by existing parking facilities? | — | — | — | <u>X</u> |
|----|--|---|---|---|----------|

All parking demand created by the project is accommodated by the on-site parking plan. In the event a future use is proposed which exceeds parking requirements as anticipated in the Master Occupancy Plan (see Attachment 12), a level 3 discretionary approval shall be required to identify and address the potential lack of parking.

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| 3. | Increase hazards to motorists, bicyclists, or pedestrians? | — | — | <u>X</u> | — |
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Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO impact
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Due to the 24' width limitation of the access easement, sidewalks and bike lanes will not be provided. However, this area is not anticipated to be subject to a high volume of pedestrian or bicycle traffic. Accessible parking and bicycle parking will be provided next to the building.

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?*

See H.1 above.

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** —

Per County policy, average hourly noise levels shall not exceed the General Plan noise threshold of 50 L_{eq} during the day or 45 L_{eq} during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at nighttime. Based on noise studies submitted to the County for similar projects (See Attachment 13), mitigations are required to insure the project will not exceed noise standards. The applicant has incorporated the typical mitigations into the project. The plans now show that all outdoor loading spaces, all overhead roll-up doors, and the trash/recycling area are located on the east and south sides of the building adjacent to commercial uses rather than adjacent to residential uses or residentially zoned property. In addition, the required 6-foot masonry sound wall has been increased in height to 8 feet.

The applicant has also agreed to operational conditions that stipulate no use of the loading areas between 10:00 PM and 8:00 AM, no use of forklifts outside of the structure, a limit of on trucks servicing the site to 5 tons, that overhead doors must remain closed when loud machinery is in use, and that operational hours for loud machinery shall be limited to 7:00 am to 5:30 PM.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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2. Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?

— — X —

See I.1 above

3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

— — X —

Noise generated during construction of the proposed building will temporarily increase the ambient noise levels for adjoining areas. Construction will be limited in duration, however, and a condition of approval will be included to limit all construction to take place between 8:00 a.m. and 5:30 p.m. weekdays, to reduce the noise impact on nearby residential development.

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 —

Construction of the proposed project may result in a short-term, localized decrease in air quality due to dust generated during site preparation and construction. The project will be conditioned to incorporate standard anti-dust construction measures that will help ensure the impact is less than significant

The proposed Master Plan excludes any uses that would emit air pollution.

2. Conflict with or obstruct implementation of an adopted air quality plan?

— — X —

The project will not increase any air pollutant other than residual dust during construction operations. See J.1.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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| 3. Expose sensitive receptors to substantial pollutant concentrations? | — | — | <u>X</u> | — |
|--|---|---|----------|---|

See J. 1 and J.2 above.

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|---|---|---|----------|---|
| 4. Create objectionable odors affecting a substantial number of people? | — | — | <u>X</u> | — |
|---|---|---|----------|---|

According to the proposed Master Plan, no use shall be permitted which creates odor beyond the boundaries of the site that is detectable by the human senses without the aid of instruments. However, certain uses are listed which could generate some odors.

Some examples from the Master Plan include the manufacturing of cosmetics, signs, sheet metal products, leather, paper, rubber, candles, fabrics, and food products. In addition, metal stamping and extrusion, metal casting, welding shops, and woodworking shops are also listed as potential uses of the property.

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 of the public services:

- | | | | | |
|---------------------|---|---|----------|---|
| 1. Fire protection? | — | — | <u>X</u> | — |
|---------------------|---|---|----------|---|

A new fire hydrant will be installed on the property, according to the requirements of the Central Fire District (see Attachment 11).

- | | | | | |
|---|---|---|----------|----------|
| 2. Police protection? | — | — | — | <u>X</u> |
| 3. Schools? | — | — | — | <u>X</u> |
| 4. Parks or other recreational facilities? | — | — | — | <u>X</u> |
| 5. Other public facilities; including the maintenance of roads? | — | — | <u>X</u> | — |

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	no Impact
---	---	------------------------------------	--------------

The Department of Public Works estimated that a 17,796ft² facility would generate 89 new trips a day based on an estimate of 5trips/ksf. Because the project lies within the Live Oak Planning Area, it is subject to Roadside and Transportation Improvement Fees. Both fees are calculated at \$200 per new trip, for a total fee of \$35,600.

See H-1.

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

Off-site improvements to the undersized Thompson Avenue/Brommer Street storm drain will be a required mitigation for the project. These improvements are a requirement of the Department of Public Works Drainage Section. The Drainage Section has not yet recommended the final specifications of the improvements, as several alternatives are under consideration.

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

See Attachment 10, in which the Santa Cruz County Sanitation District states sewer service is available for the proposed development. The project will not necessitate expansion of wastewater treatment facilities.

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

Significant or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
---	---	------------------------------------	--------------

The development shall comply with the Central Fire District Access Requirements specified in Attachment 11.

7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse? X

Regional landfills in the area have sufficient capacity to serve the project for the foreseeable future, although the additional solid waste generated by the project will reduce the remaining life of the existing landfills incrementally. Waste generated on-site, including all export material from excavation, will be disposed of in the Buena Vista landfill.

8. Result in a breach of federal, state, and local statutes and regulations 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? | <u> </u> | <u> </u> | <u> </u> | <u> X </u> |
| 2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <u> </u> | <u> </u> | <u> </u> | <u> X </u> |
| 3. Physically divide an established community? | <u> </u> | <u> </u> | <u> </u> | <u> X </u> |
| 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)? | <u> </u> | <u> </u> | <u> </u> | <u> X </u> |

The proposed project is designed at the density and intensity of development indicated by the General Plan and Zoning designations of the parcel.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
---	---	------------------------------------	--------------

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?

— — X —

Three homes *existing* on the site will *be* demolished. This number will *not* necessitate the construction of replacement housing.

M. Non-Local Approvals

Does the project require approval of federal, state, or regional agencies?

Yes X No —

Which agencies?

Possible Dept. of Fish +
Game Stream alteration
agreement

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, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a

Significant
Or
Potentially
Significant
Impact

Less Than
Significant
With
Mitigation
Incorporation

Less Than
Significant
Impact

No
Impact

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

TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
APAC REVIEW	_____	_____	
ARCHAEOLOGIC REVIEW	_____	_____	
BIOTIC ASSESSMENT	_____	_____	
GEOLOGIC HAZARDASSESSMENT	_____	_____	
GEOLOGIC REPORT	_____	_____	
RIPARIAN PRE-SITE	_____	_____	
SEPTIC LOT CHECK	_____	_____	
SOILS REPORT	<u> X </u>	<u> 6/01 </u>	
OTHER:			
<u>Preliminary Drainage Study</u>	_____	<u> 8/02 </u>	
_____	_____	_____	
_____	_____	_____	
_____	_____	_____	
_____	_____	_____	

*Attach summary and recommendation from completed reviews

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

“Noise Assessment for Live Oak Business Park (LOBP)”, Edward Peck and Associates, December 15, 1999

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.
- ☒ 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.

2-25-04
Date

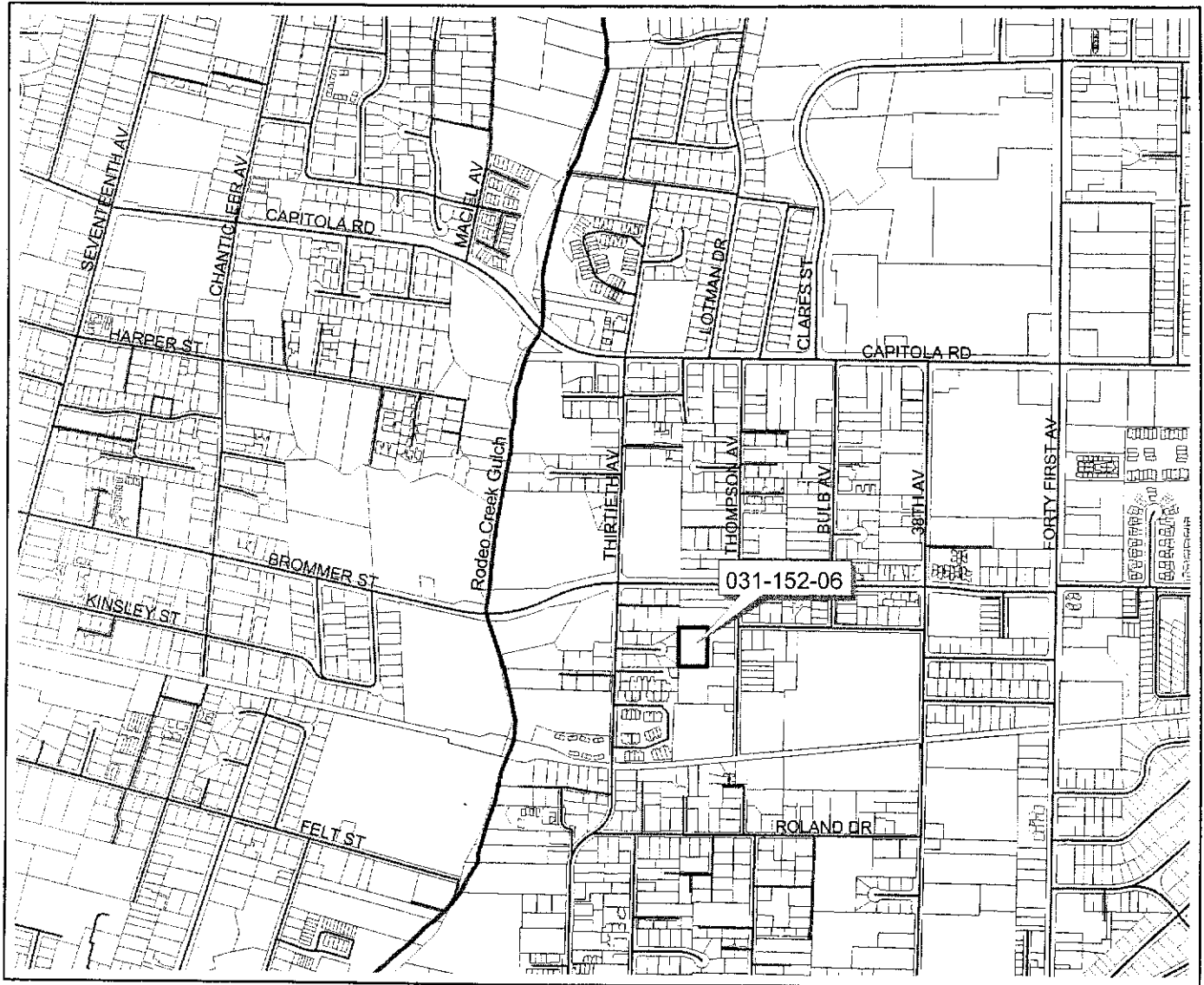
1
Signature
For: Ken Hart
Environmental Coordinator

Attachments:

1. Location Map
2. APN Map
3. Map of Zoning Districts
4. Map of General Plan Designation
- 5. Project Plans, 8 pages, dated December 22, 2002
6. Geotechnical Investigation by Steven Raas & Associates, dated June 2001 (full report on file)
7. County Review of Soils Report, letter dated February, 2002
8. Preliminary Drainage Study by Ifland Engineers, December 2003 (full report on file)
9. City of Santa Cruz Water Service letter, dated August 14, 2003
10. County Sanitation Department Service letter, dated February 22, 2003
11. Central Fire Protection District letter, dated October 1, 2002
12. Master Occupancy Plan, dated July, 2002
13. Noise Study for Live Oak Business Park, dated December 15, 1999
14. Letter from Ifland Engineers, dated January 9, 2004
15. Letter from Streeter Group, dated December 22, 2003
16. *Comments Recd from Caltrans during review period*

EXHIBIT D

Location Map



0.25 0 0.25 0.5 Miles

Environmental Review Initial Study
ATTACHMENT 1
APPLICATION 02-005

Map created by Santa Cruz County:
Planning Department:
August 2003

N
A

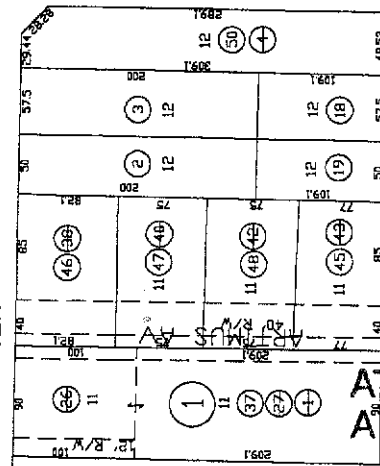
EXHIBIT D

FOR TAX PURPOSES ONLY
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

MARGIES

(11)

THOMPSON



Environmental Review Initial Study

ATTACHMENT 2
APPLICATION 02-0025

42

PUR. RANCHO ARROYO DEL RUDELL
S. 1/2 SEC. 16, T.11S., R.1W., M.D.B. & M.

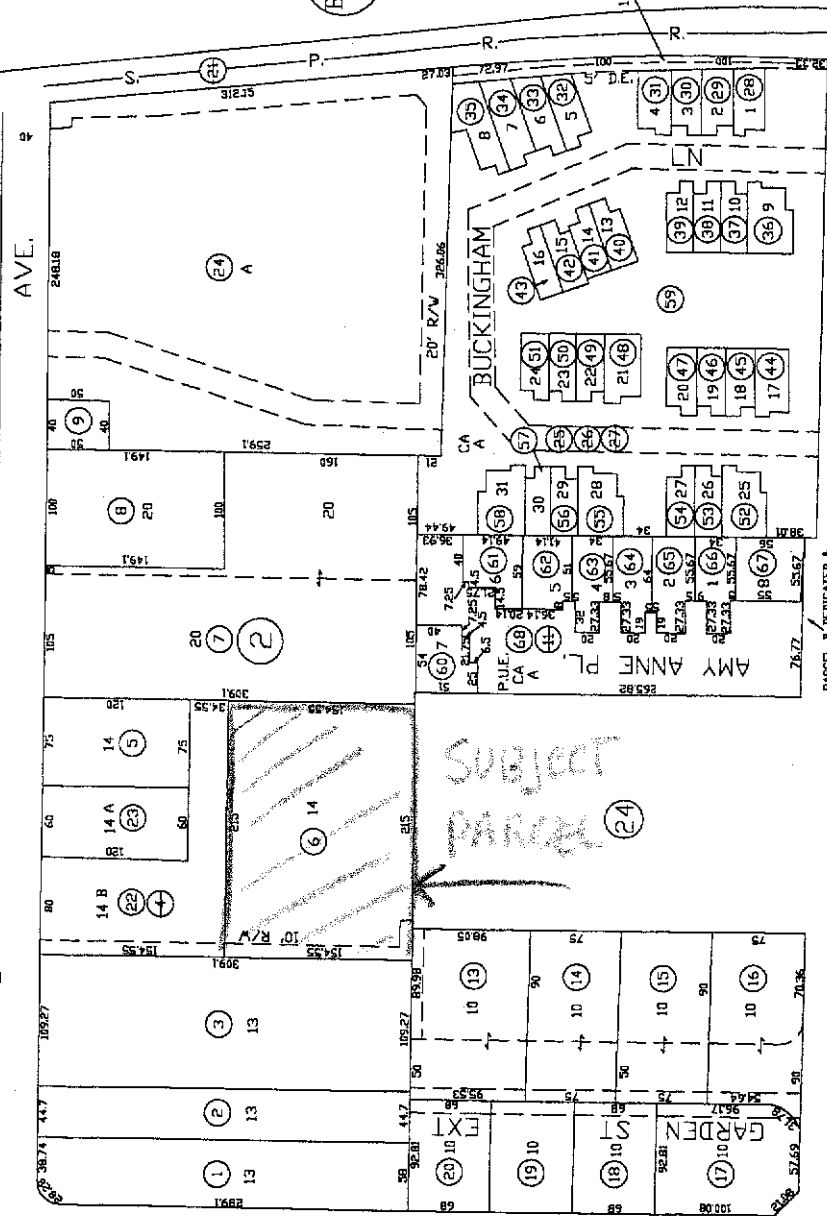
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10/3/72

(16)



THIRTIETH

ROSEWOOD ESTATES TR # 1253
BIMB39
1/26/90

79RS31
11/15/88

(14)

WILSON BROS. SUB. NO. 4
12/15/89

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

SANDY LN

BUCKINGHAM TERR. TR. 1014
74MB7 10/31/84

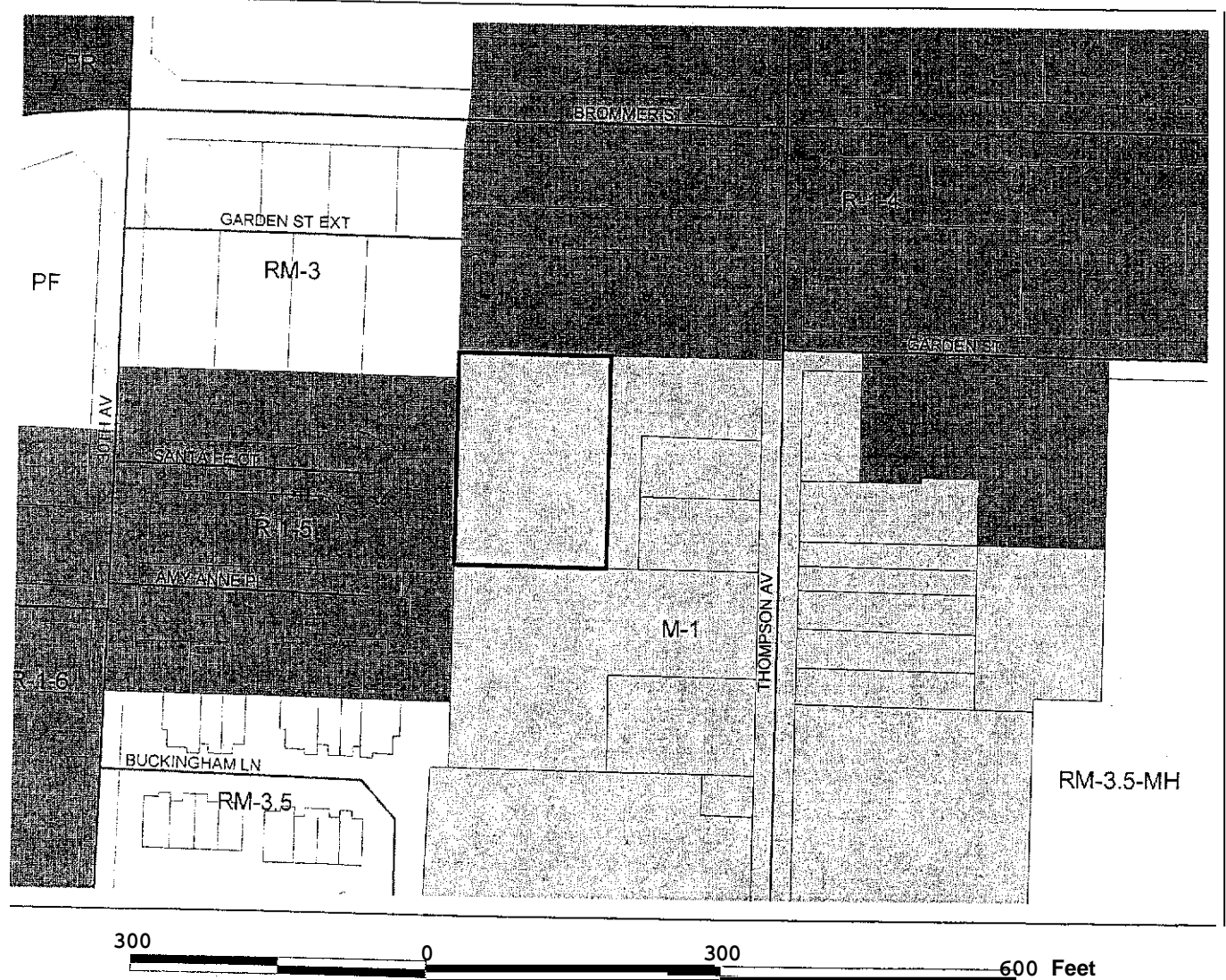
34PM57
1/23/80

(19)

Assessor's Map No. 31-15
County of Santa Cruz, Calif
Oct. 1998

EXHIBIT D

Zoning Map



Legend

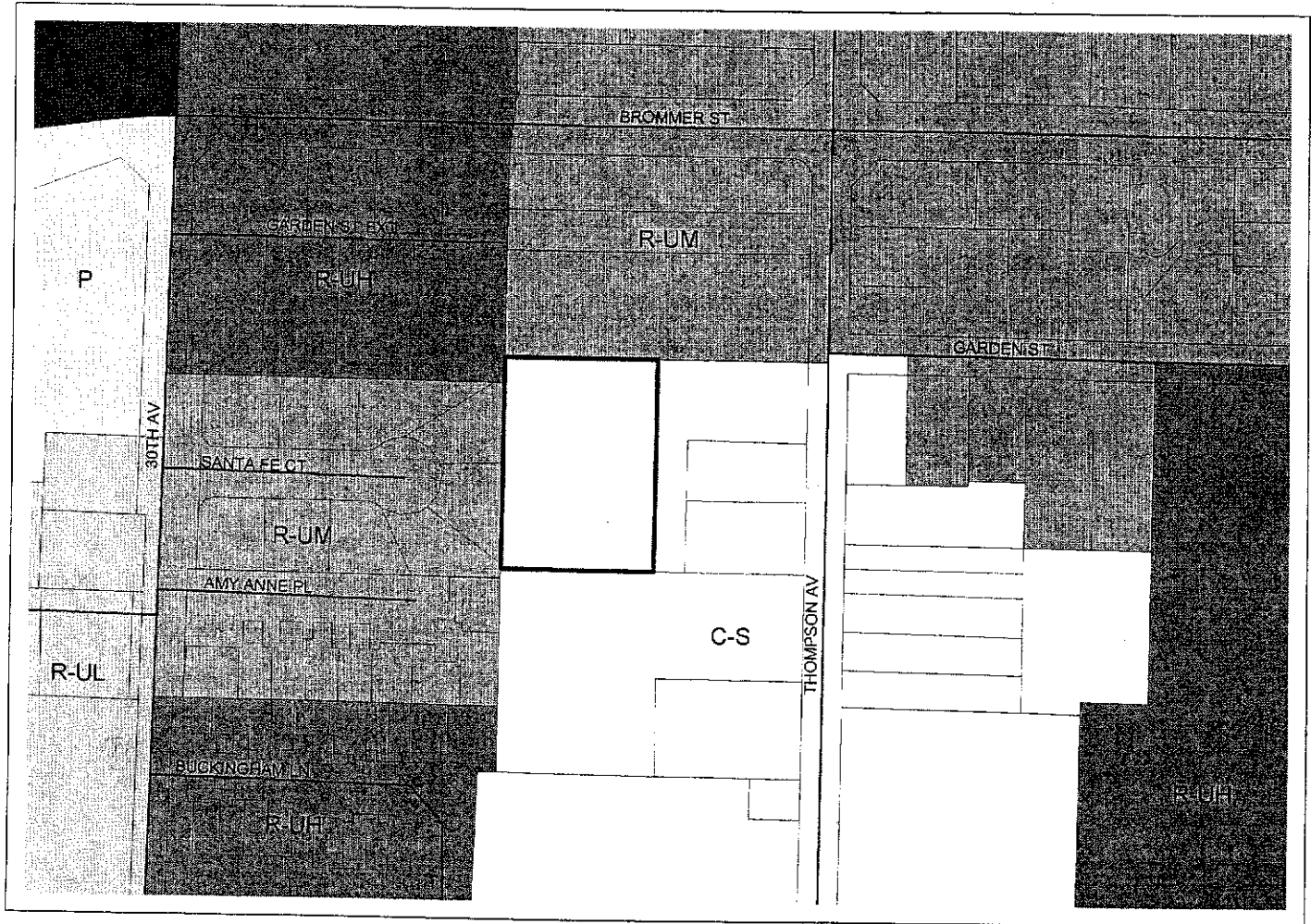
	APN 031-152-06
	Parcel boundaries
	Streets
	PR
	PF
	M-1
	R-1-X
	RM

NE
ATTACHMENT 3
APPLICATION 02-0025

Map created by Santa Cruz County
Planning Department:
August 2003

EXHIBIT D

General Plan Map



300 0 300 600 Feet

Legend

- APN 031-152-06
- Parcel boundaries
- Streets
- Parks and Recreation
- Residential- Urban High Density
- Residential- Urban Medium Density
- Residential- Urban Low Density
- Public Facilities
- Service Commercial

Environmental Review Initial Study

ATTACHMENT 4
APPLICATION 02-0025



Map created by Santa Cruz County
Planning Department
August 2003

EXHIBIT D

Design Review Documents
APN 031-152-06

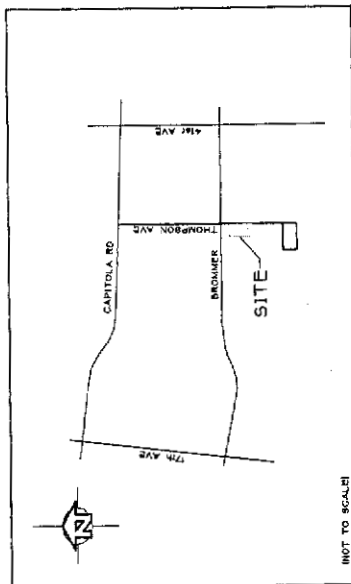
Thompson Avenue LLC

1233 Thompson Ave, Santa Cruz, California

Index of Sheets

SHEET NO.	DESCRIPTION
C01	VICINITY MAP, EXISTING TOPOGRAPHY
C02	GRADING AND DRAINAGE PLAN
C03	WATER DISTRIBUTION
C04	NEIGHBORHOOD PLAN
C05	OFF SITE STORM DRAINAGE
C06	EROSION CONTROL PLAN
A1	SITE PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	EXTERIOR ELEVATIONS
A5	BUILDING SECTIONS
L1	PLANTING PLAN
L2	IRRIGATION PLAN

Vicinity Map



Project Data

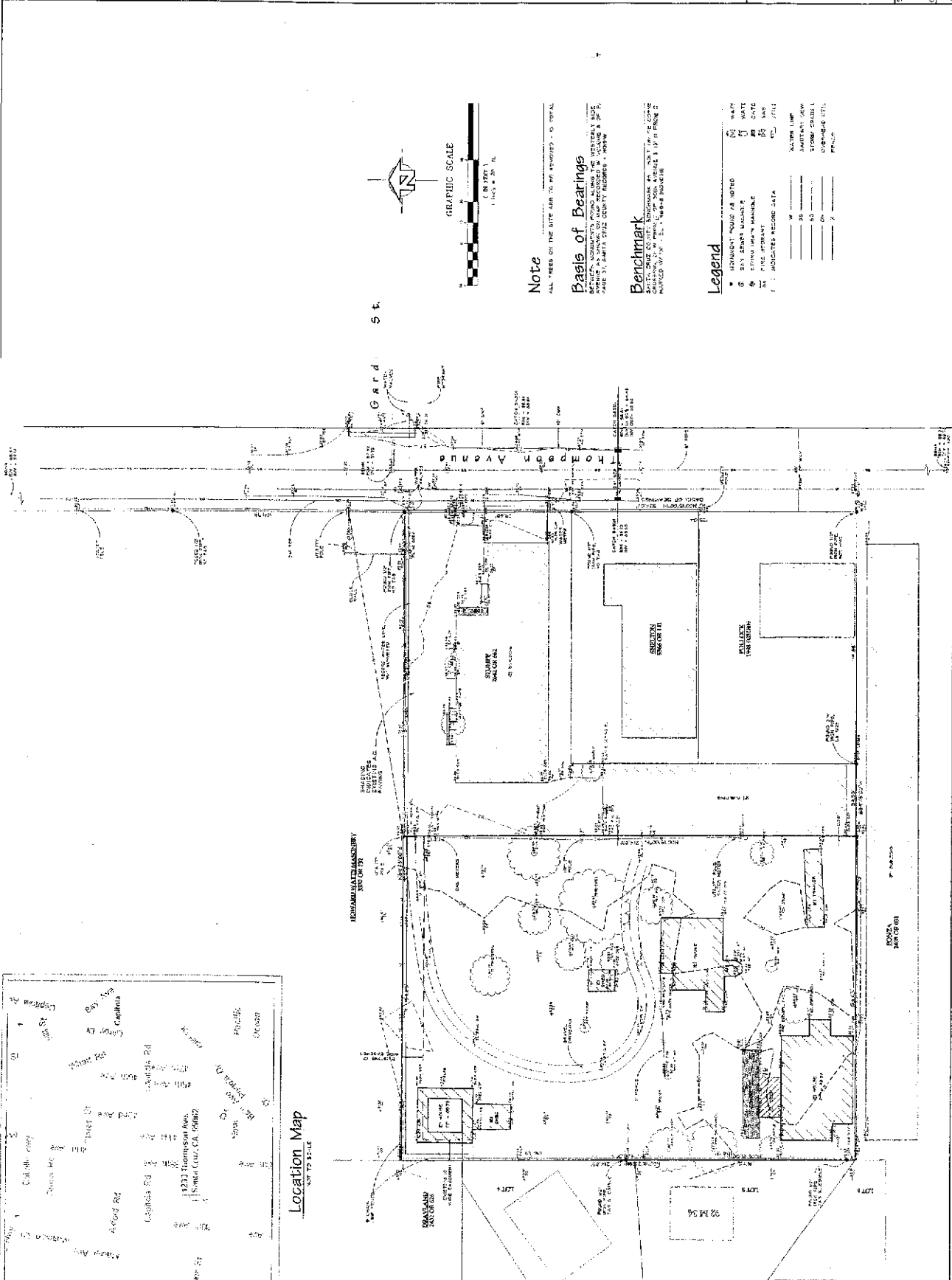
OCCUPANCY: F-1 Factory - Industrial
CONSTRUCTION: Two Story
PROPOSED BUILDING: 8208 sf
FIRST FLOOR AREA: 8182 sf
SECOND FLOOR AREA: 17450 sf
TOTAL AREA: 12000 sf
BASIC ALLOWABLE AREA: 24000 sf
AREA INCREASE: 17450/2000 = 8.725
PARKING REQUIREMENTS: 17450/2000 = 8.725
PARKING SPACES PROVIDED: 90
BICYCLES: 17450/2000 = 8.725
BICYCLE PARKING PROVIDED: 9
LOT AREA: 35,242.29 sf
X SITE COVERAGE: 28%
BUILDING FOOTPRINT: 84%
PARKING AND DRIVE: 17%
LANDSCAPING: M1
ZONING: M1
OWNER: THOMPSON AVENUE LLC
1233 THOMPSON AVE
CAPITOLA, CA 95010
831-486-7027

Consultants

ARCHITECT: STREETER GROUP INC.
831-477-1781
CIVIL ENGINEER: IFLAND ENGINEERS INC.
831-426-5313
SURVEY: GARY IFLAND AND ASSOCIATES, INC.
831-426-7841
GEOTECHNICAL ENGINEER: STEVEN RAAS AND ASSOCIATES, INC.
831-722-8446
LANDSCAPE ARCHITECT: GREGORY LEWIS LANDSCAPE ARCHITECT
831-426-4747

Environmental Review Initial Study
ATTACHMENT 1
APPLICATION 02-0025

EXHIBIT D



Note

Basis of Bearings

Benchmark
SANTA CRUZ COUNTY BENCHMARK 45 NOT ON THE CORNER
CROSSING, 24 W. FRONT, 127 20TH AVENUE & 1317 FROM S
MARKED WITH A BENCHMARK

Legend

■	INVESTMENT REQUIRED FOR NOTED	WATER LINE
5.	DAY DRYER MACHINE	BAUTMAN, NEW
6.	STYING IRON MACHINE	50
7.	IRONING BOARD	50
8.	FINISH SPRAY	50
9.	WAX	50
10.	HAIR CUTTER	50
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100.	HAIR CUTTER	50

Location Map

Environmental Review Initial Study
ATTACHMENT 5, 2 of 8
APPLICATION 02-005
EXHIBIT D

General Notes

1. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT RECORDS AVAILABLE TO THE ENGINEER. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS BEEN ADVISED BY THE CITY ENGINEER THAT THE RECORDS ARE CORRECT.
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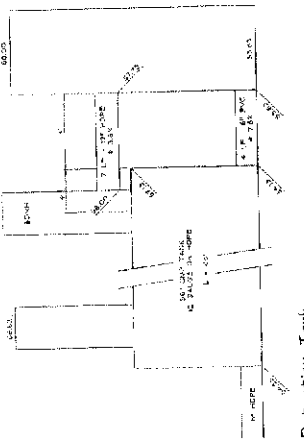
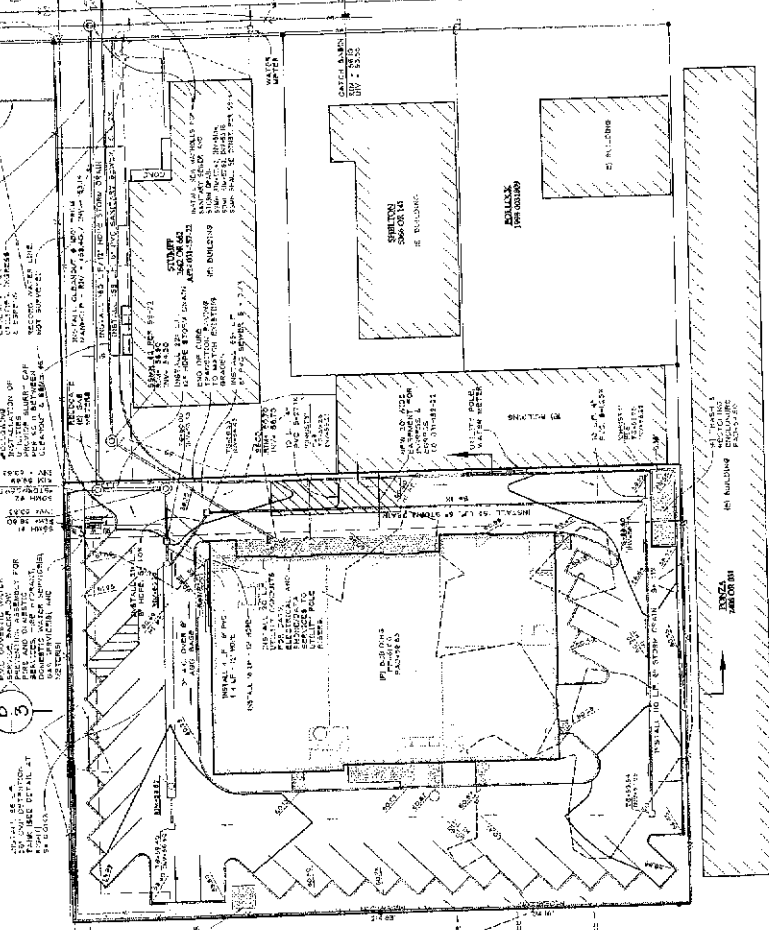
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GRAPHIC SCALE
1" = 10' 0"



HOWARD STREET
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EXISTING 10' 0" WIDE
EXISTING 10' 0" WIDE
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EXISTING 10' 0" WIDE



Detention Tank

References:

- 1. CALIFORNIA DEPARTMENT OF WATER RESOURCES, DIVISION OF STORM DRAINAGE, "STORM DRAINAGE DESIGN MANUAL", 1972.
- 2. CALIFORNIA DEPARTMENT OF WATER RESOURCES, DIVISION OF STORM DRAINAGE, "STORM DRAINAGE DESIGN MANUAL", 1972.
- 3. CALIFORNIA DEPARTMENT OF WATER RESOURCES, DIVISION OF STORM DRAINAGE, "STORM DRAINAGE DESIGN MANUAL", 1972.
- 4. CALIFORNIA DEPARTMENT OF WATER RESOURCES, DIVISION OF STORM DRAINAGE, "STORM DRAINAGE DESIGN MANUAL", 1972.
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- 9. CALIFORNIA DEPARTMENT OF WATER RESOURCES, DIVISION OF STORM DRAINAGE, "STORM DRAINAGE DESIGN MANUAL", 1972.
- 10. CALIFORNIA DEPARTMENT OF WATER RESOURCES, DIVISION OF STORM DRAINAGE, "STORM DRAINAGE DESIGN MANUAL", 1972.

Storm Drainage Calculations

AREA = 0.75 ACRES
PEAK FLOW = 1.5 CFS
PEAK FLOW = 1.5 CFS
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Pre-Development Run-off

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Post-Development Run-off

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Grading Intent:

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Preliminary Earthwork Quantities

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Legend

- 1. WATER MAIN
- 2. SANITARY MAIN
- 3. GAS MAIN
- 4. STORM DRAIN
- 5. STREET LIGHT
- 6. STREET LIGHT
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- 10. STREET LIGHT

Benchmark

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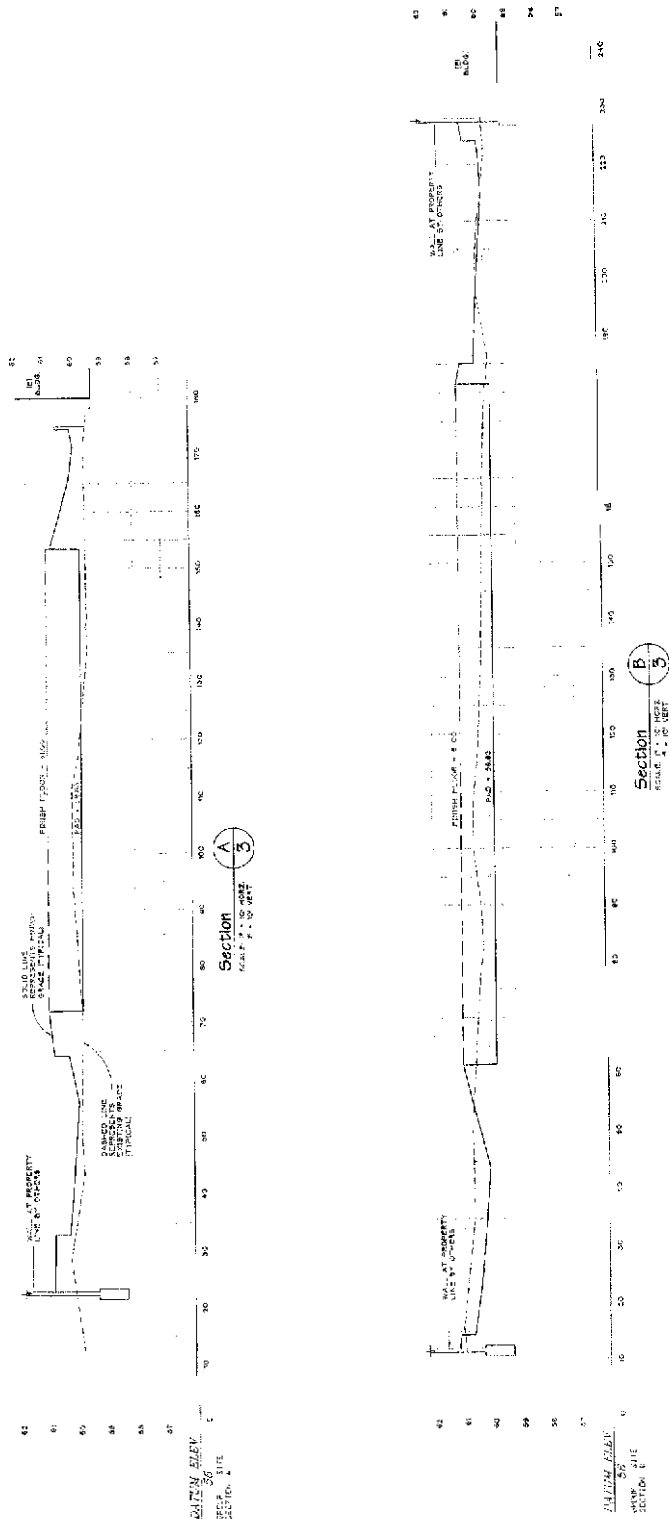
Basis of Bearings

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Thompson Avenue LLC
1233 Thompson Ave, Santa Cruz, California

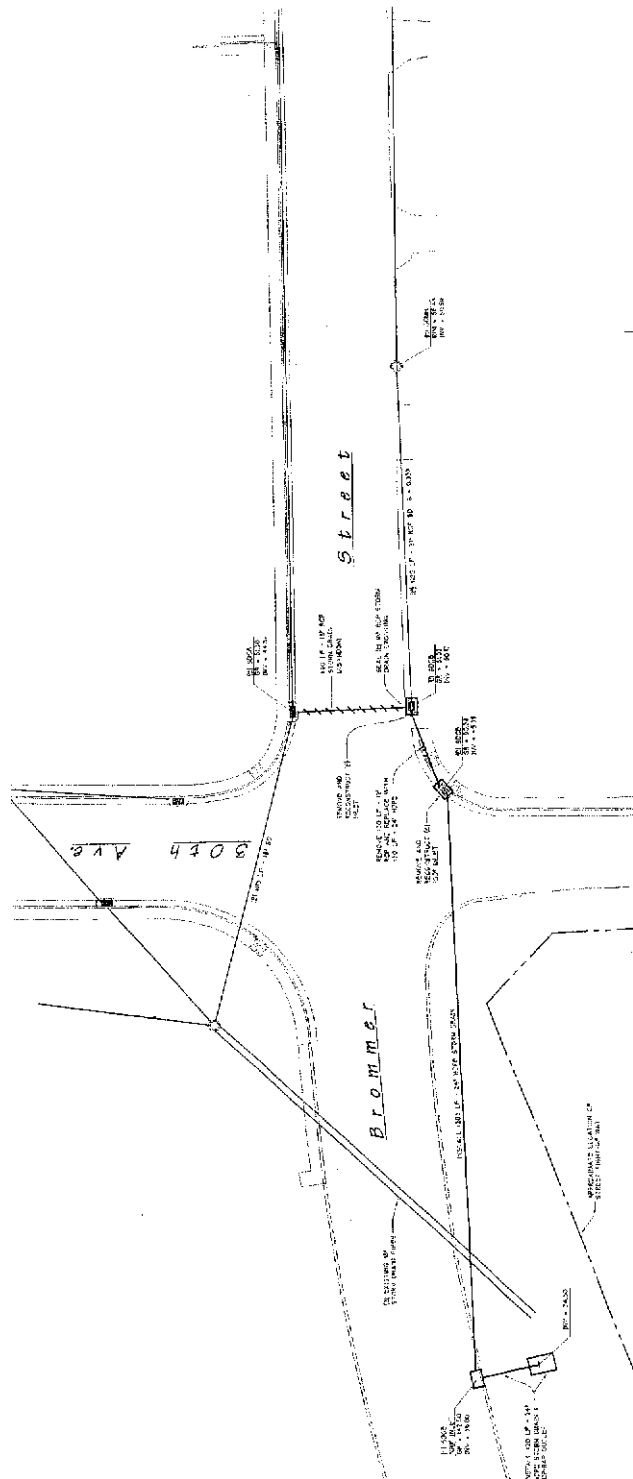
DATE	02-01-2025
PROJECT	Thompson Avenue LLC
CLIENT	Thompson Avenue LLC
DESIGNER	Thompson Avenue LLC
SCALE	1" = 10' 0"
BY	Thompson Avenue LLC
CHECKED	Thompson Avenue LLC
APPROVED	Thompson Avenue LLC

SHEET 9 OF 10 003	
DATE: 07/08/04 DESIGNED BY: DUC-CA DRAWN BY:	SCALE: 1" = 20' HORIZ. 1" = 10' VERT.
PROJECT: 1233 Thompson Avenue, Santa Cruz, California PRELIMINARY CROSS-SECTIONS FOR THOMPSON AVENUE LLC	
CIVIL ENGINEERING & LAND PLANNING CONSTRUCTION MANAGEMENT WWW.THOMPSONAVENUE.COM TEL: (831) 428-1793 FAX: (831) 428-1793 1100 WATER STREET SANTA CRUZ, CA 95060	



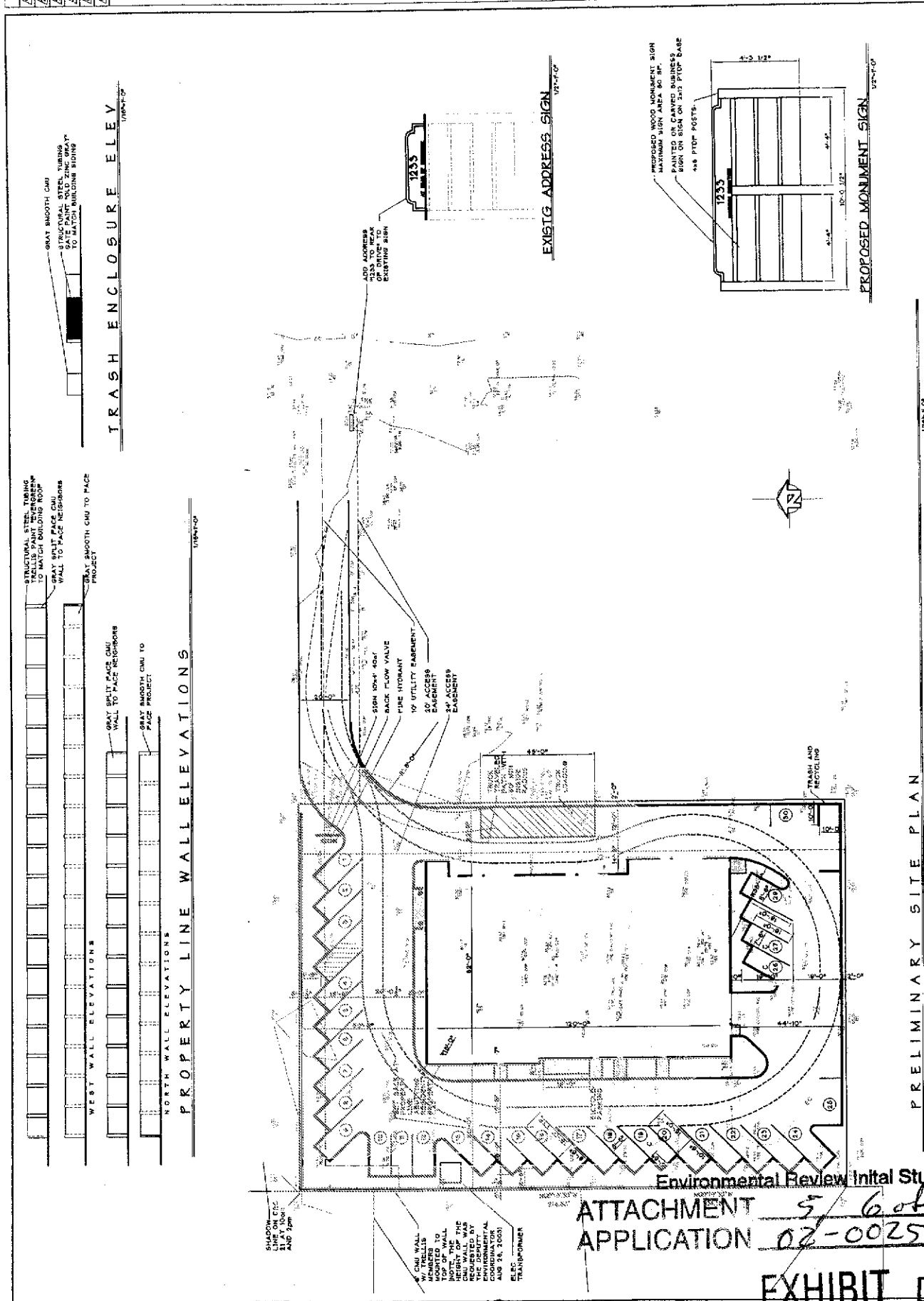
Environmental Review Initial Study
 ATTACHMENT 5.4 of 8
 APPLICATION 02-0025

EXHIBIT D



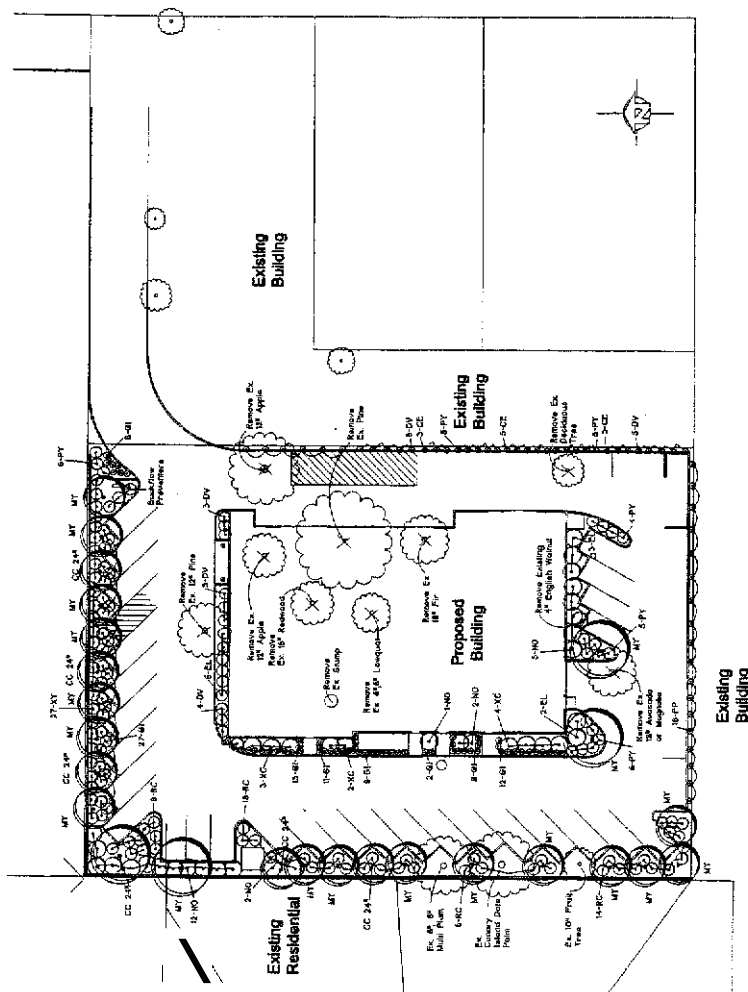
Off-Site Storm Drain Improvement Plan

Environmental Review Initial Study
 ATTACHMENT S, 504 8
 APPLICATION - 125



Plant Notes

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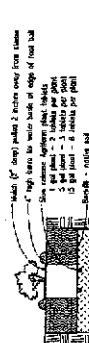


Preliminary Planting Plan



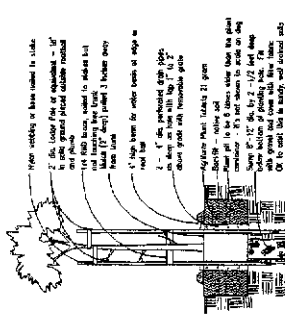
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0'	20'	40'
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Shrub Planting

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Tree Planting

- Figure 1**

Environmental Review Initial Study

ATTACHMENT 5 of 8
APPLICATION 02-0025
EXHIBIT D

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GEOTECHNICAL INVESTIGATION
FOR
THOMPSON AVENUE INFILL
LIGHT INDUSTRIAL DEVELOPMENT PROJECT
SANTA CRUZ COUNTY, CALIFORNIA

FOR
JACKSON AND MANN
CAPITOLA, CALIFORNIA

Environmental Review Initial Study
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APPLICATION 02-0025

BY
STEVEN RAAS & ASSOCIATES, INC.
CONSULTING GEOTECHNICAL ENGINEERS
0121-SZ68-I31
JUNE 2001

EXHIBIT
00145

June 7, 2001

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. In our opinion an appropriate foundation system to support the proposed structures on your project will consist of reinforced concrete spread footings bedded into firm native soil or engineered fills of the on-site soils.

4. Grading and foundation plans should be reviewed by Steven Raas & Associates, Inc. during their preparation and prior to contract bidding.

5. Steven Raas & Associates, 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 the owner's representative, the grading contractor, a county representative and one of our engineers present. At this time, the project specifications and the testing and inspection responsibilities will be outlined and discussed.

Environmental Review Initial Study
ATTACHMENT 64-2 of 14
APPLICATION 02-8025

6. Field observation and testing must be provided by a representative of Steven Raas & Associates, 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

EXHIBIT

June 7, 2001

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 Steven Raas & Associates, Inc., the Geotechnical Engineer, will render the recommendations of this report invalid.

SITE PREPARATION

7. The initial preparation of the site will consist of the demolition and removal of the existing buildings, trees, and shrubs, as required and any debris. Building removal should include the entire foundation system. Tree removal should include *the* entire stump and root ball. Underground utilities, septic tanks and leaching lines, if found, must be completely removed. The extent of this material and soil removal will be designated by a representative of Steven Raas & Associates, Inc., in the field. This material must be removed from the site. Any existing fill material should be completely excavated and removed to undisturbed native soils. The extent of the fill removal will be designated by a representative of Steven Raas & Associates, Inc., in the field.

8. 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.

9. Any voids created by building foundation, tree and root ball removal, septic tank, and leach line removal must be backfilled with properly compacted native soils that are free of organic and other deleterious materials or with approved imported material. **ATTACHMENT APPLICATION** Environmental Review Initial Study **3 of 14** **02-0025**

10. 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 Steven Raas & Associates, Inc. in the field. The depth of stripping will vary upon the type

June 7, 2001

and density of vegetation across the project site and with the time of year. Areas with dense vegetation or groves of trees may require an increased depth of stripping.

11. Following the stripping, the area should be excavated to the design grades. The exposed soils in the building and paving areas should be scarified, moisture conditioned, and compacted as an engineered fill except for any contaminated material noted by a representative of Steven Raas & Associates, Inc. in the field. The moisture conditioning procedure will depend on 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 content at the time of compaction. Recomacted sections should extend a minimum of 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 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 soils or other materials are too dry, water may need to be added.

12. With the exception of the upper 8 inches of subgrade in paved areas and driveways, the soil on the project should be compacted to a minimum of 90% of its maximum dry density. The upper 8 inches of subgrade in the pavement areas and all aggregate subbase and aggregate base should be compacted to a minimum of 95% of its maximum dry density.

13. The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557-91. 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
ATTACHMENT 6, 4 of 14
APPLICATION 02-0025

June 7, 2001

14. 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,
- e. have a minimum Sand Equivalent of 20, and
- f. have a minimum Resistance "R" Value of 30, and be non-expansive.

15. Samples of any proposed imported fill planned for use on this project should be submitted to Steven Raas & Associates, 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

16. Since the project site is flat lying, we do not anticipate the construction of any significant cut or fill slopes as part of this project. If this changes, you should contact Steven Raas & Associates, Inc., for further recommendations, as necessary.

EROSION CONTROL

17. 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's site, you should consult your civil engineer or an erosion control specialist.

Environmental Review Initial Study
ATTACHMENT 6, 5 of 19
APPLICATION 02-0025

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FOUNDATIONS - SPREAD FOOTINGS

18. 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.

19. 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 native soil or engineered fills of the on-site soils. This system could consist of continuous exterior footings, in conjunction with interior isolated spread footings or additional continuous footings or concrete slabs.

20. 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 Steven Raas & Associates, 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 for a minimum of 24 hours prior to placing concrete.**

Table No. 3, Minimum Footing Widths and Depths

1	12 inches	12 inches
2	15 inches	18 inches

The minimum footing embedment is measured from the lowest adjacent grade and should not include any concrete slab-on-grade, capillary break and sand cushion in the total depth of embedment.

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 APPLICATION 02-0025

21. Footings constructed to the given criteria may be designed for the following allowable bearing capacities:

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June 7, 2001

- a. 2,000 psf for Dead plus Live Load
- b. a $1/3^{\text{rd}}$ increase for Seismic or Wind Load

In computing the pressures transmitted to the soil by the footings, the embedded weight of the footing may be neglected.

22. No footing should be placed closer than 8 feet to the top of a fill slope nor 6 feet from the base of a cut slope.

23. The footings should contain steel reinforcement as determined by the Project Structural Engineer in accordance with applicable UBC or ACI Standards.

SLAB-ON-GRADE CONSTRUCTION

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

25. Slabs may be structurally integrated with the footings. If the slabs are constructed as "free floating" slabs, they should be provided with a minimum $1/4$ 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.

26. All concrete slabs-on-grade should be underlain by a minimum 4 inch thick capillary break of $3/4$ inch clean crushed rock. It is recommended that neither Class II baserock nor sand be employed as the capillary break material.

27. 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

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top of the membrane will help protect the membrane and will assist in equalizing the curing rate of the concrete.

28. Recommendations given above for the reduction of moisture transmission through the slab are general in nature and present good construction practice. Steven Raas & Associates, Inc. are not waterproofing experts. For a more complete and specific discussion of slab moisture protection, a waterproofing expert should be consulted.

29. 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 Steven Raas & Associates, Inc. at the time of construction. It is important that the subgrade soils be thoroughly saturated at the time the concrete is poured.

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

UTILITY TRENCHES

31. 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.

32. Trenches may be backfilled with the native materials or approved import granular material with the soil compacted in thin lifts to a minimum of 95% of its maximum dry density in paved areas and 90% in other areas. Utility trenches should be backfilled with controlled density fill (such as 2-sack sand slurry) below footing areas to help minimize moisture below slabs.

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

Environmental Review Initial Study
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APPLICATION 02-0025

EXHIBIT D

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

LATERAL PRESSURES

35. 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 $\frac{1}{2}\%$ of height), design for an active earth pressure of 300 psf/ft of depth.
- b. For resisting passive earth pressure use 35 psf/ft of depth.
- c. A "coefficient of friction" between base of foundation and soil of 0.30 .
- d. To develop the resisting passive earth pressure, the retaining wall footings must be embedded a minimum of **24** inches below the lowest adjacent grade. There must be a minimum of 5 feet of horizontal cover as measured from the outside edge of the footing.
- e. Any live or dead loads which will transmit a force to the wall. Refer to Figure No. 12.
- f. The resultant seismic force on the wall is $18H^2$ 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).

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.

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36. 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

June 7, 2001

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. 13, Typical Retaining Wall Drain Detail.

37. The area behind the wall and beyond the permeable material should be compacted with approved material to a minimum relative dry density of 90%.

SURFACEDRAINAGE

38. 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.

39. 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.

40. 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.

41. 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.

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EXHIBIT D *

June 7, 2001

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

43. The building and surface drainage facilities must not be altered nor any filling or excavation work performed in the area without first consulting Steven Raas & Associates, Inc.

PAVEMENT DESIGN

44. The soils that will comprise the pavement subgrade will in all places be the yellowish brown very sandy clay to very clayey sand predominating on the site. The "R Value result for this material was 22. We will use this "R" Value for design of the pavement sections noted below. This may be verified in the field and, if necessary, modifications made to these tentative sections.

45. For design purposes, the following traffic indices are suggested

- a. Parking stalls T.I. = 4%
- b. Traffic aisles T.I. = 5
- c. Truck usage areas T.I. = 6%

*Steven Raas & Associates, Inc., has not performed a site specific traffic study to determine the actual traffic indices associated with this project. These values are for general design purposes only and the values may need modification.

46. Using CALTRANS Design Procedure and a 20 year design life, the following pavement sections are suggested:

Environmental Review Initial Study
ATTACHMENT 6, 11 of 14
APPLICATION 02-0025

EXHIBIT

Material	Traffic Index			
	4 %	5	6 %	
Asphalt Concrete	2 inches	2 inches	3 inches	3 inches
Class 2 Aggregate Base, R=78 min.	8 inches	10 inches	14 inches	6 inches
Class 4 Aggregate Sub-base, R=55 min.	--	--	--	8 inches

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

- 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.
- Provide sufficient gradient to prevent ponding of water.
- 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.
- Compact the base and subbase uniformly to a minimum of 95% of its maximum dry density.
- Place the asphaltic concrete only during periods of fair weather when the free air temperature is within prescribed limits.
- Maintenance should be undertaken on a routine basis.

PLAN REVIEW

48. 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 6, 12 of 14
APPLICATION 02-0025

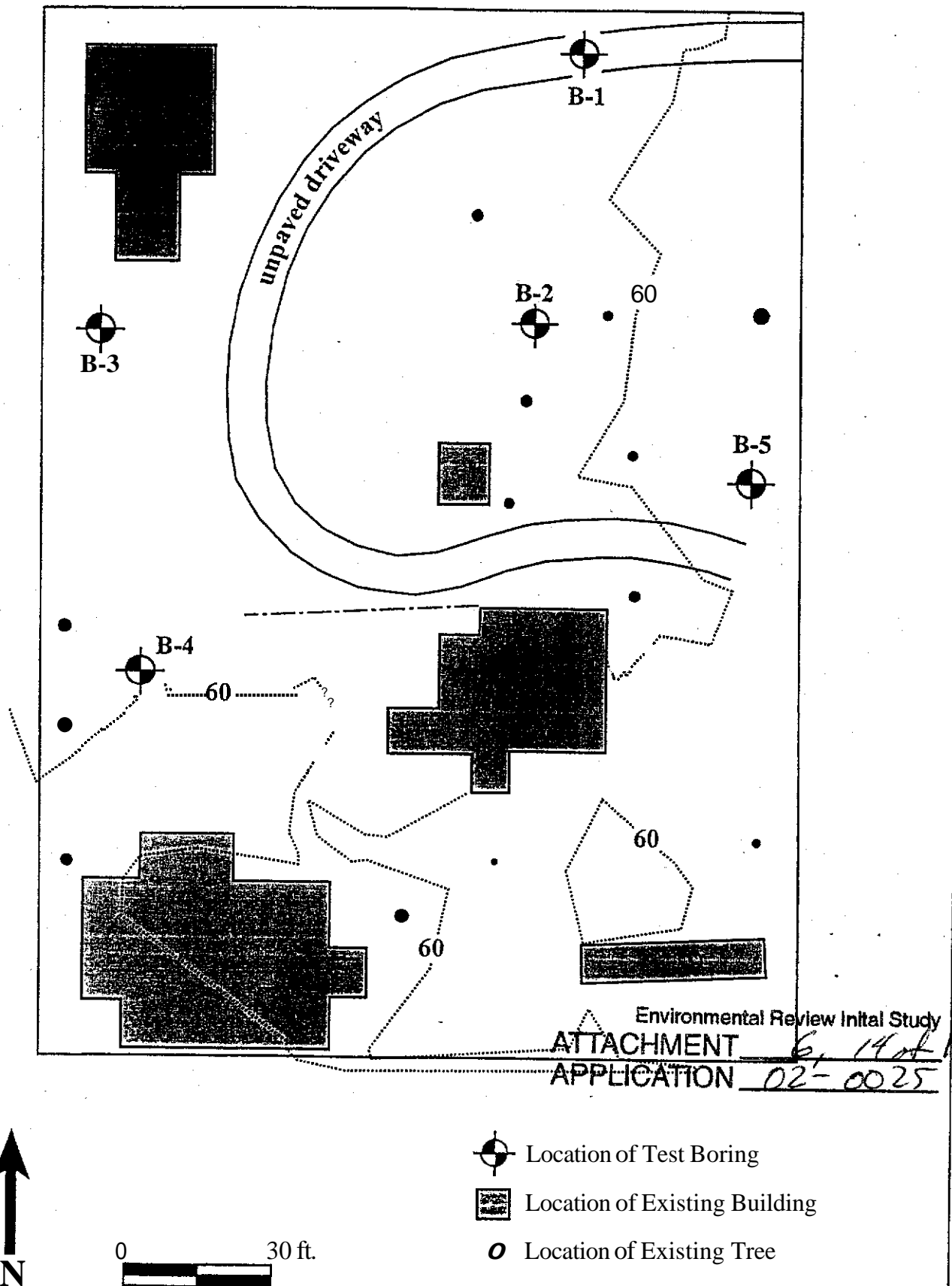
EXHIBIT D

June 7, 2001

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report **are** based upon the assumption that the soil conditions do not deviate from those disclosed in the borings. If any variations or undesirable conditions **are** encountered during construction, or if the proposed construction will differ from that planned at the time, our **firm** should be notified so that supplemental recommendations can be given.
2. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to insure that the information and recommendations contained herein are called to the attention of the Architects and Engineers for the project and incorporated into the plans, and that the necessary steps are taken to insure that the Contractors and Subcontractors carry out such recommendations in the field.
3. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural process or the works of man, on this or adjacent properties. In addition, changes in applicable or appropriate standards occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated, wholly or partially, by changes outside of our control. This report should therefore be reviewed in light of future planned construction and then current applicable codes.
4. This report was prepared upon your request for our services in accordance with currently accepted standards of professional geotechnical engineering practice. No warranty as to the contents of this report is intended, and none shall be inferred from the statements or opinions expressed.
5. The scope of our services mutually agreed upon for this project did not include any environmental assessment or study for the presence of hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site.

Environmental Review Initial Study
ATTACHMENT 6, 13 & 14
APPLICATION 02-0025





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

February 27, 2002

Street Group Inc.
4245 Capitola Rd. Suit 200
Capitola, CA 95060

SUBJECT: Review of soil report by Steven Raas & Associates, Inc
Dated June 7, 2001, PROJECT NUMBER: 0121-SZ68-I31
APN: 031-152-06, APPLICATION NUMBER: 02-0025

Dear Applicant:

Thank you for submitting the soil report for the parcel referenced above. The report was 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 report 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 for a spread footing foundation system.
3. Final plans shall clearly show the drainage system as detailed in the soils engineering report including outlet locations. Plans shall show all roof eaves guttered, with the outlets from the downspouts with closed conduit connections discharging to approved locations.
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.

Environmental Review Initial Study

ATTACHMENT 7, 1 of 3
APPLICATION 02-0025

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 Pour of concrete.
7. For all projects, the soil engineer 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 454-3259 if we can be of any assistance.

Sincerely,

Rachel Lather

Catherina Voinich
Assistant Engineer

FOR: Rachel Lather
Senior Civil Engineer

Cc: Beth Dyer, Resource Planner
John Schlagheck, Project Planner
Steven M. Raas, Steven Raas & Associates, Inc.
Patricia Taramaschi, Owner

Environmental Review Initial Study
ATTACHMENT 7, 2 of 3
APPLICATION 02-0025

EXHIBIT I

FINAL SOILS-GRADING REPORTS

Prior to final inspection clearance a final soils report must be prepared and submitted for review for all projects with engineered fills. These reports, at a minimum, must include:

1. Climate Conditions

Indicate the climate conditions during the grading processes and indicate any weather related delays to the operations.

2. Variations of Soil Conditions and/or Recommendations

Indicate the accomplished ground preparation including removal of inappropriate soils or organic materials, blending of unsuitable materials with suitable soils, and keying and benching of the site in preparation for the fills.

3. Ground Preparation

The extent of ground preparation and the removal of inappropriate materials, blending of soils, and keying and benching of fills.

4. Optimum Moisture/Maximum Density Curves

Indicate in a table the optimum moisture maximum density curves. Append the actual curves at the end of the report.

5. Compaction Test Data

The compaction test locations must be shown on same topographic map as the grading plan and the test values must be tabulated with indications of depth of test from the surface of final grade, moisture content of test, relative compaction, failure of tests (i.e. those less than 90% of relative compaction), and re-testing of failed tests.

6. Adequacy of the Site for the Intended Use

The soils engineer must re-confirm her/his determination that the site is safe for the intended use.

Environmental Review Initial S
ATTACHMENT 7, 3 of
APPLICATION 02-002



Civil Engineering ■
Structural Design ■
Development Planning ■

September 13, 2002

#00145

David Sims
Public Works Dept., Drainage Section
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

**RE: 1233 Thompson Avenue
APN 031-152-06**

Dear Mr. Sims:

In response to your comments contained in the June 12, 2002 Incomplete Letter provided by John Schlagheck, we are proposing an on-site detention system as a mitigation measure to downstream drainage impacts. As discussed with you, we are recommending over-detention of site generated storm water by restricting discharge to pre-development 5 yr. flow.

While our proposal reduces present drainage system impacts, we have been unable to resolve what we believe are system inadequacies along Brommer St. between Thompson Ave. and 30th Avenue. In addition to the previously provided Hydrology Study, we observed the existence of storm drain manhole covers with openings that would permit surcharging of the system into the roadside ditch along the southerly side of Brommer St. We obtained the preliminary base mapping for the Brommer St. improvement plans being done by the Redevelopment Agency and have been coordinating our efforts with Ralph Norberg, Agency Engineer. Ralph has indicated that construction of the Brommer St. improvements are scheduled for construction next year and that he will begin analysis of the necessary storm drain improvements. Our analyses indicate the need to parallel the existing storm drain or replace it with a larger line. We also feel that construction of a line from the Southeast corner of Brommer St. and 30th Avenue across 30th Ave. and along the southerly side of Brommer St. to an outlet into the existing channel is preferable to the existing system that crosses Brommer St. in a northerly direction before going westerly to the channel. An exhibit of this alternative is provided in the Revised Drainage Study.

Environmental Review Initial Study
ATTACHMENT 8, 1 & 4
APPLICATION 02-0025

EXHIBIT D
Fax (831) 426-1763

David Sims
Public works Dept.
701 Ocean St.
Santa Cruz, CA 95060
September 16, 2002
Page 2 of 2

In providing the additional analyses and providing on-site detention we requesting approval of the project drainage proposals with the recognition that the Capital Improvement Program for the Redevelopment Agency includes a long term solution to the existing drainage deficiencies.

Please feel free to contact me regarding questions or clarifications of the information provided.

Very truly yours,

IFLAND ENGINEERS, INC.



H. Duane Smith, Senior Engineer
RGE #18318

HDS/ah

- c. John Schlagheck, Staff Planner
Hugh Zike, Project Architect
Steve Mills

Environmental Review Initial Study
ATTACHMENTS 9, 2 of 4
APPLICATION 02-0025

PRELIMINARY DRAINAGE STUDY

FOR

John Childs

1233 Thompson Avenue

APN 031-152-06

**JANUARY 2002
REVISED AUGUST 2002
REVISED DECEMBER 2003**

Environmental Review Initial Study
ATTACHMENT 8 384
APPLICATION 02-0025



IFLAND ENGINEERS, INC.
1100 Water Street
Santa Cruz, CA 95062
(831)426-5313 FAX (831)426-1763
[www iflandengineers.com](http://www.iflandengineers.com)

DECEMBER 2003 REVISIONS OF:

DRAINAGE REPORT FOR JOHN CHILDS - 1233 THOMPSON AVENUE

Introduction:

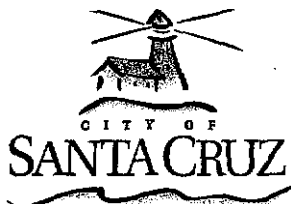
Based on our meeting with Brian Turpen, Assist. Dir. of Public Works, on December 2, the drainage design conditions have been revised to the following:

- Detention with an allowable release rate equal to the 5-yr., 15 min. (time of concentration) pre-development event is required.
- Storage volume is to accommodate a 10-yr. post-development storm event at the duration corresponding to a peak in storage volume.
- Complete detention details and calculations may be deferred to the building application stage.
- Off-site pipeline calculations for the 10-yr. and 25-yr. storm events for both pre-existing and proposed conditions shall be submitted.

Based on the above requirements, the following report provides the required information for consideration by Drainage Division consideration and Environmental Assessment purposes.

Environmental Review Initial Study
ATTACHMENT 8, 4 of 4
APPLICATION 02-0025

EXHIBIT D



WATER DEPARTMENT

809 Center Street, Room 102 Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

August 14, 2003

Thompson Avenue LLC
C/o Duane Smith
Ifland Engineers
1100 Water Street, Suite 2
Santa Cruz, CA 95062

Re: APN 031-152-06, 1233 Thompson Avenue

Dear Customer:

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

At the present time:

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

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

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

Sincerely,

Bill Kocher, Director

BK/sr

cc: SCWD Engineering

Environmental Review Initial Study
ATTACHMENT 9.1 & 2
APPLICATION 02-0025

A.9
EXHIBIT

NATER SERVICE INFORMATION FORM

Multiple APN? ☐ N

APN #: **031-152-06**

ESTIMATE OF FEES

DATE: **2/6/02**

Revision Date:

8/13/03

SANTA CRUZ MUNICIPAL UTILITIES

9 Center Street Room 102

Santa Cruz, CA 95060

Telephone (831) 420-5210

Project Address **1233 Thompson Avenue**

Applicant:

Street Group Inc.

Phone:

(831) 477-1781

Fax:

Construct a 17796 sq ft industrial building. Owner: Patricia

Taramaschi Trustee, 118 Stoney Creek, 95060. Rep:

Thompson Ave. LLC 2140 41st Ave. Capitola 95010

Mail Street:

4245 Capitola Rd. Ste 200

City/State/Zip:

Capitola

CA

95010-

1489

78

1256

2872

Location: **Garden @ Thompson (SE corner)**

Hyd # Size/Type: Static ☐ Res ☐ Flaw ☐ Flow w/20# Res. ☐ FF Date

Location:

SECTION 4 WATER SERVICE REQUIREMENTS AND FEE ESTIMATE

Res. Size

Irrigation Size

Bus. Size

Fire Service Size

Zone Capacity Fee

Front Foot Fee

Land/Irr Plan Review

Eng. Plan Review

Hydrant Req.

	*Ex 3/4"
	2" w 1" est
	6" est
	*\$60.00 est
	\$300.00
	6" strmr

Res Water Conn. Fee (per unit)

Irr. Water Conn. Fee (plans required)

Bus. Water Conn. Fee

Meter Installation Charge

Water Service Permit Inspec. Fee (ea.)

Backflow Permit Inspec. Fee (ea.)

Res. Sewer Conn. Fee (per unit)

Bus. Sewer Conn. Fee

	\$8,390.00
	\$595.00
	\$180.00
	\$120.00

ADDITIONAL COMMENTS

Water connector

all units were completed with a building permit to the Water Dept). Complete building permit plans, irrigation landscape plans and Fire Dist apprd fire sprinkler plan reviews are reqd by Water Dept. *Per the Water Con Office (N) landscape are 4,165 sq R. The existing 3/4" meter may e used for irrigation if demand does not exceed 20 GPM. an RP backflow

backflow device behind new dom meter.

Environmental Review Initial Study

SECTION 5 QUALIFICATIONS

1. Service will be furnished upon:

- (1) payment of the required fees due at the time service is requested (a building permit is required), and;
- (2) payment of any additional inspection fees should inspection time surpass base rate and;
- (3) installation of the adequately sized Water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made.

2. Fees and charges noted above are an estimate as of the date hereof. and are subject to change at any time without notice to applicant

BP#

PLAN APP # **02-0025**

REVIEWED BY

A. Hogan/S Reiker

NOTICE: This form does not in any way obligate the City. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.

ATTACHMENT **9, 2 of 2**
APPLICATION **02-0025**

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: February 22, 2002

TO: Planning Department, ATTENTION: JOHN SCHLAGHECK

FROM: Santa Cruz County Sanitation District

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT:

APN: 31-152-06

APPLICATION NO.: 02-0025

PARCEL ADDRESS: 1233 THOMPSON AVENUE

PROJECT DESCRIPTION: DEMOLISH THREE SINGLE FAMILY DWELLINGS AND ACCESSORY BUILDINGS AND CONSTRUCT STEEL INDUSTRIAL BUILDING; ESTABLISH MASTER OCCUPANCY PROGRAM

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Water use data (actual and/or projected), and other information as may be required for this project, must be submitted to the District for review and use in fee determination and waste pretreatment requirements before sewer connection permits can be approved.

Other: Applicant shall schedule dye test with Sanitation Operations Division to determine if existing structures are connected to sewer. Existing septic system shall be abandoned per County regulations if parcel is served by septic system. Existing lateral(s) shall be located, abandoned and inspected if existing structures are connected to sewer system.

Show profile of 4-inch and 6-inch private sewer laterals at a minimum 2% slope. Cleanouts (manhole included) are required at a maximum of 100-foot intervals. Include storm drain pipe crossing. Show area of concrete encasement/slurry cap per County Design Criteria Fig. SS-11 where applicable.

Show proof of private sewer lateral or public utility easement from adjacent property owner.

Environmental Review Initial Study

ATTACHMENT 10, 1 & 2
APPLICATION 02-0025

EXHIBIT D

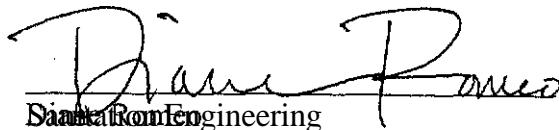
JOHN SCHLAGHECK
(PAGE 2)

The Board of Supervisors has recently adopted revised pavement replacement requirements for utility trenches. Contact County Sanitation or Encroachment Division for details.

District staff shall review all uses/tenants and proposed changes to calculate possible increases in connection permit fees and determine that waste pretreatment requirements are adequate.

Add note to plans "Construct manhole per Fig. SS-4 with above shelf connection."

Manhole on private collector line shall be adapted to meet requirements of District's sampling device (such as installation of eyebolts). Contact District's Source Control Staff to determine requirements. Add note "Manhole shall be used as District Sampling manhole and shall be modified per District requirements."


Diane Romero
Santa Cruz Engineering

DR:rb/564

c: Russ Bateson, Water & Wastewater Operations
Applicant: PATRICIA TARAMASCHI TRUSTEE
118 STONEY CREEK
SANTA CRUZ CA 95060
Property Owner: STREET GROUP, INC.
4245 CAPITOLA RD STE 200
CAPITOLA CA 95010
IFLAND ENGINEERS
1100 WATER ST
SANTA CRUZ CA 95060

(Rev. 3-96)

Environmental Review Initial Study
ATTACHMENT 10, 2 of 2
APPLICATION 02-0035

EXHIBIT D



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

93017th Avenue, Santa Cruz, CA 95062
phone (831)479-6843 fax (831)479-6847

Date: 1 October 2002
To: Patricia Taramaschi
Applicant: STREETER GROUP
From: Eric Sitzenstatter
Subject: 02-0025 (Second Review)
Address: 1233 Thompson Avenue, Santa Cruz
APN: 031-152-06
OCC: 3115206
Permit: 020257

(A)

We have reviewed plans for the above subject project THE FOLLOWING ARE DISTRICT REQUIREMENTS:

The plans shall comply with California Building and Fire Codes (1998) as amended by the Central Fire Protection District.

The FIRE FLOW requirement for the subject property is 2000 gallons per minute.

A public fire hydrant meeting the minimum required fire flow for the building, shall be within 150 feet of any portion of the building.

Compliance with the District **Access** Requirements outlined on the enclosed handout is required.

Buildings shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13 currently adopted in Chapter 35 of the California Building Code.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 901.3).

Please have the DESIGNER add appropriate NOTES and DETAILS showing the information listed below to plans that will be submitted for Permit.

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (1998) as amended by the Central Fire Protection District.

NOTE on the plans construction classification as determined by the building official and outlined in Part IV of the California Building Code,

NOTE on the plans the occupancy classification as determined by the building official and outlined in Part III of the California Building Code,

The FIRE FLOW requirement for the subject property is 2000 gallons per minute.

Environmental Review Initial Stu

ATTACHMENT 11-1-02
APPLICATION 02-0025

Serving the communities of Capitola, Live Oak, and Soquel

NOTE, on the plans, the required FIRE FLOW and the available FIRE FLOW. This information can be obtained from the water company upon request.

SHOW on the plans a public hydrant meeting the minimum required fire flow for the building, within 150 feet of any portion of the building.

NOTE on the plans occupancy load of each area. Show where occupancy control signs will be posted.

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. NOTE that the WORKING DRAWINGS shall comply with the District UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13 currently adopted in Chapter 35 of the California Building Code.

NOTE on the plans that the designer/installer shall submit three (3) sets of plans and one (1) set of calculations for the automatic sprinkler system to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans requirements for other fire extinguishing systems (range hoods, spray booths, etc.).

SHOW location of fire extinguishers

SHOW Occupant Load(s) and an Exiting Plan

SHOW location of exit signs.

SHOW where address numbers will be posted and maintained, plainly visible from the street. Numbers shall be a minimum of four (4) inches in height and of a color contrasting to their background.

SHOW location of Knox Box and key.

NOTE roof coverings to be no less than Class "C" rated roof.

The job copies of the building and fire systems plans and permits must be on-site during inspections.

Submit a check in the amount of \$100.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 Late Fee may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions or comments please page me at (415) 699-3634, or e-mail me at edsfe@sitz.net.

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with 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. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

Any order of the Fire Chief shall be appealable to the Fire Code Board of Appeals as established by any party beneficially interested, except for order affecting acts or conditions which, in the opinion of the Fire Chief, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion or release.

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken. 3115206-40

Environmental Review Initial Study
ATTACHMENT 11-282
APPLICATION 02-0035
EXHIBIT C

STREETER GROUP, INC.

Architecture and Structural Engineering

July 25, 2002

John Schlagheck Planner

County of Santa Cruz

701 ~~Ocean~~ Street - 4th Floor

Santa Cruz, CA 95060

Re: **Proposed Uses for Master Occupancy Plan**

Dear Mr. Schlagheck:

The following are the proposed uses for the Master Occupancy Plan for Thompson Ave LLC, located at 1233 Thompson Ave, Santa Cruz. APN 031-152-06.

Commercial Services, general, indoor, as allowed in the C-4 District.

Manufacturing, Light, and assembly, all listed in 13.10.342 except:

Ice

Mattresses

Manufacturing, Heavy, all listed in 13.10.342 except:

Manufacturing and processing of:

Aircraft

Automobiles

Batteries

Boilers

Building Materials

Cans

Carpets

Feed

Fibers

Machinery

Metal Alloys: cable, foil sheets, and wire

Railroad Equipment

Knitting and Hosiery Mills

Tires

Manufacturing involving chemicals, such as:

Drugs and pharmaceuticals, manufacturing, assembly, compounding, packaging and processing of

Textile bleaching and dyeing

Electronics, manufacture of such products as semiconductors or other components involving hazardous chemicals

Cold storage plants

Dairy products plants

Environmental Review Initial Study
ATTACHMENT 12 of 32
APPLICATION 02 0075

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EXHIBIT D

Streeter Group Inc

Project No: 00056

Page 2 of 2

None of the following uses will be allowed:

Mining uses, all

Motor vehicle wrecking yards

Mushroom growing in structures

Railroad stations

Railroad freight stations, repair shops, and yards

Residential uses: all

Temporary uses, such as: Carnivals and circuses, Christmas tree sales lots

No use will be allowed which **has** a parking space to building floor area ratio of less than 1 parking space to 600 square feet of building area.

All lease agreements shall contain a copy of the County of Santa Cruz 8.30.010 Curfew-Offensive noise ordinance, and make compliance with ordinance a condition of the lease agreement.

Respectfully yours,

STREETER GROUP, INC.

Hugh Zike

Enclosure

cc: Addressee
Contract file

Environmental Review Initial Study

ATTACHMENT 63-2-056

COUNTY OF SANTA CRUZ PLANNING DEPARTMENT

13.10.340 INDUSTRIAL DISTRICTS

SECTIONS:

- 13.10.341 Purposes of Industrial Districts
- 13.10.342 Uses in Industrial Districts
- 13.10.343 Development Standards for Industrial Districts
- 13.10.344 Design Criteria for Industrial Districts
- 13.10.345 Special Standards and Conditions

13.10.340 INDUSTRIAL DISTRICTS (Ord. 3344, 11/23/82; 3432, 8/23/03)

13.10.341 Purpose of Industrial Districts In addition to the general objectives of this Chapter (13.10.341), the "M" Industrial Districts are included in the Zoning Ordinance to achieve the following purposes:

(a) General Purposes.

1. To reserve appropriately located areas for mineral extraction and for industrial plants and related activities, so as to encourage the productive utilization of the County's natural resources and provide employment for County residents.
2. To protect areas appropriate for industrial use from intrusion by dwellings and other inharmonious uses.
3. To minimize the impact of industrial plants on nearby residential, agricultural and commercial properties by encouraging nuisance-free, non-hazardous industrial uses through the control of noise, odor, dust, dirt, smoke, vibration, heat, glare, truck and rail traffic and other objectionable influences and protection from fire, explosion, noxious fumes, radiation and other hazards associated with certain industrial uses.
4. To provide locations for certain types of industrial plants to concentrate in mutually beneficial relationships.
5. To provide adequate space to meet the needs of modern industrial development, including areas for off-street parking, truck and rail loading, and landscaping.
6. To minimize traffic congestion and to avoid the overloading of utilities by preventing the development of excessively intense industrial uses or the construction of buildings of excessive size in relation to available public facilities.

Environmental Review Initial Study

ATTACHMENT 12, 3 of 22
APPLICATION 02-0025

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7. To maximize efficient energy use and energy conservation in industrial districts, and to encourage the use of locally available renewable energy resources. (Ord. 315, 3/6/84)

(b) Specific "M-1" Light Industrial District Purposes. To provide areas for light industrial facilities such as assembly and other types of manufacturing which have no potential for major pollution, adverse visual impacts, or nuisance or hazard factors.

(c) Specific "M-2" Heavy Industrial District Purposes. To provide areas for heavy industrial facilities such as lumber mills and major manufacturing or processing plants; to provide standards for their establishment and operation; and to ensure their compatibility with the environment, supporting public services, and adjacent land uses.

(d) Specific "M-3" Mineral Extraction Industrial District Purposes:

1. To identify the location of rock, sand, gravel and other mineral resources within the County of Santa Cruz which are valuable to the orderly and economic development of the County and region.

2. To conserve mineral resources for future use; and to insure that the recovery of these resources is not preempted by other uses of the land on which they are located, or by the introduction of non-compatible uses on other lands in the immediate vicinity.

3. To give public notice of the intent to preserve and plan for the continued or ultimate use of mineral resources and proposed access thereto.

4. To allow the orderly economic extraction of minerals by designating the sites of existing and potential mines and allowing for the establishment, operation, expansion and reclamation of mineral extraction facilities and sites with minimum adverse impacts on aquifers, streams, scenic values, and surrounding land uses. (Ord. 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/03)

13.10.342 Uses in Industrial Districts.

(a) Principal Permitted Uses.

1. In the Coastal Zone, the principal permitted uses in the Industrial Districts shall be as follows:

"M-1" - small light industrial facilities

"M-2" - light industrial facilities in general

"M-3" - mining, agriculture, and timber harvesting including appurtenant accessory uses and structures.

2. Principal permitted uses are all denoted as ^{uses} requiring a Level IV or lower Approval unless otherwise denoted with the letter "P" in the Industrial Uses Chart in paragraph (b) following. In the Coastal Zone, actions to approve uses other than principal permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 of the County Code relating to Coastal Zone permits, and in some cases pursuant to Chapter 13.20, any development is appealable. (Ord. 2824, 12/4/79; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83)

(b) Allowed Uses. The uses allowed in the industrial districts shall be as provided in the following Industrial Uses chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of "Development Permit" for a particular use. The type of permit processing review, or "Approval Level", required for each use in each of the industrial zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a Project requires other concurrent Approvals, according to Section 18.10.123. For the purposes of this Chapter, a Mining Permit is a Use Approval

Environmental Review Initial Study
ATTACHMENT 12.5 of 8
APPLICATION 02-0025

INDUSTRIAL USES CHART

KEY: M-1, M2 AND M-3 ZONE DISTRICTS

- P = Principal permitted use (see Section 13.10.342(a));
no use approval necessary if "P" appears alone
- A = Use must be ancillary and incidental to a principal
permitted use on the site
- F = Subject to the additional findings require in
Section 13.10.345(b)
- M = Mining Permit required (Level VI; see Chapter 16.54 -
MINING REGULATIONS)
- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator
required)
- 6 = Approval Level VI (public hearing by Planning Commission
required)
- 7 = Approval Level VII (public hearing by Planning Commission
and Board of Supervisors required)
- * = Use not allowed in this zone district
- = Level IV for projects of less than 2000 square feet;
Level V for projects of 2,000 to 20,000 square feet;
Level VI for projects of over 20,000 square feet

Environmental Review Initial Study
ATTACHMENT 12, 6 of 22
APPLICATION 02- 25

INDUSTRIAL USES CHART

(See Reference Chart at beginning of 13.10.342)

USES	M-1	M-2	M-3
Accessory structures, non-habitable, subject to Section 13.10.611, including: Outdoor storage, incidental, screened from public streets. Parking, on-site, developed in accordance with Section 13.10.550 et seq. Signs in accordance with Section 13.10.581. Storage, incidental, of non-hazardous materials within an enclosed structure.	4/5/6*	4/5/6*	4/5/6*
Accessory structures, habitable, subject to Section 13.10.611, including: Watchman's living quarters, one, located on the same site and incidental to an allowed use.	4	4	4

Environmental Review Initial Study
ATTACHMENT 22, 7 & 8
APPLICATION 02-0025

INDUSTRIAL USES CHART

(See Reference Chart at beginning of 13.10.342)

USES	M-1	M-2	M-3
<u>Agricultural Service Establishments</u>	5	5	--
<u>Automobile services, including:</u>	4/5/6*	4/5/6*	--
Automobile service stations			
Automobile and truck repair shops,			
including body work, painting, and			
overhauling minimum Level 5 required			
if operated partly out of doors and			
not screened from public streets)			
Gasoline stations			
Tire retreading and recapping services			
<u>Commercial Services, general, indoor,</u>	4/5/6*	4/5/6*	--
<u>as allowed in the C-4 District</u>			
<u>(see chart, Section 13.10.332(b))</u>			
Commercial Services, general,			
involving outdoor use	4/5/6*	4/5/6*	--
or heavy trucking, as allowed in			
the C-4 District			
(see chart Section 13.10.332(b)),			
and also including:			
Blacksmith shops			
Boat building (not including ship building)			

Environmental Review Initial Study

ATTACHMENT 128 8 25 72
APPLICATION 02-00

INDUSTRIAL USES CHART

(See Reference Chart at beginning of 13.10.342)

USES	M-1	M-2	M-3
Community facilities, such as:	4/5/6*	4/5/6*	4/5/6*
Bus depots and transit stations, including repair or servicing of vehicles			
Community energy systems (subject to the provisions of Sec. 13.10.661 and .700-E definition)			
Utilities, public, structures and uses, including: public service pumping stations; public utility service yards; power substations and transmission facilities; energy facilities (see Sec. 13.10.700-E definition)			
Hatcheries, poultry (see Section 13.10.700-H definition)	4/5/6/*	--	--
Industry, heavy, involving hazardous chemicals or possible adverse impacts beyond the site, such as:	4/5/6*f	4/5/6*	--
Manufacture of hazardous chemical products including: acetylene, aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, cleaning and polishing preparations, creosote, exterminating agents, hydrogen and oxygen, industrial alcohol, nitrating potash, pyroxyline, rayon yarn, and carbolic, hydrochloric, picric, and sulphuric acids;			

Environmental Review Initial Study
ATTACHMENT 12, 9 & 22
APPLICATION 02 - 0025

EXHIBIT D

INDUSTRIAL USES CHART

(See Reference Chart at beginning of 13.10.342)

USES	M-1	M-2	M-3
Industry, heavy, involving hazardous chemicals or possible adverse impacts beyond the site, such as: (continued)	4/5/6*f	4/5/6*	--
Manufacture of: asphalt, cement, explosives, fertilizer, film, fireworks, fish products, fuel briquettes, gelatine, glue, lard, paint products, paper, plaster, rubber, soap, vinyl floor covering			
Eat rendering			
Foundries, metal smelting, reduction, refining, alloying, rolling, drop forges			
Incinerators			
Petroleum products refining			
Rubber processing			
Steam plants			
Slaughter houses, stockyards			
Stone mills			
Storage of potentially objectionable or hazardous materials including: explosives, fireworks, flammable liquids, gas, junk yards, manure, petroleum products, slag piles, rawhides, used building materials.			
Tanneries			
Wood processing, including planing mills, sawmills and treatment plants			
Wood pulp reduction and distillation			
Manufacturing, light, and assembly, such as: Mdnufacturing, assembling, compounding, packaging, and processing of articles of merchandise from previously prepared materials	4/5/6*	4/5/6*	--

Environmental Review Initial Study

ATTACHMENT 12 18 21
APPLICATION 02-0025

EXHIBIT

INDUSTRIAL USES CHART

(See Reference Chart at beginning of 13.10.342)

USES	M-1	M-2	M-3
------	-----	-----	-----

Manufacturing, heavy, and processing,
such as:

4/5/6* 4/5/6* ---

Manufacture, fabrication, and assembly of the following products, provided that no environmental hazard is created: products of cement, ceramics, non-hazardous chemicals, clay, graphite, leather, metal, paper, rubber, stone, wood

Manufacturing and processing of:

aircraft	feed
automobiles	fibers
batteries	firearms
boilers	glass
boxes	machinery
building materials	metal alloys, cable,
business machines	foil sheets, and
cans	wire
candles	motors and generators
electrical	railroad equipment
appliances	textiles, knitting
fabrics	and hosiery mills
	tires

~~Manufacturing involving chemicals, such as:~~

~~Drugs and pharmaceuticals, manufacturing,~~
~~assembling, compounding, packaging and~~
~~processing of~~

~~Laboratories~~

~~Photographic developing and printing plants~~

~~Textile bleaching and dyeing~~

~~Electronics, manufacture of such products as~~
~~semiconductors or other components involving~~
~~hazardous substances~~

Food processing, and packaging, including:
Bottling works

Environmental Review Initial Study
ATTACHMENT 12, 12 of 2
APPLICATION 02-0025

INDUSTRIAL USES CHART

(See Reference Chart at beginning of 13.10.342)

USES

M-1

M-2

M-3

Manufacturing, light, and assembly,
such as (continued):

4/5/6*

4/5/6* --

Manufacturing and assembly of:

Appliances, medical and orthopedic

Appliances, small electric, such as lighting fixtures, irons, fans, toasters and electric toys (not including refrigerators, washing machines, dryers, dishwashers, and similar large appliances)

Ceramic products, small, such as pottery, figurines, and small glazed tile, using only previously pulverized clay and kilns fired only by electricity or gas

Cosmetics, perfumed toilet soap (not including refining or rendering of fats or oils), or toiletries

Electrical equipment, such as radio and television receivers, phonographs and home motion picture equipment (not including electrical machinery)

Electrical supplies, such as coils, condensers, crystal holders, insulation, lamps, switches, and wire cable assembly, provided that no noxious or offensive fumes, odors or particles are released outside the building.

Electronics equipment and precision instruments, involving assembly of previously prepared materials

~~Ice~~

Instruments: scientific, medical, dental, and drafting

~~Mattresses~~

Musical instruments

Optical goods

Photographic equipment (except film) and cameras

Signs, electric and neon. billboards.

commercial advertising structures

Sheet metal products, light. including heating and ventilating ducts, cornices and eaves

Watches and clocks

Environmental Review Initial Study

ATTACHMENT
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INDUSTRIAL USES CHART

(See Reference Chart at beginning of 13.10.342)

USES	M-1	M-2	M-3
Manufacturing, heavy, and processing. such as (continued)	4/5/6*	4/5/6*	-----
Breweries, distilleries and wineries			

ah
Foods and food products, manufacturing,
canning and packing, or Including fruit
and vegetables (not including fish and
meat products, pickles, sauerkraut, vinegar
or yeast, or refining fats or oils)
Metal products, manufacturing of, such as:
Cutlery, hardware and hand tools; die and
pattern making; metal stamping and extrusion
of small products such as costume jewelry,
Pins and needles, razor blades, bottle caps,
buttons and kitchen utensils
Machine shops (not involving the use of drop
hammers, automatic screw machines-or-punch
presses with a rated capacity of over 20 tons
Metal casting, painting and sandblasting;
Metal finishing and plating
Welding shops
Woodworking, such as:
Cabinet-making shops
Furniture manufacture
Woodworking shops, sash and door manufacturing,
including only incidental mill work,
operated within a completely enclosed
structure

~~Mining uses, such as:~~

~~Mining, quarrying, and commercial extraction of
rock, sand, gravel, earth, clay and similar
materials, and the storage, stockpiling,
processing, distribution and sale thereof;~~

-- -- MP

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EXHIBIT D

INDUSTRIAL USES CHART

(See Reference Chart at beginning of 13.10.342)

USES	M-1	M-2	M-3
Mining uses, such as: (continued)	--	--	MP
including the installation and operation of facilities and apparatus to process, store, and ship rock, sand, gravel and other mineral products; shops and garages for the repair and maintenance of equipment and warehouses for the storage of equipment or supplies as are necessary to conduct the uses permitted.			
Mine reclamation or reuse, uses and operations related to, such as backfilling with inert materials			
Industrial uses related to processing or fabrication of a finished product from quarried or mined materials, where associated with the principal use of the property for quarry purposes, located on the same site, and included in the provisions of a Mining Permit, including:			
Concrete batching plants			
Manufacture of cement			
Manufacture of concrete products and pressed structural units in conjunction and concurrent with excavation on the site			
Mixing plants for asphaltic concrete			
Other similar uses relating to the extraction or processing of rock, sand, gravel, or minerals			
Mine-related concurrent uses, such as:			
sanitary land fills; septage disposal;			
retail sales of mine-related products;			
offices; public utility facilities; fire protection facilities			
Mine site interim uses, such as:			
1) Agricultural uses subject to the regulations of the "A" District;			

Allowed at Approval
Levels required by

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INDUSTRIAL USES CHART

(See Reference Chart at beginning of 13.10.342)

USES	M-1	M-2	M-3
2) Timber harvesting subject to the regulations of Chapter 16.52 of the County Code	Section 13.10.312 of the County Code or Chapter 16.52		
Motor vehicle wrecking yards	4/5/6*f	4/5/6*	--
Mushroom growing in structures	4/5/6*f	4/5/6*	--
<u>Offices, incidental to an allowed use</u>	4/5/6*	4/5/6*	4/5/6*
Railroad stations	4/5/6*	4/5/6*	--
Railroad freight stations, repair shops, and yards	4/5/6*	4/5/6*	--
<u>Residential Uses:</u>	3	3	3
Expansion of dwelling units which are not consistent with the General Plan up to a total of an additional 500 square feet.			
<u>Retail sales, incidental to an allowed use</u>	4/5/6*	4/5/6*	4/5/6*
<u>Temporary uses, (see Sec. 13.10.700 defn.), such as:</u>	3	3	-
Carnivals and circuses			
Christmas tree sales lots			
Outdoor sales, not to exceed 4 per year on any site			

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EXHIBIT D

INDUSTRIAL USES CHART

(See Reference Chart at beginning of 13.10.342)

USES	M-1	M-2	M-3
Warehouses (except for the storage of flammable liquids), storage and baling of metal, paper or rags within an enclosed structure	4/5/6*	4/5/6*	4/5/6*
M-1: (Ord. 3152, 8/25/81; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/27/83; 3593, 11/6/84)			
M-2: (Ord. 3152, 8/25/81; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83; 3593, 11/6/84)			
M-3: (Ord. 3593, 11/6/84)			

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13.10.343 Development Standards for Industrial Districts.

(a) Site and Structural Dimensions. The following minimum site area, parcel frontage yard dimensions, and building height limit shall apply within all Industrial Zone Districts, except as noted elsewhere in this section or in the general exceptions as noted in Section 13.10.510 et seq.

INDUSTRIAL SITE AND STRUCTURAL DIMENSIONS CHART 1

District Designation	Minimum site Area per parcel (net developable area)	Minimum Parcel Frontage (feet)	Minimum Yards 2 (ft)			Average Structure Height Limit ⁴ (feet)
			Front	Side	Rear	
M-1	10,000 square feet	60	15	10	10	3 stories but not to exceed 35 feet
M-2	one acre	60	25	20	20	35 feet if within 200 feet of an "R" or "A" District
M-3	minimum economic unit for mineral extraction	60	20(3)	20(3)	20(3)	40(3)

Footnotes:

1. See also General Site Standards exceptions in Section 13.10.510, .520, and .521
2. Subject to exceptions as provided in Paragraphs (b) and (c) of this Section
3. Except when pursuant to a Mining Permit
4. See also Chapter 12.28. Solar Access Protection; subject to solar access requirements in the Design Criteria, Section 13.10.344. (Ord. 3501, 3/6/84)

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(b) Front Yards - Exceptions

- District: M-1 M-2 M-3

(c) Side and Rear Yards - Exceptions

- District: M-1 M-2 **M-3**

District: M-1 M-2 M-3

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District: M-1 M-2 M-3

feet: 25 50 50, except as pursuant
to a Mining Permit

(d) Other Regulations. Other development standards applicable to industrial zone districts are contained in the following sections of Chapter 13.10:

SECTIONS

General site standards	13.10.510, <u>et seq.</u>	
Signs	13.10.581, <u>et seq.</u>	new
Parking	13.10.550, <u>et seq.</u>	
Fences	13.10.525	
Minimum parcel size	13.10.510(g)	
Use of non-developable land	13.10.671	
Use of urban open space land	13.10.672	
Trip reduction requirements (development projects for 50 or more employees)	13.10.591	
Design review	13.11.010, <u>et seq.</u>	
Agricultural buffers/setback	16.50.095	

(Ord. 4314, 5/24/94)

13.10.344 PUBLIC FACILITIES REQUIREMENTS FOR INDUSTRIAL DISTRICTS

- (a) All regulations of the local fire department or County Fire Marshal shall be met to ensure adequate road access and water availability for fire protection. A letter indicating all fire department requirements shall be submitted with the project application.
- (b) All requirements of the local sanitation district and water district shall **be** met. Letters indicating adequate sewer and water service to the project shall be submitted with the project application. Within the Coastal Zone, adequate system capacity shall **be** reserved for priority coastal uses as per Section 17.02.070.
- (c) All Improvement requirements and fees shall be met for drainage districts, transportation improvement zones, and roadside improvement districts where required by district or ordinance regulations (Title 15).
- (d) The recommendations of the Santa Cruz Metropolitan Transit District should **be** met to ensure the provision of adequate transit facilities. For industrial projects of 6,000 square feet or larger, a letter indicating the Transit District's recommendation shall be submitted with the project applications.

(Entire Section: Ord. 4346. 12/13/94)

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EXHIBIT D

13.10.345 Special Standards and Conditions.

(a) "M-1" and "M-2" Districts. Required Conditions.

1. Air Pollution. In an "M-1" District no use shall

be permitted which emits any air pollution beyond the boundaries of the site which is detectable by the human senses without the aid of instruments. In an "M-2" District no use shall be permitted which emits any air pollution beyond the boundaries of the "M-2" District which is detectable by the human senses without the aid of instruments. The provisions of this section relating to air pollution shall not apply to any use maintained in compliance with the conditions of a use permit issued after January 1, 1964 and prior to May 18, 1965.

2. Smoke. In an "M-1" District no use shall be per-

mitted which emits smoke. In an "M-2" District no use shall emit visible gray smoke of a shade equal to or darker than No. 2 on a standard Ringlemann Chart issued by the United States Bureau of Mines or smoke of an equivalent opacity, except that smoke of a shade equal to No. 3 on a Ringlemann Chart, or smoke of an equivalent opacity, may be emitted for four minutes in any 30-minute period. The provisions of this section relating to smoke shall not apply to any use maintained in compliance with the conditions of a use permit issued after January 1, 1964, and prior to May 18, 1965.

3. Solid and Liquid Wastes. No solid or liquid wastes

shall be discharged into a public or private sewerage system except in compliance with the regulations prescribed by the Board of Supervisors or by the governing boards of other governmental agencies or in compliance with the regulations of the owner of the system.

4. Odor. In an "M-1" District no use except a tempo-

rary construction operation shall be permitted which creates odor beyond the boundaries of the site which is detectable by the human senses without the aid of instruments. In an "M-2" District no use except a temporary construction operation or a seasonal fruit or vegetable dehydrating or processing plant shall be permitted which creates odor beyond the boundaries of the site which is found by the Planning Commission to be offensive or which is detectable beyond the boundaries of the "M-2" District without the aid of instruments.

5. Noise. In an "M-1" or "M-2" District no use except

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a temporary construction operation shall be **permitted** which creates noise which is found by the Planning Commission not to conform to the noise parameters established by the Land Use Compatibility Chart for Exterior Community Noise (General Plan Table 3-1) beyond the boundaries of the "M-1" or "M-2" District at standard atmospheric pressure.

6. Vibration, Heat and Cold, Glare, Electrical Disturbance.

No use except a temporary construction operation shall be permitted which creates vibration, changes in temperature, direct or sky- reflected glare, or electrical disturbance which **is** detectable by the human senses without the aid of instruments beyond the boundaries of the site in an "M-1" District or beyond the boundaries of the district in an "M-2" District.

7. Nonconformance with Provisions of Section

13.10.345(a). Any use listed in Section 13.10.342(b)

which **is** located in an "M-1" District which is found by the Planning Commission not to comply with the requirements of Section 13.10.345(a) shall constitute a nonconforming use. The Planning Commission's determination that such use is nonconforming shall be made after public hearing is held more than 15 days after written notice to the user.

8. Actions Necessary to Make a Nonconforming **Use** Conform.

In order for a nonconforming use to be made conforming, a Level V Use Approval shall be obtained pursuant to Section 13.10.220. Application for the Use Approval must be made within three months of the date the Planning Commission determines the use to be nonconforming. If an application for a Use Approval has not been filed within the three month period, the nonconforming use shall thereafter be subject to the abatement proceedings set forth in Chapter 1.08, provided that no additional public hearing shall be required by the Planning Commission prior to making its recommendation to the Board of Supervisors. (Ord. 1087, 5/18/65; 1087, 5/18/65; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83)

(b) Special Findings for High Impact Uses in the "M-1" District.

Any uses listed as allowed in the "M-2" District may be allowed as discretionary **uses** in the "M-1" District provided that the Zoning Administrator or Planning Commission makes the following findings in addition to the findings required for a development permit pursuant to chapter 18.10.

1. That Consideration of all the determinable characteristics of the use which is the subject of the application indicates that the use has the **same** essential characteristics as the permitted

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uses In an "M-1" District with respect to method of operation, type of process, materials, equipment, structures, storage and appearance.

2. That the use will not create significantly more vehicular or rail traffic than the volumes normally created by the permitted uses in an "M-1" district.

3. That the use will not generate odor, fumes, dust, smoke, particles, dirt, refuse, water-carried wastes, noise, vibration, glare, heat, or any other objectionable factor beyond the boundaries of the site, or be unsightly or create a hazard of fire or explosion. (Ord. 3152, 8/25/81)

(c) "M-3" Districts. Required findings for Uses Other than

Mineral Extraction. In addition to findings required for a

Development Permit, the Zoning Administrator or Planning Commission shall find that the proposed use is located, or will be conducted in a manner so as to not preempt the ultimate extraction or use of any rock, sand, gravel or mineral resource. Special use requirements and standards for mining and related uses in the "M-3" zone district are found in Chapter 16.54 Mining Regulations. (Ord. 839, 11/28/62; 2681, 4/17/79; 2759, 9/4/79; 3186, 1/12/82; 3344, 11/23/82; 3432, 8/23/83)

(d) Prohibitions. The following uses and activities are

prohibited in Industrial districts:

1. Asbestos. In an "M-1", "M-2", "M-3" District, no use shall be permitted which produces or uses asbestos in any manufacturing process. (Ord. 3479, 11/22/83)

13.10.350 PARKS, RECREATION AND OPEN SPACE "PR" DISTRICT
----- (Ord. 3344,
11/23/82; 3432, 8/23/83)

Sections:

- 13.10.351 Purposes of the Parks, Recreations and Open Space "PR" District
- 13.10.352 Uses in the Parks, Recreation and Open Space "PR" District.
- 13.10.353 Development Standards in the Parks, Recreation and Open Space "PR" District.
- 13.10.354 Design Criteria for the Parks, Recreation and Open Space "PR" District.
- 13.10.355 Special Standards and Conditions

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H

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Acoustical Consultants

TEL: 408-723-8900
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December 15, 1999

Project No. 31-108

Ms. Libby Glass
Barry Swenson Builder
701 North First Street
San Jose, CA 95112

Subject: Noise Assessment Study for the Planned "Live Oak Business Park",
Soquel Avenue, Santa Cruz County

Dear Ms. Glass:

This report presents the results of a noise assessment study for the planned "Live Oak Business Park" along Soquel Avenue in Santa Cruz County, as shown on the Site Plan, Ref. (a). The noise exposures presented herein were evaluated against the standards of the County of Santa Cruz Noise Element, Ref. (b), and the County of Santa Cruz Noise Ordinance, Ref. (c). The purpose of this study was to determine the existing noise environment at the adjacent Chanticleer Home, calculate the noise exposure at the Chanticleer Home with the removal of the existing buildings on the site, calculate the noise environment at the Chanticleer Home after the proposed buildings are constructed and determine the project-generated noise impacts to the Chanticleer Home. An analysis of the sound level measurements indicates that the primary source of existing noise at the Chanticleer Home property line contiguous with the project site is traffic on Highway 1 with a significant contribution from Soquel Avenue. There are intermittent sources of noise presently being generated on the site that do not significantly affect the overall noise environment. Although precise activity and operational levels at the planned business park have not been determined, estimates of project-generated noise reveal that noise exposure excesses are likely. Mitigation measures are recommended.

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Sections I and II of this report contain a *summary* of our findings and recommendations, respectively. Subsequent sections contain site and project descriptions, analyses and evaluations. Appendices A, B and C, attached, contain the list of references, definitions of the terminology, descriptions of the acoustical instrumentation used for the field survey, and the noise level measurement data and calculation tables.

1. **Findings**

Sound or noise levels are described by the 'decibel (dB) unit. Environmental noise is measured using "A-weighted" decibels (dBA). A-weighting is a filtering network that allows the measuring instruments to "hear" sound the way a human ear does. The noise levels shown below were evaluated against the standards of the County of Santa Cruz Noise Element, which utilizes the Day-Night Level (DNL) noise descriptor and specifies a limit of 60 dB DNL at residential land uses. The DNL is a 24-hour time-weighted average noise descriptor commonly used to describe community noise environments.

The noise levels were also evaluated against the standards of the County of Santa Cruz Noise (Curfew) Ordinance, which is a "subjective" noise limit ordinance. The Ordinance limits "offensive" noise between 10:00 p.m. and 8:00 a.m. which is made within 100 ft. of a sleeping space or which disturbs any person within hearing distance of the noise.

The noise levels shown below are without the application of mitigation measures and represent the noise environments under existing and projected activity scenarios.

Existing Noise Exposure

- The existing noise exposure at the Chanticleer Home residential property line contiguous with the project site is 58 dB DNL. This noise exposure is due primarily to Highway 1 and Soquel Avenue traffic, although noise generated on the site is included in the data.

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EXHIBIT I
EXHIBIT D

H

Future Noise Exposures

- The noise exposure at the Chanticleer Home property line after the removal of the existing buildings and the construction of the project buildings will be 67 dB DNL. The removal of the existing buildings will cause a 5 dB increase in the noise exposure. The construction of the new buildings will further increase the noise exposure by 4 dB due to sound reflections off of Buildings B and D as traffic noise radiates between the buildings. Note that these noise exposures do not include project noise sources such as trucking and mechanical equipment.
- The project-generated noise exposures will be due to trucks entering and exiting the facility (truck operations), loading dock activity at the large ramped dock and at the individual roll-up door areas, mechanical equipment, machinery, tools, etc. An estimated scenario of trucking and loading operations results in noise exposures of 58 dB DNL for truck movements and 55 dB DNL for loading dock activity. Roof-top mechanical equipment, when adequately mitigated, as described in Section II, will generate a noise exposure of 50 dB DNL. The total project-generated noise exposure will be 63 dB DNL. However, when combined with the 67 dB DNL from increased traffic noise, as described above, the cumulative noise exposure at the Chanticleer Home property will be up to 68 dB DNL. (Note that $58 \text{ dB} + 55 \text{ dB} + 50 \text{ dB} + 67 \text{ dB} = 68 \text{ dB}$). Thus, the noise exposure at the Chanticleer Home due to the project will exceed the limits of the County of Santa Cruz Noise Element by 8 dB. The project will also cause an increase in the existing noise environment by 10 dB, which is considered significant. The estimated project operational scenario is described in Section IV.

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- The County of Santa Cruz Noise Ordinance is subjective and does not contain quantifiable noise limits. However, increases in the existing noise environment by up to 10 dB and the low frequency noise generated by trucks that will travel within 100 ft. of the residences are likely to cause annoyance to the residents.

As shown above, the project-generated noise exposures are predicted to exceed the standards of the County of Santa Cruz Noise Element and cause annoyance that may violate the standards of the Noise Ordinance. Mitigation measures, therefore, will be required. The recommended measures *are* described in Section II, below.

II. Recommendations

To reduce the cumulative noise exposure at the Chanticleer Home property line to 60 dB DNL and to reduce short-term noise level impacts, such as truck passbys and mechanical equipment noise, the noise control measures described below are recommended.

- Construct an 8 ft. high acoustically-effective barrier along the property line contiguous with the Chanticleer Home. The barrier shall extend from the east property line to the west property line. The barrier height is in reference to the nearest project interior driveway or Chanticleer Home building pad elevation, whichever is higher. Please see Figure 1 for the location of the recommended noise control barrier.
- Disallow truck movement (trucks greater than 5 tons) within 100 ft. of the Chanticleer Home property line between the hours of 10:00 p.m. and 8:00 a.m.
- Perform a detailed noise study of mechanical equipment when information becomes available. Construct noise control screens around equipment, as necessary, particularly on roof-tops. The noise study shall be prepared by a qualified acoustician.

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EXHIBIT D
EXHIBIT I



1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
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5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

LIVE OAK BUSINESS PARK
SANTA CRUZ, CALIFORNIA
PRELIMINARY SITE PLAN

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

PD-2

H-3

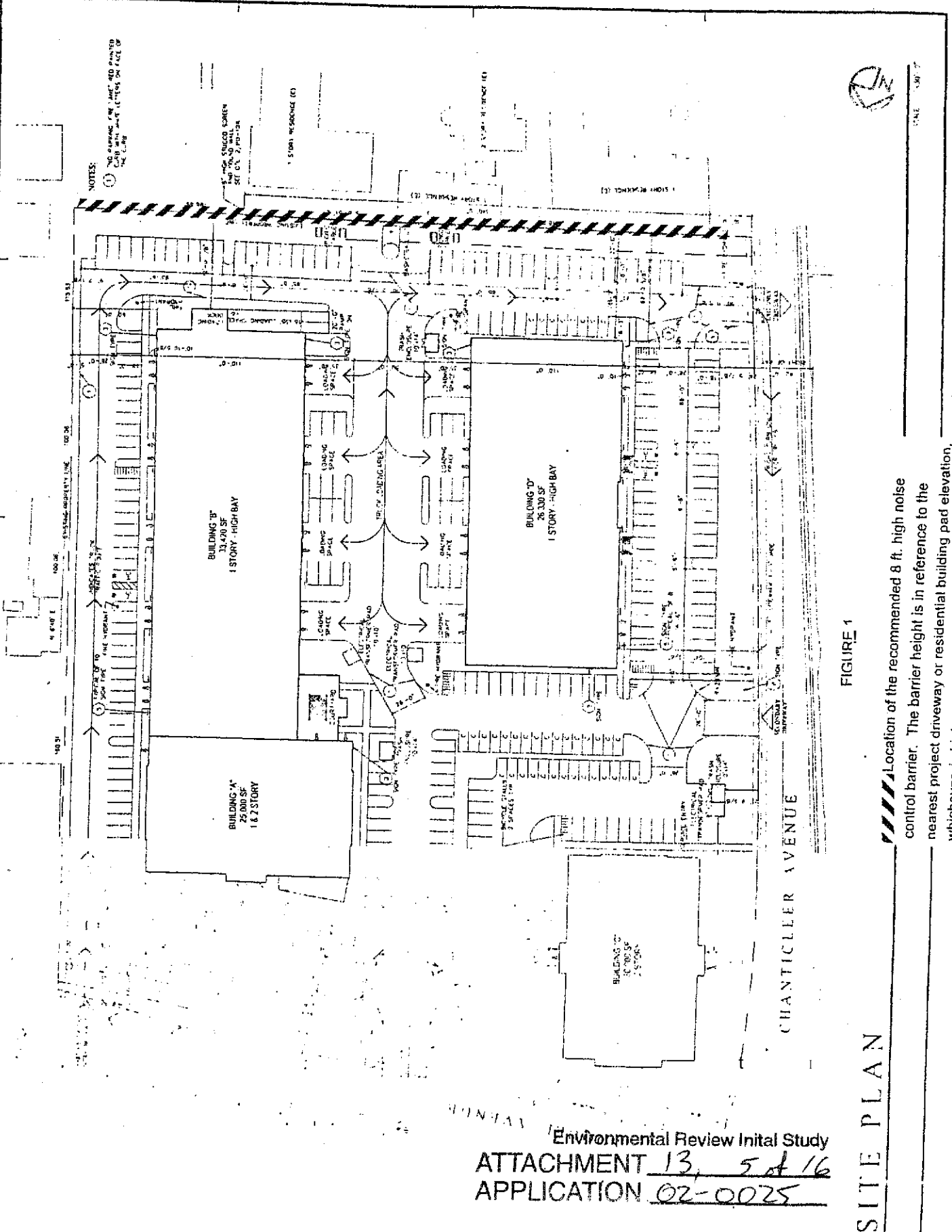


FIGURE 1

SITE PLAN

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- No loading or unloading operations shall be allowed at the exteriors of Buildings B or D between the hours of 10:00 p.m. and 8:00 a.m. Roll-up and man doors shall be maintained closed during noisy operations.
- Mechanical equipment, tools, machinery or other noise generating devices that generate sound levels greater than 80 dBA at a distance of 25 ft. may not be used at Buildings B or D when exterior doors are open. For example, if a shop is located in Building B and manufacturing is performed at the rear of the unit, the roll-up and man doors shall be kept closed while noisy equipment is in operation.
- Disallow the use of gas powered forklifts inside or outside of the buildings within 300 ft. of the Chanticleer Home property line as the low frequency rumble of the engines along with the backing horns are likely to cause annoyance.
- Should a day-care center be included in the project, a noise study to address the noise impacts to the day-care center shall be conducted. The study shall be prepared by a qualified acoustician.

To achieve an acoustically-effective barrier it must be made air-tight, i.e., without cracks, gaps, or other openings and must provide for long-term durability. The barriers can be constructed of wood; concrete, stucco, masonry, earth berm or a combination thereof and must have a minimum surface weight of 2.5 lbs. per sq. ft. If wood fencing is used, homogeneous sheet materials are preferable to conventional wood fencing as the latter has a tendency to warp and form openings with age. However, high quality, air-tight, tongue-and-groove, shiplap, or board and batten construction can be used, provided the minimum surface weight requirement is met and the construction is air-tight. No openings are permitted between the upper barrier components and the ground.

The implementation of the above recommended measures will reduce noise exterior noise exposures to 60 dB DNL or less at the Chanticleer Home property. Short-term noise levels will be reduced to levels consistent with the existing noise environment in the area.

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EXHIBIT I
EXHIBIT D

III. Project Description and Measurement Methodologies

A. Project Description

The planned project site is located at the northeast quadrant of the Soquel Avenue and Chanticleer Avenue intersection, along the south side of Highway 1, in Santa Cruz County. The site is relatively level and at-grade with Soquel Avenue and Chanticleer Avenue. Presently the site contains several buildings of various sizes and nature. The uses of the site are a mix of residential, commercial and light industrial. Surrounding land uses are primarily residential across Chanticleer Avenue to the west and the Chanticleer Home to the south. Other commercial uses are adjacent to the east. Soquel Avenue and Highway 1 are adjacent to the north.

The planned project includes the construction of a research and development, and light industrial business park which will have four 1- and 2-story buildings. The truck route for loading and unloading begins at the northeast corner of the site, runs along the east property line, turns west along the south (Chanticleer Home) property line where trucks may divert to the loading areas between Buildings B and D, then the exit is at the southwest corner of the site onto Chanticleer Avenue,

B. Existing Noise Levels

To determine the existing noise environment at the residential area adjacent to the proposed project site, continuous recordings of the sound levels were made at the property line of the Chanticleer Home near the east property line. The noise measurements were made on November 22-23, 1999 using a Larson-Davis 812 Precision Integrating Sound Level Meter. The meter yields, by direct readout, a series of the sound levels versus time, as shown in the data tables in Appendix C. Shown in the tables are L_1 , L_{10} , L_{50} and L_{90} , i.e., those levels of noise exceeded 1%, 10%, 50% and 90% of the time. Also shown are the minimum and maximum levels, and the continuous equivalent-energy levels (L_{eq}), which are used to calculate the DNL. The measurements were made for 24 continuous hours during representative daytime and nighttime periods of the DNL index.

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EXHIBIT D

As shown in the tables, the L_{eq} 's at the Chanticleer Home property line contiguous with the project site ranged from 46.1 to 55.6 dBA during the daytime and were 45.7 to 55.8 dBA at night.

The DNL for the survey location was calculated by decibel averaging of the L_{eq} 's as they apply to the various time periods of the DNL index. Nighttime penalties were applied and the DNL was calculated using the formula shown in Appendix B. The results of the calculations reveal that the existing noise exposure at the property line of the Chanticleer Home is 58 dB DNL.

C. Project-Generated Noise Levels

To determine the project-generated noise levels, a worst-case scenario was developed by assuming that the tenants in Buildings A, B and D would consist primarily of light industrial. A truck trip generation methodology was provided by the project transportation consultant, Ref. (d). The Trip Generation Handbook revealed that 114,750 sq. ft. of light industrial use will typically generate 38 small (2 & 3 axle) truck trips and 31 large (4 & 6 axle) truck trips per day. A small truck will typically generate an average noise level of 64 dBA L_{eq} at 50 ft. over a 15 second period for each passby (entering and exiting). The hourly average noise level for 1 small truck is 43 dBA $L_{eq}(h)$. A large truck will typically generate an average noise level of 77 dBA L_{eq} at 50 ft. over a 15 second period for each passby (entering and exiting). The hourly average noise level for 1 large truck is 56 dBA $L_{eq}(h)$. Multiplying 43 dBA times 38 truck trips equals 59 dBA over the daytime operational period for the small trucks. Multiplying 56 dBA times 31 truck trips equals 71 dBA over the daytime operational period for the large trucks. The truck movement noise exposure was calculated to be 58 dB DNL at the most impacted property line.

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Loading dock noise was determined by the number of trucks that would service the ramped dock and *the* small loading areas for individual tenants. We are assuming that only large trucks would use the ramped dock **and** only small trucks would service the roll-up door areas. Fifteen large trucks would be expected each day at the ramped dock. As it takes approximately 30 minutes to load or unload a semi-trailer, approximately 7.5 - 8 continuous hours of noise would occur. Large truck loading dock operations will typically generate an average noise level of 59 dBA L_{eq} at a distance of 80 ft. Over a 7.5 to 8 hour day, the DNL will be 55 dB at the most impacted property line. The average noise level at the roll-up door areas, was determined to be 55 dBA L_{eq} at each roll-up door. The noise level from 16 roll-up door areas servicing 38 small trucks, with distances ranging from 130 ft. to 305 ft. to the nearest Chanticleer Home property line, the total noise exposure over the entire operational day would be 46 dB DNL. Combining the large dock noise exposure with the roll-up door area noise, the total loading dock noise exposure was calculated to be 55 dB DNL (55 dB + 46 dB = 55 dB).

To minimize annoyance to the residential neighbors, the roof mounted mechanical equipment should be limited to 50 dBA during the daytime hours of 7:00 a.m. to 10:00 p.m., and to 40 dBA during the nighttime hours of 10:00 p.m. to 7:00 a.m. at any location on the residential property. Assuming that the roof-top equipment will be reduced to these levels **and** maintained over the life of the project, the mechanical equipment noise exposure will be 50 dB DNL.

The effect of the construction of the project on the neighbors was determined by calculating the noise barrier effect that the existing buildings on the site have on the residential noise environment. The noise reduction provided by the existing buildings was calculated, using standard Fresnel diffraction equations, to be 5 dB. This noise reduction factor took into consideration the separation between buildings and the various heights of the structures. Thus, the clearing of the site will increase the noise environment at the Chanticleer Home by 5 dB. The construction of the project buildings will add an additional 4 dB to the noise environment due to sound reflections that will occur between Buildings B and D. The net effect of the construction of the project buildings, not including project-generated noise, will be a 9 dB increase in the noise environment.

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The cumulative noise exposures were calculated by summing the noise exposures from the various source; truck movements, loading dock activity, mechanical equipment and traffic noise. The cumulative noise exposure at *the* most impacted property line of the Chanticleer Home will be 68 dB DNL. Thus, the noise exposure due to the project will be 8 dB in excess of the 60 dB DNL limit for residential land use and *the* existing noise environment will be increased by 10 dB.

The implementation of the recommended 8 ft. high noise control barrier will reduce truck movement noise by 5 dB, loading dock noise by 7 dB, and traffic noise by 9 dB. The barrier will have no effect of roof-top equipment. The resulting noise exposure will be 60 dB DNL (53 dB + 45 dB + 50 dB + 58 dB = 60 dB). A 2 dB increase in the noise environment at the Chanticleer Home will be mostly imperceptible. Note, however, that some noises will be audible, and at times may be annoying to sensitive receptors. Control over unnecessary noise will be of paramount importance.

As shown above, the noise exposures generated by the project are likely to be excessive. Mitigation measures are recommended to achieve compliance with the County of Santa Cruz Noise Element and Noise Ordinance standards. The recommended measures are described in Section II.

Environmental Review Initial Study
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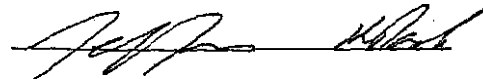
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- 10 -

This report presents the results of a noise assessment study for the planned "Live ~~Oak~~ Business Park" at Soquel Avenue and Chanticleer Avenue in Santa Cruz County. The study findings and recommendations were based on field measurements and other data, and are correct to the best of our knowledge. However, changes in tenant uses, activity levels, mechanical equipment, operational hours, noise regulations or other changes beyond our control may result in noise levels different from our estimates. If you have any questions or would like an elaboration of *this* report, please call me.

Sincerely,

EDWARD L. PACK ASSOC., INC.



Jeffrey K. Pack
President

JKP:j

Attachments: Appendices A, B and C

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EXHIBIT ID

APPENDIX A

References:

- (a) Preliminary Site Plan, Live Oak Business Park, by Barry Swenson Builder, February 26, 1999
- (b) Noise Element of the General Plan, County of Santa Cruz, Chapter 3.6, January , 1985
- (c) Santa Cruz County Code, Ordinance No. 4001, Chapter 8.30, Section 8.30.010
- (d) Excerpts from the Trip Generation Handbook. An ITE Proposed Recommended Practice, Provided by Mr. Dan Takacs, Higgins Associates, by Transmittal to Edward L. Pack Associates, Inc., December 15, 1999

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APPENDIX B

Noise Standards, Terminology, Instrumentation

1. Noise Standards.

A. County of Santa Cruz Noise Element Standards

The Noise Element standards identify an exterior compatibility level of 60 dB Day-Night Level (DNL) for residential land use compatibility chart in the Noise Section of the General Plan. No interior standards are specified.

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EXHIBIT I D

2. Terminology

A. Statistical Noise Levels

Due to the fluctuating character of urban traffic noise, statistical procedures are needed to provide an adequate description of the environment. A series of statistical descriptors have been developed which represent the noise levels exceeded a given percentage of the time. These descriptors are obtained by direct readout of the Community Noise Analyzer. Some of the statistical levels used to describe community noise are defined as follows:

- L_1 - A noise level exceeded for 1% of the time.
- L_{10} - A noise level exceeded for 10% of the time, considered to be an "intrusive" level.
- L_{50} - The noise level exceeded 50% of the time representing an "average" sound level.
- L_{90} - The noise level exceeded 90 % of the time, designated as a "background" noise level.
- L_{eq} - The continuous equivalent-energy level is that level of a steady-state noise having the same sound energy as a given time-varying noise. The L_{eq} represents the decibel level of the time-averaged value of sound energy or sound pressure squared and is used to calculate the DNL and CNEL.

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B. Day-Night Level (DNL)

Noise levels utilized in the standards are described in terms of the Day-Night Level (DNL). The DNL rating is determined by the cumulative noise exposures occurring over a 24-hour day in terms of A-Weighted sound energy. The 24-hour day is divided into two subperiods for the DNL index, i.e., the daytime period from 7:00 a.m. to 10:00 p.m., and the nighttime period from 10:00 p.m. to 7:00 a.m. A 10 dBA weighting factor is applied (added) to the noise levels occurring during the nighttime period to account for the greater sensitivity of people to noise during these hours. The DNL is calculated from the measured L_{eq} in accordance with the following mathematical formula:

$$DNL = [(L_d + 10 \log_{10} 15) \& (L_n + 10 + 10 \log_{10} 9)] - 10 \log_{10} 24$$

Where:

- L_d = L_{eq} for the daytime (7:00 a.m. to 10:00 p.m.)
- L_n = L_{eq} for the nighttime (10:00 p.m. to 7:00 a.m.)
- 24 indicates the 24-hour period
- & denotes decibel addition.

C. A-Weighted Sound Level

The decibel measure of the sound level utilizing the "A" weighted network of a sound level meter is referred to as "dBA". The "A" weighting is *the* accepted standard weighting system used when noise is measured and recorded for the purpose of determining total noise levels and conducting statistical analyses of the environment so that the output correlates well with the response of the human ear.

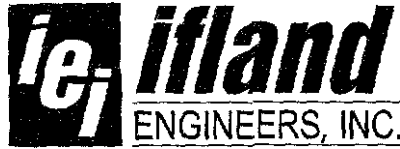
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3. Instrumentation

The on-site field measurement data were acquired by the use of one or more of the precision acoustical instruments shown below. The acoustical instrumentation provides a direct readout of the L exceedance statistical levels including the equivalent-energy level (L_{eq}). Input to the meters was provided by a microphone extended to a height of 5 ft. above the ground. The meter conforms to ANSI S1.4 for Type 1 instruments. The "A" weighting network and the "Fast" response setting of the meter were used in conformance with the applicable ISO and IEC standards. All instrumentation was acoustically calibrated before and after field tests to assure accuracy.

Bruel & Kjaer 2231 Precision Integrating Sound Level Meter
Larson Davis LDL 812 Precision Integrating Sound Level Meter
Larson Davis 2900 Real Time Analyzer
GenRad 1945 Community Noise Analyzer

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APPLICATION 02-0025



Civil Engineering ■
Structural Design ■
Development Planning ■
Construction Management ■

January 9, 2004

#00145

Paia Levine
Deputy Environmental Coordinator
County of Santa Cruz, Planning Department
701 Ocean Street
Santa Cruz, CA 95060

RE: 1233 Thompson Avenue
Application #02-0025
APN 031-152-06

Dear Ms. Levine:

We have been working with Public Works Drainage Division to resolve some of the issues of concern cited in your August 26, 2003 letter. Resolution has been achieved and we are submitting revised plans and drainage calculations for review. To that end, we would like to comment on the specifics of your letter as follows:

Item 1. a) - ~~Items~~ 1-6 from Drainage Division

Item 2 is deleted, Items 3-6 remain and Item 1 amended per the following resolution.

Based on our meeting with Brian Turpen, Assist. Dir. of Public Works, on December 2, the drainage design conditions have been revised to the following:

- Detention with an allowable release rate equal to the 5-yr., 15 min. (time of concentration) pre-development event is required.
- Storage volume is to accommodate a 10-yr. post-development storm event at the duration corresponding to a peak in storage volume.
- Complete detention details and calculations may be deferred to the building application stage.
- Off-site pipeline calculations for the 10-yr. and 25-yr. storm events for both preexisting and proposed conditions shall be submitted.
- Down Stream/Off-Site Mitigations And Improvements
The existing storm drain system has been evaluated at both 10-yr. and 25-yr. storm return periods. The system clearly demonstrates the inadequacy of the existing system which surcharges at 30" Avenue.

Environmental Review Initial Study
ATTACHMENT 14, 1 of 2
APPLICATION 02-0025

EXHIBIT 0

Pais Levine
Deputy Environmental Coordinator
County of Santa Cruz, Planning Dept.
701 Ocean St.
Santa Cruz, CA 95060
Page 2 of 2
January 9, 2004

The proposed mitigation storm drain system would provide a by-pass from 30th Avenue taking the drainage southerly of Brommer St. directly to the drainage channel rather than northerly across Brommer St. and then to the channel. This system, though not ~~completely~~ resolving the potential for flooding does eliminate surcharging up to Thompson Avenue for a 10-yr. storm and nearly as far for a 25-yr. storm.

Item 1.b) – Addressed in the redesign as cited above

Item 1.c) – This requirement was deleted as noted by Brian

In addition to the drainage matters, we also made additional revisions to the preliminary sewer design as requested in comments from the Sanitation District, dated September 22, 2003.

The Streeter Group has addressed site design and architectural issues under separate cover, however the revised plans reflect the response to your concerns.

Please contact me if you have questions about the resubmittal.

Very truly yours,

IFLAND ENGINEERS, INC.



H. Duane Smith, Senior Engineer
RCE #18318

HDS/ah

c. John Schlagheck, Staff Planner
Hugh Zike, the Streeter Group
Steve Mills

Environmental Review Initial Study
ATTACHMENT 14, 2 of 2
APPLICATION 02-0025



Streeter Group, Inc.
Architecture, Structural Engineering

December 22, 2003

Ms Paia Levine
Deputy Environmental Coordinator
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Dear Ms Levine:

Thank you for providing a copy of the "Noise Assessment for Live Oak Business Park" by Edward Pack and Associates, dated December 15, 1999. Noise is always a consideration when two different uses abut each other. We are aware of this and try our best to be "good neighbors" in our project planning process.

After reviewing Mr. Pack's report, it appears as if the main concern for noise in this study was the road noise from Highway #1 and Soquel Avenue. As I understand the study, it suggests that *the* road noise would be amplified by bouncing between two proposed parallel buildings, which were to be perpendicular to the roads and the residential occupancy beyond. This condition does not exist with the proposed Thompson Avenue project. The main road noise for the proposed project is from Thompson Avenue, which creates much less noise than either Highway #1 or Soquel Avenue, and the proposed project consists of a single structure which would be parallel to both Thompson Avenue and the existing residential area beyond. The proposed structure, instead of amplifying the road noise, would tend to block the road noise.

We have, however, revised the proposed project to comply with the recommendations of item #2 of your letter dated August 26, 2003.

- a) All roll up doors are facing commercial use property. The trash enclosure is located in the southeast corner of the property as far away from residential property as possible.
- b) An eight-foot high masonry wall is proposed adjacent to residential property. I believe this would require a variance, which we presume the planning department will support and grant.
- c) The Master Occupancy Plan was revised in a letter to Mr. Schlagheck on August 27, 2002 "to include a condition that all lease agreements shall contain a copy of the County of Santa Cruz 8.30.010 Curfew-Offensive Noise ordinance, and make compliance with this ordinance a condition of the lease agreement."
- d) See item c) above.

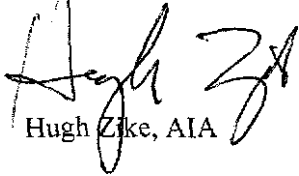
Environmental Review Initial Study
ATTACHMENT 15, 1 of 2
APPLICATION 02-0025

- e) All roll up doors are facing commercial use property. The truck loading space is on the east property line, away from the residential property. The California Building Code requires adequate ventilation, which will be provided for in the mechanical design.

If you have any questions or further concerns please call and we will work with you as much as possible to create a project that is acceptable and beneficial to all.

Respectfully yours,

STREETER GROUP, INC.


Hugh Zike, AIA

cc: Steve Mills

Environmental Review Initial Study
ATTACHMENT 15 2 of 2
APPLICATION 02-0025

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
 SAN LUIS OBISPO, CA 93401-5415
 PHONE (805) 549-3111
 FAX (805) 549-3329
 TDD (805) 549-3259
<http://www.dot.gov/dist05>



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March 30, 2004

SCR-001-13.62
 SCH# 2004032022

Paia Levine
 Planning Department
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz, CA 95060

SZBJECT: Streeter Commercial Building ND Comments

Dear Ms. Levine:

The California Department of Transportation (Department) District 5 has reviewed the Negative Declaration (ND) for the proposed Streeter Commercial Project. This project is located off of Thompson Avenue in the unincorporated Live Oak area southerly of Route 1. The project proposes a commercial development, which will generate 89 new trips. District 5 staff offers the following comments for your consideration:

- 1) The ND discussion provides no content with respect to regional access. A traffic **was** not included in the ND so staff is unable to make a complete review of the project and its impacts. However, it is reasonable to suggest that this project will contribute to cumulative traffic impacts on Route 1. Although the Live Oak area is subject to a TIA fee program it is my understanding that regional issues are not included in this program.
- 2) The Department in conjunction with the Santa Cruz County Regional Transportation Commission (SCCRTC) completed a Project Study Report (PSR) focusing on the Route 1 corridor in Santa Cruz, which identified feasible improvements to address existing and future traffic operations on Route 1. The improvements identified in this PSR include the widening of Route 1 from four lanes to **six** lanes with improvements at six interchanges.
- 3) The Santa Cruz County Regional Transportation Commission (SCCRTC) is taking the **lead** on the widening project, which includes **oversight** of project funding. The project is not completely funded.

To mitigate for the cumulative traffic impacts of this project upon the State highway system, the County should condition the applicant to pay a "fair share" towards the cost of the Route 1 improvements. The payment of a "fair share" contribution towards these improvements should render the project's contribution to Route 1 to less than cumulatively considerable levels in accordance with Section 15064 of the California

"Caltrans improves mobility across California"

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EXHIBIT

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 APPLICATION 02-0025

D

Attachment #16

Streeter Commercial Building
March 30, 2004
Page 2

Environmental Quality Act (CEQA) Guidelines. Perhaps one method to ensure development participation in this action is **amending** the Live Oak TIA to include this regional project.

Since this "fair share" fee is specifically intended for a State highway improvement, proof of payment of this fee should be provided to the District 5 Development Review Branch as part of the project's mitigation monitoring **program**. The amount and method used to calculate this "fair share" should be made in consultation with District 5 staff and SCCRTC.

The District 5 Development Review Branch would like to receive a copy of the responses to our comments and/or the Final ND document. In addition, we would like to request a copy of any subsequent notices and reports on this project as well as the Conditions of Approval in the event the project is approved. If you have any questions, please call me at (805) 542-4751.

Sincerely,


Chris Shaeffer

District 5 Development Review Branch

cc: Jack Sohriakoff, County Public Works; Sean Co, SCCRTC;
David Murray, District 5 Planning; Roger Barnes, District 5 Traffic Operations

Environmental Review Initial Study
ATTACHMENT 16, 2012
APPLICATION 02-0025

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: FEBRUARY 26, 2004
TO: PLANNING DEPARTMENT: JOHN SCHLAGHECK
FROM: SANTA CRUZ COUNTY SANITATION DISTRICT
SUBJECT: CONDITIONS OF SERVICE FOR THE FOLLOWING
PROPOSED DEVELOPMENT
APN: 031-152-06 APPLICATION NO.: 02-0025
PARCEL ADDRESS: 1233 THOMPSON AVENUE
PROJECT DESCRIPTION: DEMOLISH THREE SINGLE FAMILY
DWELLINGS AND ACCESSORY BUILDINGS AND
CONSTRUCT STEEL INDUSTRIAL BUILDING;
ESTABLISH MASTER OCCUPANCY PROGRAM

Sewer service is available, with the following conditions, for the proposed project:

Submit original copy of this sewer plan to District for signature as the approved sewer plan.

The following issues are to be addressed during the building permit process:

The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the Uniform Plumbing Code.

Water use data (actual or projected), and other information as may be required for this project, must be submitted to the District for review and use in fee determination and waste pretreatment requirements before sewer connection permits can be approved.

The existing sewer lateral must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit (no charge) for disconnection must be obtained from the District.

Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal.

A backflow prevention device may be required on the sewer lateral.

The Sanitation District's conditions for service in the Master Plan are:

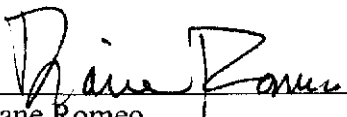
All future change of use in tenants shall require a review by the Sanitation District for additional connection permit fees and pretreatment device requirements.

All applicants shall provide estimated water use and additional information to assist staff in developing permit fees and pretreatment. A review of all changes in tenancy shall be required and no "over the counter" approvals shall be granted.

The District shall review all future building permits for tenant improvements.

All changes to plumbing fixtures shall be reviewed by the District. All changes shall be accompanied by a plumbing plan and list of plumbing fixtures per the UPC as stated in table 7-3.

Pretreatment may be required if food preparation or medical/dental offices are proposed.


Diane Romeo
Sanitation Engineering

DR/dr

c: Jo Fleming, Water & Wastewater Operations
Steve Harper, Sanitation Engineering

Applicant: Hugh Zike
The Streeter Group, Inc.
2571 Main Street Suite C
Soquel, CA 95073

Property Owner: 1233 Thompson LLC
2140 41st Avenue
Capitola, CA 95010

Engineer: Ifland Engineers
1100 Water Street
Santa Cruz, CA 95060

John Schlagheck

From: David Sims
Sent: Tuesday, April 27, 2004 1:02 PM
To: John Schlagheck
Subject: Latest Comments 02-0025

4th Routine:

The combination of proposed drainage improvements offsite, and the onsite detention are approved in concept, and as adequate to control negative project drainage impacts *to a* level less than the pre-existing condition. Pre-existing offsite drainage inadequacies are not fully eliminated by the proposed improvements. This partial improvement was expected.

The applicant will need to complete at minimum the following items upon submittal of grading plans/building plans. Additional review requirements may be made at the time of further review.

- 1) Resubmit, all calculations fully corrected, stamped and signed. Some important errors were noted in review, and marked up copies are being returned to the designer through the project planner.
- 2) Loss of storage elevation in the detention chamber, due to the overflow pipe invert, is to be adjusted for in storage vessel sizing, and shown in the calculations.
- 3) Provide on the plans a profile of the offsite stormdrain improvements to be made, and cross-sections where potential obstructions may exist.
- 4) Indicate how runoff received from the parcel to the north will be affected by the proposed improvements. Will grade changes or the block wall block or divert receipt of this offsite runoff? Will weep holes be provided under the north masonry sound wall to receive neighbor's runoff, as was assured by a letter to the *Co.* Supervisor from the Streeter Group, 11/19/02?
- 5) Additional requirements to be met at the grading/building application stage are as follows:
 - a) Plan details for the Stormceptor unit.
 - b) A recorded maintenance agreement for the Stormceptor unit.
 - c) Engineer's drainage cost estimate for setting inspection fees.
 - d) A deposit of 2% of the estimate to cover inspection services, or \$500 minimum.

e) Zone 5 drainage impact fees, currently at \$0.85 per sq. foot of new impervious area.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 ~~am~~ to 12:00 noon if you have questions.

David W. Sims, P.E.
Associate civil Engineer
Stormwater Management Section
~~dpw113@co.santa-cruz.ca.us~~ <mailto:dpw113@co.santa-cruz.ca.us>
County of Santa Cruz
701 ocean street, Room 410
Santa Cruz, CA. 95060