



Staff Report to the Zoning Administrator

Application Number: **05-0385**

Applicant: Michael Bethke

Owner: United Methodist Church of Santa Cruz

APN: 026-122-36

Agenda Date: Oct. 19, 2007

Agenda Item #: **2.**

Time: after 10:00 a.m.

Project Description: Proposal to demolish an existing 5,500 sq. ft. church and day care building, grade approx. 3,000 cu. yds. and construct a 19,726 sq. ft. church to include sanctuary, social hall with kitchen, community meeting rooms, day care center and administrative offices with related parking and site improvements. Project includes an overheight fence in the front yard setback at the day care center.

Location: 2091 17th Avenue, Santa Cruz

Supervisory District: First District (District Supervisor: Janet K. Beautz)

Permits Required: Commercial Development Permit, Height Exception (from 28 ft. max. height for the zone district to 33'-0" max. with Design Review), Preliminary Grading Approval.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0385, based on the attached findings and conditions.

Exhibits

- | | |
|-------------------------------------|--|
| A. Project plans | G. Colored Rendering (ZA copy in color only) |
| B. Findings | H. Letters from Neighbors |
| C. Conditions | I. Height Exhibit |
| D. Mitigated Negative Declaration | J. Uses, Times and Number of Attendees chart |
| E. Existing Usage Survey | |
| F. Peak Parking Per Time Slot chart | |

Parcel Information

Parcel Size:	1.57 acres
Existing Land Use - Parcel:	Church and day care center
Existing Land Use - Surrounding:	Single – family residential
Project Access:	Seventeenth Avenue
Planning Area:	Live Oak

Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (single-family residential – 6,000 sq. ft. min. size)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Less than 5%
Env. *Sen.* Habitat: Not mapped/no physical evidence on site
Grading: Approx. 3,000 cu. yds. of grading proposed
Tree Removal: No trees proposed to be removed
scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz Water Department
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

Property Description

The site is located on 17th Avenue, south of Rodriguez Avenue in the Live Oak Planning Area. The existing church and day care structure is a one story, wood frame structure with simple forms and a steeple structure topped by a cross. The church and day care occupies the NE corner of the property.



Fig. 1 Existing Building

The southern portion of the property has a single-family dwelling. Overall, about half of the property is currently developed.

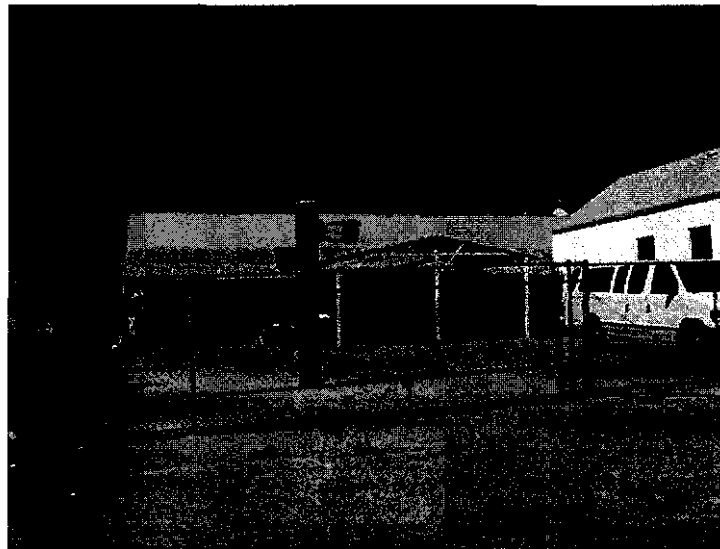


Fig. 2 Rear of existing building.

Project Setting

The site is bounded on three sides by residential development. On the west, Pinewood Street dead ends at the church property **line** and two residences are adjacent. One of the residences is accessed off of Harkleroad Avenue and its rear faces the parking lot (the proposed building is approximately 80 feet away from the residence). On the south of the property, Cozy Court is adjacent to the property and **all** the existing homes on Cozy Court are on the South side of the street (between approx. 60 to 150 feet from the building).

On the north, Burr Court terminates at the boundary of the site. There are three residences adjacent to the new church on the north side. One will have its side facing the parking lot of the church, one will have its side facing the one story wing of the building and the third residence on the east side of Burr Court, will have its side facing the two story façade of the building (which will be ten feet from the property **line**). The distance between the new two-story building and the home will be at least fifteen feet, which exceeds the min. setback for the R-1 zone district by five feet.

Project Description

The applicant is proposing a 19,726sq. ft. single building with both one and two story elements. The one story element is comprised of the “Loving and Learning” day care area. The two-story portion contains the sanctuary, social hall, Sunday school, administrative offices, kitchen and rest rooms.

Access to the parking area is from Seventeenth Avenue. A driveway along the southern side of the building provides access to the rear parking area as well as to approximately 20 spaces perpendicular to the drive. The majority of the parking is located behind the structure. A total of 72 spaces are provided. **These** include 47 standard spaces, 22 compact spaces and 3 disabled spaces.

A fenced-in playground is proposed adjacent to the day care center and facing 17th Avenue. The fence extends from the building along the northern property **line**, then a couple of feet behind the sidewalk along 17th Avenue and the returning to the building dividing the front open area approximately in half.

The southern half of the open area in front of the church building will be used for a labyrinth, entry walk and entry plaza. The applicant is proposing a 6 ft. high fence with stucco pilasters, a 2 ft. high stone base with a 4 ft. high wrought iron open fence on top. A six feet high fence, hedge or wall may be permitted in the front setback per Section 13.10.525 (c) (2) of the County of Santa Cruz Code (Findings for approval are attached):

... no fence, hedge, and/or retaining wall shall exceed three feet in height if located in a front yard or other yard abutting a street, except that heights up to six feet may be allowed by a Level III Development Permit Approval, and heights greater than six feet may be allowed by a Level V Development Permit Approval.

Staff is concerned with the design and solid appearance of this fence along 17th Avenue. A condition of approval has been added to redesign the fence to an all wrought iron 6 ft. fence with no pilasters or base. This design will provide a more open feeling and give greater safety to the children at the play area.

Program of Operations

The applicant submitted a letter detailing the proposed operation of the church and day care. The letter is included as Exhibit E. The Traditional service is the largest **use** of the church, occurring on Sundays currently scheduled at 10:30 **am**. Attendance is stated to be approximately 80 people on non-holiday Sundays. There is also Spanish language worship service and a contemporary worship service. These are smaller services scheduled at different times on Sunday, usually in the evening.

When the new facility is built, Sunday services will accommodate approximately 150 people on a regular Sunday. The separate Spanish service will also **serve** 150 people. Special Sunday services (Christmas and Easter) will draw up to 175 people.

There is also a large component of the church activity providing English as a Second Language classes. The attendance is currently over 100 students, however this activity does not occur during service hours. The next largest component of the church's activities is the Loving and Learning Center. The center is licensed for 45 children, however most of the attending children **use** the facility as after-school care. A center owned van delivers many of the children directly from nearby schools and others are escorted on foot by center staff.

Staff has prepared Exhibit J which outlines the permitted uses, day and times, and maximum number of attendees. Condition of Approval IV. B requires an amendment to this permit should any single **use** or combination of uses exceed the parking demand for the 72 spaces proposed.

ANALYSIS

Zoning & General Plan Consistency

The subject property is a 1.57-acre lot, located in the R-1-6 (single-family residential - 6,000 sq. ft. min. parcel size) zone district. The General Plan designation is R-UL (Urban Low Density Residential). Churches and Day Care Centers are permitted uses within the zone district with a Level 5 approval. The structure meets all current setback standards for the zone district. The structure exceeds the maximum height limit, however a height exception has been requested with application and is being recommended for approval.

Height Exception

The proposed improvements are consistent with the development standards for the zoning district, as they relate to setbacks, lot coverage and floor area ratio. A portion of the roof over the section containing the sanctuary is proposed to be a height of 34'-1" at the center, where 28 feet is the maximum allowable for the R-1 zone district.

Section 13.10.323(5)(B) of the County of Santa Cruz Code allows exceeding the 28 ft. height limit in residential zones with Design Review without a variance approval, subject to review and recommendation by the Urban Designer and approval by the Zoning Administrator. The maximum height that may be approved in this manner, without a variance is 33 feet. The portion of the building that exceeds 28 feet is located near the center of the lot and only over the sanctuary (Exhibit I). Without this moderate pitch to the roof, the building would appear to have a flat roof that is uncharacteristic of a religious structure. The pitch of the roof is in character with the "Mission" style of the rest of the building.

Staff recommends an exception to allow the maximum height of the main roof to be 33'-0" according to the section cited above. Findings for a variance for any height above cannot be justified, because the lot does not have unusual physical characteristics. A condition of approval has been added to revise the design to accommodate the maximum height to be 33 feet.

Tower/Steeple

Church spires and steeples are allowed (per Section 13.10.510(d)(2)) to be erected to a height of not more than 25 feet above the height limit in any district. The applicant is proposing a steeple of 39'-2", or 11'-2" over the height limit in the R-1 zone district. This additional height does not require an exception. Staff believes that the tower proposed is in keeping with the architectural style of the building and is not excessive in height.

Design Review

The proposed building has been designed with "Mission" style architecture, using tile roofs, cement plaster, arched windows and colonnades. A "bell tower" element is located near the entry. The design also includes a trellis at the rear entry to the sanctuary and a trellis at the upper level balcony.

The proposed church has been reviewed by the Urban Designer and complies with the requirements

of the County Design Review Ordinance (13.11) – **see** Exhibit E, Attachment 18). The Urban Designer in his Memo of November 28, 2006 has a few items that were evaluated as “does not meet criteria”. Most of these relate to the building massing, sense of scale and solar access. The primary concern was the long unbroken wall on the North Elevation. In the “Urban Designer’s Comment” section of the Memo, he recommends moving the Loving and Learning wing southward four feet. A Condition of Approval has been added which **reflects** this.

The shadow cast from the two-story wall onto the neighbor’s property to the north **is** approximately 45 feet long at the worst noontime condition (Dec. 21st). The church is providing a ten feet wide setback along this property line, therefore the shadow will shade no more than half the neighbor’s yard at this one time of year, and will provide only minimal shade (approx. 5 ft.) during the summer condition (**June** 21st at noon). Moving the one story portion of the building will also provide additional space between the church and the residences to the North.

A number of minor concerns are also listed at the comments section, which are recommendations and not items that were considered important enough to be considered for conditions. The conditions do however, address concerns of site lighting.

Sufficient landscaping **is** provided in the parking area to meet the requirements for one tree for each five parking spaces. The narrowest planting strip provided on the perimeter of the parking area is five feet, which meets minimum standards. Trees are shown as both 15 gallon and 24” box *sues*. Trees to **be** removed include; 1- 22” Willow, 2- **Palms** (18” and 24”) and 1-12” Redwood. Other trees will be maintained or transplanted (**see** C02 – Existing Conditions and Site Demolition Plan).

Parking

Access to the parking area is from Seventeenth Avenue. A driveway along the southern side of the building provides access to the **rear** as well as approximately 20 spaces parallel to the drive. The majority of the parking **is** located behind the structure. A total of 72 spaces are provided. These include 47 standard spaces, 22 compact spaces and **3** disabled spaces.

While not included in staffs analysis, the church provided a letter of agreement for overflow parking down the street at the Harbor Light Church at 2009 17th Avenue. The representative for the church also noted that should a service reach 75% of capacity on a regular basis, it **is** in the by-laws of the church to then schedule an additional service.

The required number of parking spaces for a building with a mixture of uses that occur at different times is based on the maximum use at any one time. The activity that represents the maximum use is the Sunday service. The sanctuary shows seating for 175 seats. There will not be concurrent use by another program, during the church services. **As** part of the normal Sunday schedule, after the service the congregation gathers w i t h the social hall area for conversation before leaving the grounds.

The county code requires 0.25 spaces per seat or 30 per 1000sq. ft. The 72 spaces provided would provide for a maximum number of attendees of 288.

Staff used the Institute of Traffic Engineers (ITE) Parking Generation manual to check the

commonly used demand for parking for a church/synagogue. The average rate listed in the manual is .43 parking spaces per attendee. Providing 72 spaces would accommodate 167 people. Staff believes that the parking is adequate for the number of seats provided in the sanctuary, as it is far greater than the 44 spaces that the county code requires.

Pedestrian connection

The site is currently used as a shortcut from the residential area to the west to 17th Avenue. A previous proposal for the site included a connection (stairs and path) from the end of Pinewood Street. The Building Official determined that would be open to the public and therefore would have to meet the accessibility sections of the California Building Code (CBC). Because the parking lot of the church is approximately three feet above the end of Pinewood Street, a ramp would have to be provided to meet the maximum slope and minimum width requirements of the accessibility section of the building code. If such an accessible connection were constructed the landscape proposed in this area would be lost, and the parking layout might be affected. In some circumstances, the Building Official can give a hardship exception to the accessibility requirements. In that case, maintaining the connection between the neighborhood and 17th Avenue would be a simpler design proposition. Staff generally supports connectivity in and between neighborhoods, and the concept of maintaining the connection between the homes on the west and 17th Avenue to the east has merit.

Traffic

Pinnacle Traffic Engineering prepared a Trip Generation Study on June 20, 2007. The study was based on an examination of existing use of the facility and the uses and *sizes* of the proposed facility. The study also examined the special services (Easter, Christmas, etc.) that will only happen a couple of times per year.

The study indicates that the project will result in a net increase of +11 peak hour trips in the AM, and + 10 peak hour trips in the PM. This is a small incremental increase in traffic on nearby roads and intersections. During special Sunday holiday/event services the proposed church could generate a net increase of 172 daily trips, with 71 additional trips during the mid-day peak hour (37 inbound and 34 outbound). **While** this is an increase over the normal traffic, it should be noted that this would occur during Sunday mornings, which is normally a time with the least amount of neighborhood traffic.

Department of Public Works, Traffic Division has reviewed the study and indicates that the increase will not cause the Level of Service at any nearby intersection to drop below Level of Service D.

Site Drainage

Drainage Calculations prepared by Ifland Engineers, Inc. dated June 2007 have been reviewed for potential drainage impacts and accepted by the Department of Public Works (DPW) Drainage Section staff. The calculations show that the system has the capacity to detain runoff from a 25-year event while discharging the runoff at the 10-year pre-development rate. A drain rock bed beneath the pavement will control the runoff rate from the property. DPW staff has determined that existing storm water facilities are adequate to handle the increase in drainage associated with the project.

Environmental Review

Environmental review has been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on August 15, 2007. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on August 16, 2007. The mandatory public comment period expired on September 10, 2007, with no comments received.

The environmental review process focused on the potential impacts of the project in the areas of traffic and parking. The environmental review process generated mitigation measures, which addressed water quality of drainage by requiring silt and grease traps and providing monitoring, and requiring that the final plans be revised to reflect the recommendations of the geotechnical **report**. These mitigation measures have been included as conditions of approval.

CONCLUSION

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

Staff Recommendation

- **APPROVAL** of Application Number **05-0385**, based on the attached findings and conditions.
- **CERTIFICATION** of the Mitigated Negative Declaration as complying with the requirements of the California Environmental Quality Act

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

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

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Commercial Development Permit Findings

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

This finding can be made, in that the project is located in an area that allows for religious **uses** and is not encumbered by physical constraints. 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 church will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure as conditioned, meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the Church and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances. The R-1-6 (single-family residential - 6,000 sq. ft. min. parcel *size*) zone district allows use of the property as a church and the structure meets all current setback standards for the zone district. The structure exceeds the maximum height limit, however a height exception has been requested with application and is being recommended for approval.

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

This finding can be made, in that the proposed institutional use is consistent with the use and density requirements specified for the Urban Low Density Residential (R-UL) land use designation in the County General Plan.

The proposed Church will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance)

The proposed Church will not be improperly proportioned to the parcel *size* or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed Church will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly *sized* lot in the vicinity.

A specific plan has not been adopted for this portion of the County

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed Church is to be constructed on an existing developed lot. The Senior Transportation Engineer of the Department of Public Works expects that the level of traffic generated by the proposed project will not adversely impact existing roads and intersections in the surrounding area (see Exhibit D, Attachment **15**, page 2).

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed Church is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed Church 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.

Development Permit Findings

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

This finding can be made, in that the location and the design of the six feet high fence within the front setback does not contain any corners or pockets that would conceal persons with criminal intent. The design of the fence does not utilize an excessive quantity of materials or energy in the maintenance because it is a relatively insignificant structure accessory **to** the use allowed on the property. The design and location of the fence does not adversely **impact** the available light or the movement of air to properties or improvements in the vicinity, **as** the fence is located at the front of the property and is composed of vertical open pickets and posts.

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

This finding can be made, in that the proposed the six feet high fence within the front setback complies with the specific regulations for fencing and walls that are contained in section 13.10.525. This proposal complies with the requirements and intents of that section, in that:

- **As** a part of the application, landscaping is proposed **along** the length of the fence to mitigate visual impacts from neighboring properties.
- The fence is situated on the property in a manner that **does** not obstruct sight distance for vehicles traveling along the roadways.
- The location and the design of the fence on the property does not contain any corners or pockets that would conceal persons with criminal **intent**.

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

This finding can be made, **in** that the six feet high fence within the **front** setback, with the conditions of approval, will be compatible with the surrounding neighborhood, and will not obstruct vehicular sight distance.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding is not applicable to the six feet high fence w i t h the **front** setback

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

This finding can be made, in that the fence is compatible with the visual character of the neighborhood due to the open design and location **of** mitigating landscaping along the length of the fence to further soften it's appearance.

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

This finding can be made, in that the required vegetation for the fence will soften the **look** of the design and will provide adequate visual **screening** of the walls from **the** view of 17th Avenue.

Conditions of Approval

- Exhibit A: Architectural Plans prepared by William Bagnall, Architect,
dated October 31, 2006.
Preliminary Improvement Plans prepared by Ifland Engineers,
dated November 6, 2006.
Landscape Plan prepared by Greg Lewis, Landscape Architect,
dated October 24, 2006

- I. This permit authorizes the construction of a 19,726 sq. ft. church to include sanctuary, social hall with kitchen, community meeting room, day care center and administrative offices with related parking, etc. 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.
 - E. Pay a Negative Declaration De Minimis fee to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this discretionary application. If specific materials and colors have not been approved with this discretionary application, in addition to showing the

materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.

2. Grading, drainage, and erosion control plans.
3. Details showing compliance with fire department requirements.
4. Redesign the fence at the front of the property ~~along~~ 17th Avenue to an all wrought iron 6 ft. fence (painted black) with no pilasters or base.
5. The lower floor plan shall show the Loving and Learning wing moved southward four feet.
6. Signage total area shall conform to Section 13.10.580 of the County of Santa Cruz code ~~as~~ follows: one identification ~~sign~~, not directly illuminated, not larger than twelve (12) square feet in area (per side). Miscellaneous directional and accessibility signage are exempt.
7. The Roof Plan and Elevations shall show the ~~maximum~~ height to be 33'-0".
8. In order to ensure that impacts from geotechnical hazards are less than significant, prior to the issuance of any building permit, the applicant shall revise the plans to reflect all the recommendations of the geotechnical report.
9. Show all rooftop equipment and any screening required to minimize visual impacts. All rooftop mechanical and electrical equipment screening shall be designed to be an integral part of the building **design**.
10. Utility equipment such as electrical and gas ~~meters~~, electrical panels, and junction boxes shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.
8. Detailed landscape and irrigation plans shall be submitted at the time of the building permit application for review by the ~~City of~~ Santa Cruz Water Department. The landscape and irrigation plans ~~shall~~ satisfy all requirements of the City's landscape water ~~conservation~~ ordinance prior to issuance of the building permit.
9. Exterior lighting:
 - a. **All** site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.
 - b. Area lighting shall be high-pressure sodium ~~vapor~~, metal halide, fluorescent, or equivalent energy-efficient fixtures.

- c. All lighted parking and circulation areas **shall** utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.
 - d. Light sources shall not be visible from adjacent properties.
10. Prior to issuing building or grading permits the applicant shall **submit** a detailed erosion control plan for review and approval of Environmental Planning Staff. Plans shall indicate that the destination of excess fill is either the municipal landfill or a receiving site with valid permit.
11. Standard dust control BMPs shall be implemented during all grading and demolition work.
12. In order to ensure that the one-hour air quality threshold for the pollutant acrolein is not exceeded during demolition and paving, prior to the issuance of the grading permit, the applicant shall modify ~~the~~ grading plans to include notes incorporating the construction conditions given by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) as follows:
- i. All pre-1994 diesel equipment shall be retrofitted with EPA certified diesel oxidation catalysts **or** all such equipment shall be fueled with B99 diesel fuel;
 - ii. Applicant shall retain receipts for purchases of catalysts or b99 diesel fuel until completion of the project;
 - iii. Applicant shall allow MBUAPCD to **inspect** receipts and equipment throughout the project.

Alternatively, the applicant may submit a healthrisk assessment to the MBUAPCD for review and approval. Any recommendations and requirements of the MBUAPCD will become conditions of constructing the project.

13. In order to ensure that there are no significant impacts on the environment from demolishing building(s) that contain lead ~~paint~~ and asbestos containing construction materials, prior to **approval** of demolition or building permits, or if no permits are issued, prior to beginning demolition, the applicant notify the MBUAPCD of the project. Applicant shall obtain approval of the demolition plan and the plan for **disposing** of associated waste material, as required by federal regulations (national emissions standards for asbestos) and rules of the MBUAPCD.
14. To prevent drainage discharges from carrying ~~silt~~, grease, and other contaminants ~~from~~ paved surfaces into nearby waterways, the applicant/owner shall maintain the silt and grease traps in the storm drain system according to the following monitoring ~~and~~ maintenance procedures:

- a. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum;
 - b. 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. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area..
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Child Care mitigation for all areas not directly used for the Loving and Learning facility. Currently, this fee is \$ 0.12 per sq. ft., but is subject to change.
 - H. The development is subject to Live Oak Transportation Improvement (TIA) fees at a rate of \$472 per daily trip-end generated by the proposed use. The trip generation study by Pinnacle Traffic Engineering dated June 20, 2007 shows a net change of 132 new daily trips. The fee is calculated as 132 trip ends multiplied by \$472 per trip end equals \$62,304. The total TIA fee of \$62,304 is to be split evenly between transportation improvement fees and roadside improvement fees.
 - I. Provide required off-street parking for 72 cars. Standard size parking spaces must be 8.5 feet wide by 18 feet long and compact size parking spaces must be 7.5 feet wide by 16 feet long. Parking must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The project must comply with all recommendations of the approved soils reports.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with **this** development, any artifact or other evidence of **an** historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of **this** approval or **any** violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. Tower bells, speakers, etc. shall not operate before 8 **am** or after 10pm on any day of the week.
- C. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 **am** and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address and emergency situation.
 - 2. Each day it does not rain, wet all exposed soil **frequently** enough to prevent significant amounts of dust from leaving the site.
 - 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted **on** the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and **take** remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

- D. This permit is based upon the following Uses, Times and Attendees chart. Should any single use or combined uses create a parking demand greater than the 72 spaces provided the applicant shall be required to apply **for** an amendment to this permit.

Permitted Uses, Times and Maximum Number of Attendees

Use	Day / Time	Attendees	Comments
Traditional Sunday Service	Sunday / mom.	150	
Contemporary Sunday Service	Sunday / aft. (5 p.m.)	50	
Spanish Sunday Service	Sunday / eve. (7:30 p.m.)	150	
Special Services	Easter, Christmas	175	
Loving and Learning	Weekdays	45 children	
E.S.L. Program	(not concurrent with Sunday services)	100 per week	
Special Events (using Social Hall)	varies (not concurrent with Sunday services)	175 max. *	* Occupancy per Building Code may be greater however, m a . attendees shall be limited by available parking onsite
Youth Group, Administration, Meetings, and Church classes	days, evenings (not concurrent with Sunday services)	150 total	no greater than three groups at any one time

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

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

defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY ~~from~~ participating in the defense of any claim, action, or proceeding ~~if~~ both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity ~~of~~ any of the terms or conditions of the development approval without the prior written consent ~~of~~ the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

V. Mitigation Monitoring Program

The mitigation measures listed under this heading have been incorporated in the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigation is hereby adopted as a condition of approval for this project. This 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: Geotechnical Hazards: (Condition II.D.7)

Monitoring Program: Plans submitted for a building permit shall be modified such that they are consistent with the geotechnical report. A building permit will not be issued without a review letter from the geotechnical engineer verifying that the plans are consistent with the report.

B. Mitigation Measure: Water Quality (Conditions II.D.7, III.D.2)

Monitoring Program: To prevent project drainage discharges from carrying silt, grease, and other contaminants, prior to public hearing the applicant shall revise the plans to indicate a silt and grease trap. The trap shall be maintained by the property owner according to the following monitoring and maintenance schedule:

- a. 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;
- b. 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.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
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
(831) 454-2580 FAX (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Michael Bethke c/o Slatter Construction, for United Methodist Church of S.C.

APPLICATION NO.: 05-0385

APN: 026-122-36 (was 026-122-12 8 -13)

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

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

XX Mitigations will be attached to the Negative Declaration

 No mitigations will be attached

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

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Matt Johnston, Environmental Coordinator at (831) 454-3201, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: September **10, 2007**

Lawrence Kasparowitz
Staff Planner

Phone: 454-2676

Date: August 15, 2007

NAME: Michael Bethke
APPLICATION: 05-0385
A.P.N: 026-122-12, -13

NEGATIVE DECLARATION MITIGATIONS

1. In order to minimize impacts from accelerated erosion, prior ~~to~~ issuing building or grading permits the applicant shall submit a detailed erosion control plan for review and approval of Environmental Planning Staff. Plans shall indicate that the destination of excess fill is either the municipal landfill or a receiving site with valid permit.
2. In order to minimize impacts ~~to~~ air quality
 - a. Standard dust control BMPs shall be implemented during all grading and demolition work.
 - b. In order to ensure that the one hour air quality threshold for the pollutant acrolein is not exceeded during demolition and paving, prior to the issuance of the grading permit, the applicant shall modify the grading plans to include notes incorporating the construction conditions given by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) as follows:
 - i. All pre-1994 diesel equipment shall be retrofitted with EPA certified diesel oxidation catalysts *or* all such equipment shall be fueled with B99 diesel fuel;
 - ii. Applicant shall retain receipts for purchases of catalysts *or* b99 diesel fuel until completion of the project;
 - iii. Applicant shall allow MBUAPCD to inspect receipts and equipment throughout the project.

Alternatively, the applicant may submit a health risk assessment to the MBUAPCD for review and approval. Any recommendations and requirements ~~of~~ the MBUAPCD will become conditions of constructing the project.

3. In order to ensure that there are no significant impacts on the environment from demolishing building(s) that contain lead paint and asbestos containing construction materials, prior ~~to~~ approval of demolition or building permits, ~~or~~ if no permits are issued, prior to beginning demolition, the applicant notify the MBUAPCD ~~of~~ the project. Applicant shall obtain approval of the demolition plan and the plan for disposing of associated waste material, as required by federal regulations (national emissions standards for asbestos) and rules of the MBUAPCD.
4. To prevent drainage discharges from carrying silt, grease, and other contaminants from paved surfaces into nearby waterways. the applicant/owner **shall** maintain the silt and grease traps in the storm drain system according to the following monitoring and maintenance procedures:
 - a. ~~The~~ traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year at a minimum;
 - b. 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.



Environmental Review Initial Study

Application Number: **05-0385**

Date: August 15, 2007
Staff Planner: Lawrence Kasparowitz

1. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Michael Bethke
c/o Slatter Construction

APN: 026-122-12 **8 13**

OWNER: United Methodist Church of S.C. **SUPERVISORAL DISTRICT:** First

LOCATION: 2091 Seventeenth Avenue, Santa Cruz

SUMMARY PROJECT DESCRIPTION:

Proposal to demolish an existing 5,500 sq. ft. day care building and construct a 19,726 sq. ft. church to include: sanctuary, social hall with kitchen, community meeting rooms, day care center and administrative offices, with related parking and improvements.

ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.

<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Noise
<input type="checkbox"/> Hydrology/Water Supply/Water Quality	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Public Services & Utilities
<input type="checkbox"/> Energy & Natural Resources	<input type="checkbox"/> Land Use, Population & Housing
<input type="checkbox"/> Visual Resources & Aesthetics	<input type="checkbox"/> Cumulative Impacts
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Mandatory Findings of Significance
<input checked="" type="checkbox"/> Transportation/Traffic	

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

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Grading Permit
<input type="checkbox"/> Land Division	<input type="checkbox"/> Riparian Exception
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> Development Permit	<input type="checkbox"/>
<input type="checkbox"/> Coastal Development Permit	<input type="checkbox"/>

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: None

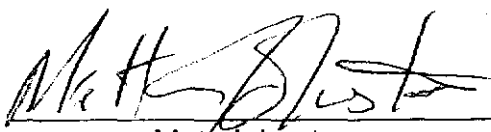
ENVIRONMENTAL REVIEW ACTION

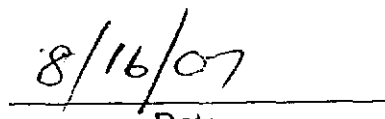
On the basis of this Initial Study and supporting documents:

☐ 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 attached mitigation measures have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

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


Matt Johnston


Date

For: Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: approx. 1.5 acres

Existing Land Use: church

Vegetation: minimal urban and ruderal plants

Slope in area affected by project: X 0 - 30% 31 - 100%

Nearby Watercourse: Monterey Bay

Distance To: approximately 1300 feet

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: none mapped

Liquefaction: none mapped

Water Supply Watershed: none mapped

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 mapped

Noise Constraint: none mapped

Fire Hazard: none mapped

Electric Power Lines: none

Floodplain: none mapped

Solar Access: adequate

Erosion: none mapped

Solar Orientation: adequate

Landslide: none mapped

Hazardous Materials: none

SERVICES

Fire Protection: Central Fire Protection District

Drainage District: Zone 5

School District: Live Oak

Project Access: Seventeenth Avenue

Sewage Disposal: Santa Cruz County Sanitation District

Water Supply: City of Santa Cruz Water Department

PLANNING POLICIES

Zone District: R-1-6

Special Designation: none

General Plan: R-UL

Urban Services Line: X Inside

 Outside

Coastal Zone: Inside

 X Outside

PROJECT SETTING AND BACKGROUND:

The project is located on the west side Seventeenth Avenue south of the intersection with Mattison Lane. This is within the Live Oak Planning Area.

DETAILED PROJECT DESCRIPTION:

The subject property is a 65,295 sq. ft. (1.57 acres) parcel. The parcel is zoned R-1-6 (Attachment 2) single –family residential. A church is allowed in any residential zone.

The applicant is proposing a 19,726 sq. ft. single building with both one and two story elements. The one story element is comprised of the “Loving and Learning” day care area. The two-story portion contains the sanctuary, social hall, Sunday school, administrative offices, kitchen and rest rooms.

The proposed improvements are consistent with the development standards for the zoning district, as they relate to setbacks, lot coverage and floor area ratio, however the applicant is seeking a variance *to* allow the building height to be 34’-1”, where 28 feet is the maximum.

The proposed building has been designed with “Mission” style architecture, using tile roofs, cement plaster, arched windows and colonnades. A “bell tower” element is located near the entry and reaches 39’-2” in height. The design also includes a trellis at the rear entry to the sanctuary and a trellis at the upper level balcony.

Access to the parking area is from Seventeenth Avenue. A driveway along the southern side of the building provides access to the rear as well as approximately 20 spaces parallel to the drive. The majority of the parking is located behind the structure. A total of 72 spaces are provided. These include 47 standard spaces, 22 compact spaces and 3 disabled spaces. A Trip Generation Study has been provided (Attachment 15) which indicates that peak hour trips will result in a net increase of +11 in the AM, and + 10 in the PM (20 trips would require a traffic study).

Sufficient landscaping is provided in the parking area *to* meet **the** requirements for one tree for each five parking spaces. The narrowest planting strip provided on the perimeter of the parking area is five feet (meeting minimum standards). Trees are shown as both 15 gallon and 24” box sizes. Trees to be removed include; 1- 22” Willow, 2- Palms (18” and 24”) and 1-12 Redwood. Other trees will be maintained or transplanted (see C02 – Existing Conditions and Site Demolition Plan).

III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

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

- A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?

X

- B. Seismic ground shaking?

X

- C. Seismic-related ground failure, including liquefaction?

X

- D. Landslides?

X

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or State mapped fault zone, therefore the potential for ground surface rupture is low. The project site is likely to be subject to strong seismic shaking during the life of the improvements. The improvements will be designed in accordance with the Uniform Building Code, which should mitigate the hazards of seismic shaking and liquefaction to a less than significant level. There is no indication that landsliding is a significant hazard at this site.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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, to subsidence, liquefaction, or structural collapse?

X

Following a review of mapped information and a field visit to the site, there is no indication that the development site is subject to a significant potential for damage caused by any of these hazards.

3. Develop land with a slope exceeding 30%?

X

There are no slopes that exceed 30% on the property.

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

X

Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because the site is relatively **flat** and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

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

There is no indication that the development site is subject to substantial risk caused by expansive soils.

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative wastewater disposal systems?

X

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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7. Result in coastal cliff erosion? _____ X

This site is approximately one mile from Monterey Bay.

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

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

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

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

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

This site is approximately one mile from Monterey Bay.

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 project will obtain water from City of Santa Cruz Water Department and will not rely on private well water. Although the project will incrementally increase water demand, City of Santa Cruz Water Department has indicated that adequate supplies are available to serve the project (Attachment 13). The project **is** not located in a mapped groundwater recharge area.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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5. Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).

X

No commercial or industrial activities are proposed that would generate a significant amount of contaminants to a public or private water supply. The parking and driveway associated with the project will incrementally contribute urban pollutants to the environment; however, the contribution will be minimal given the size of the driveway and parking area. Potential siltation from the proposed project will be mitigated through implementation of erosion control measures.

A silt and grease trap, and a plan for maintenance, will be required to reduce this impact to a less than significant level.

6. Degrade septic system functioning?

X

There are no existing septic systems in the vicinity would 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

The proposed project is not located near any watercourses, **and** will not alter the existing overall drainage pattern of the site. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan.

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

X

Drainage Calculations prepared by Ifland Engineers, Inc. dated June 2007 have been reviewed for potential drainage impacts and accepted by the Department of Public Works (DPW) Drainage Section staff. The calculations show that the system has the capacity to detain runoff from a 25 year event while discharging the runoff at the 5 year pre-development rate. A drain rock bed beneath the **pavement** will control the runoff rate from the property. DPW staff has determined that existing storm water facilities are adequate to handle the increase in drainage associated with the project. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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9. Contribute to flood levels or erosion in natural watercourses by discharges of newly collected runoff?

X

Impervious surfaces are proposed as part of the project, however the newly collected runoff will not contribute to flood levels or any erosion in natural watercourses. Surface water is collected and directed to a detention system which then allows water to flow off the properly at the current rate of runoff.

10. Otherwise substantially degrade water supply or quality?

X

A silt and grease trap, and a plan for maintenance, will be required to minimize the effects of urban pollutants.

C. Biological Resources

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?

X

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

The lack of suitable habitat and the disturbed nature of the site make it unlikely that any special status plant or animal species occur in the area.

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

X

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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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 proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

4. Produce nighttime lighting that will illuminate animal habitats?

X

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

5. Make a significant contribution to the reduction of the number of species of plants or animals?

X

Refer to C-1 and C-2 above

6. Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

X

The project will remove the following trees : 1-22" Willow, 1-12" Redwood, 1-18 Palm, and two unidentified 12" trees. Other trees on the **site** will either remain or be transplanted. The landscape plan shows 29 new trees, 13 of which will be 24" box and the remainder will be 15 gallon size.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan? _____ X

This project **is** located in an urbanized area and does not effect any habitat conservation plan.

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? _____ X

The project is far removed from any land designated as Timber Resource

2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use? _____ X

The project **site** is not currently being used for agriculture and **no** agricultural uses are proposed for the site or surrounding vicinity.

3. Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner? _____ X

This development is typical of the area, **will** have a transportation program and is located on a bus route.

4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)? _____ X

This is an urbanized area where development would not effect minerals or energy resources.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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E. Visual Resources and Aesthetics

Does the project have the potential to:

- I. Have an adverse effect on a scenic resource, including visual obstruction of that resource? _____ X

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

2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings? _____ X

The project site is not located along a County designated scenic road or within a designated scenic resource area.

3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline? _____ X

The existing visual setting is single-family residences. The proposed project will not degrade this setting given the amount of landscaping proposed and the setback of the building from the street.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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4. Create a new source of light or glare, which would adversely affect day or nighttime views in the area?

X

The project will contribute an incremental amount of night lighting to the visual environment. However, the following project conditions will reduce this potential impact to a less than significant level. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Specifically

1. Landscaping, structure, fixture design or other physical means can shield light sources. Building and security lighting shall be integrated into the building design.
2. All lighted parking and circulation area shall utilize low-rise light standards or light fixtures attached to the building. Light standards are allowed to a maximum height of fifteen feet.
3. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.

5. Destroy, cover, or modify any unique geologic or physical feature?

X

There are no unique geological or physical features on or adjacent to the site that would be destroyed, covered, or modified by the project.

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 structure on the property is not designated as a historic resource on any federal, State or local inventory.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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- 2 Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?

X

No archeological resources have been identified in the project area. Pursuant to County Code Section 16.40.040, if at any time in the preparation for or process of excavating or otherwise disturbing the ground, any human remains of any age, or any artifact or other evidence of a Native American cultural site which reasonably appears to exceed 100 years of age are discovered, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

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

X

Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director.

If the Coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

4. Directly or indirectly destroy a unique paleontological resource or site?

X

A review of the GIS for the County of Santa Cruz revealed that no paleontological resource or site is located on this property.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

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?

X

The project will not involve transportation, storage, use of disposal of hazardous material.

2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

X

The project site is not included on the July 12, 2005 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?

X

There is no airport located within two miles of the project site.

4. Expose people to electro-magnetic fields associated with electrical transmission lines?

X

There are no electrical transmission lines located near the project site

5. Create a potential fire hazard?

X

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

6. Release bio-engineered organisms or chemicals into the air outside of project buildings?

X

The project program is for a church and child care facility. No chemicals or organisms will be released into the air.

H. Transportation/Traffic

Does the project have the potential to:

1. Cause an increase in traffic that 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)?

The project will create a small incremental increase in traffic on nearby roads and intersections. However, given the small number of new trips created by the project (+132 weekday, +110 Sundays-regular, +172 Sundays-special occasions), this increase is less than significant. Further, the increase will not cause the Level of Service at any nearby intersection to drop below Level of Service D.

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

X

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

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

X

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

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

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

X

According to Jack Sohriakoff / Department of Public Works, the proposed project will not reduce operations to a level of service below D (Attachment 16).

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

The project will create an incremental increase in the existing noise environment. However, this increase will be small, and will be similar in character to noise generated by the surrounding existing uses.

2. Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?

X

Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 Leq during the day and 45 Leq during the nighttime. Impulsive noise levels shall not exceed 65 db during the day or 60 db at night.

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 will increase the ambient noise levels for adjoining areas. Construction will be temporary. however, and given the limited duration of this impact it is considered to be less than significant.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

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

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

Given the modest amount of new traffic that will be generated by the project there is no indication that new emissions of VOCs or NO_x will exceed Monterey Bay Unified Air Pollution Control District (MBUAPCD) thresholds for these pollutants and therefore there will not be a significant contribution to an existing air quality violation.

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

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

X

The project will not conflict with or obstruct implementation of the regional air quality plan. See J-1 above.

3. Expose sensitive receptors to substantial pollutant concentrations?

X

The proposed project is for a church and child care facility. Neither will expose sensitive receptors to substantial pollutant concentrations.

4. Create objectionable odors affecting a substantial number of people?

X

The proposed project is for a church and child care facility. Neither will create objectionable odors which could affect substantial numbers of people.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

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:

a. Fire protection?	<u>X</u>
b. Police protection?	<u>X</u>
c. Schools?	<u>X</u>
d. Parks or other recreational activities?	<u>X</u>
e. Other public facilities; including the maintenance of roads?	<u>X</u>

While the project represents an incremental contribution to the need for services, the increase will be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school, park, and transportation fees to be paid by the applicant will be used to offset the incremental increase in demand for school and recreational facilities and public roads.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

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

A drainage analysis of the project prepared by Ifland Engineers, dated June 2007. Department of Public Works Drainage staff have reviewed the drainage information and have determined that downstream storm facilities are adequate to handle the increase in drainage associated with the project (Attachment 11).

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

The project will connect to an existing municipal water supply. City of Santa Cruz Water Department has determined that adequate supplies are available to serve the project (Attachment 13).

Sewer service is available to serve the project, as reflected in *the* attached letter from the Santa Cruz County Sanitation District (Attachment 14).

4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?

X

The project's wastewater flows will not violate any wastewater treatment standards

5. Create a situation in which water supplies are inadequate to serve the project or provide fire protection?

X

The water mains serving the project site provide adequate *flows* and pressure for fire suppression. Additionally, the local fire agency, has reviewed and approved the project plans, assuring conformity with fire protection standards that include minimum requirements for water supply for fire protection.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

6. Result in inadequate access for fire protection? _____ X

The project's driveway access and building location meets the local fire department standards.

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

The project will make an incremental contribution to the reduced capacity of regional landfills. However, this contribution will be relatively small and **will** be of similar magnitude to that created by existing land uses around the project.

8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management? _____ X

The proposed project is for a church and child care facility. Neither will create substantial solid waste.

L. Land Use, Population, and Housing

Does the project have the potential to:

1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect? _____ X

The proposed project does not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect.

2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect? _____ X

The proposed project does not conflict with any regulations adopted for the purpose of avoiding or mitigating an environmental effect.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

3. Physically divide an established community?

X

The project will not include any element that will physically divide an established community.

4. Have a potentially significant growth inducing effect, either directly (for example, **by** proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

X

The project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect.

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

X

The proposed project **will** not entail a net gain or loss in housing units,

M. Non-Local Approvals

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

Yes _____ No X

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 plant or animal community, substantially 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 the potential to achieve short term, to the disadvantage of long-term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)

Yes _____ No X

3. 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

4. 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

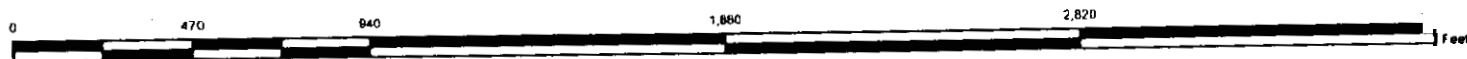
	<u>REQUIRED</u>	<u>COMPLETED</u>	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review	<u> </u>	<u> </u>	<u> X </u>
Archaeological Review	<u> </u>	<u> </u>	<u> X </u>
Biotic Report/Assessment	<u> </u>	<u> </u>	<u> X </u>
Geologic Hazards Assessment (GHA)	<u> </u>	<u> </u>	<u> X </u>
Geologic Report	<u> </u>	<u> </u>	<u> X </u>
Geotechnical (Soils) Report	<u> X </u>	<u> X </u>	<u> </u>
Riparian Pre-Site	<u> </u>	<u> </u>	<u> X </u>
Septic Lot Check	<u> </u>	<u> </u>	<u> X </u>
Other:			
Trip Generation Analysis	<u> X </u>	<u> X </u>	<u> </u>
Drainage Analysis	<u> X </u>	<u> X </u>	<u> </u>
Parking Demand Study	<u> X </u>	<u> X </u>	<u> </u>

Attachments:

1. Location Map
2. Zoning Map
3. General Plan Map
4. Assessors Parcel Map
5. Architectural Plans prepared by William Bagnall, Architect, dated October 31, 2006.
6. Preliminary Improvement Plans prepared by Ifland Engineers dated November 6, 2006.
7. Landscape Plan prepared by Greg Lewis, Landscape Architect, dated October 24, 2006.
8. Geotechnical Review Letter prepared by Kevin Crawford, Senior Civil Engineer, dated July 7, 2005.
9. Geotechnical Investigation (Conclusions and Recommendations) prepared by Tharp & Associates, dated February 11, 2005.
10. Drainage calculations prepared by Ifland Engineers, dated June 2007.
11. Discretionary Application comments, dated July 18, 2007.
12. Letter from City of Santa Cruz Water Department, dated July 20, 2007.
13. Memo from Santa Cruz County Sanitation District, dated July 19, 2005.
14. Trip Generation Estimates (Conclusions and Recommendations) prepared by Pinnacle Traffic Engineering dated June 20, 2007.
15. E-mails regarding Traffic Study. date June 7, 2007 and Level of Service, dated July 18, 2007 from Jack Sohriakoff. Senior Civil Engineer.
16. Existing Usage Survey, prepared by United Methodist Church of Santa Cruz (no date)
17. Current Peak Parking per Time Slot, prepared by United Methodist Church of Santa Cruz, dated 4 / 2007.
18. Memo from Lawrence Kasparowitz. Urban Designer, dated November 28, 2006.
19. Construction Impact Assessment/Tree Protection Plan (summary), prepared by James P. Allen & Associates, dated May 24, 2007.



Location Map

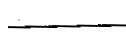


Legend



APN 026-122-36

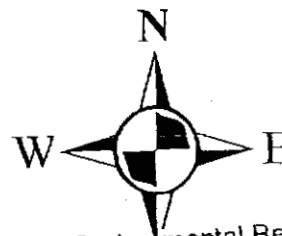
Assessors Parcels



Streets



State Highways



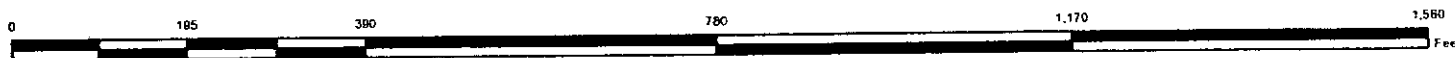
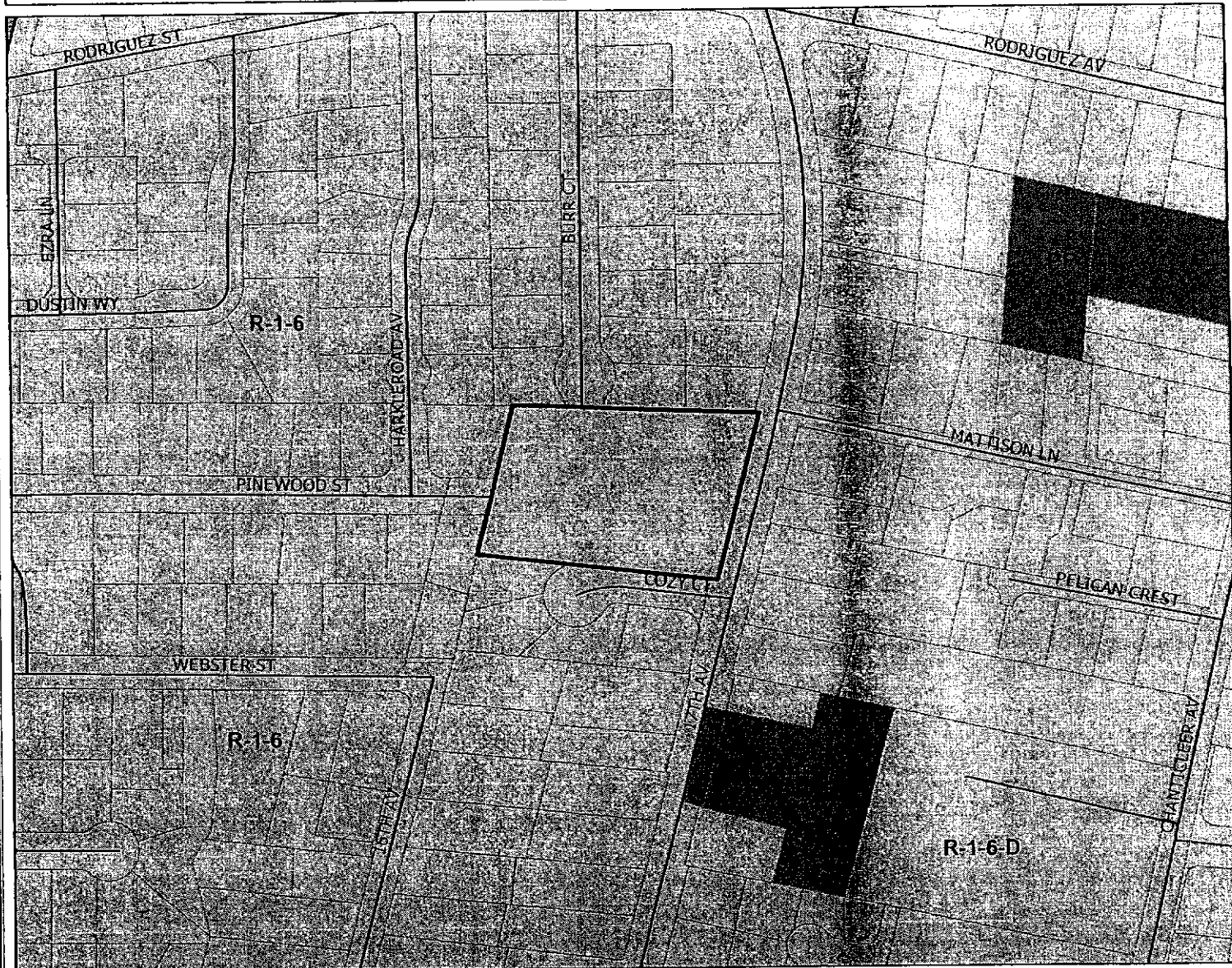
Environmental Review Initial Study

ATTACHMENT 1
APPLICATION 05-0385

Map Created by
County of Santa Cruz
Planning Department
June 2005

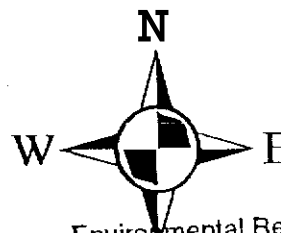


Zoning Map



Legend

-  APN 026-122-36
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PUBLIC FACILITY (PF)



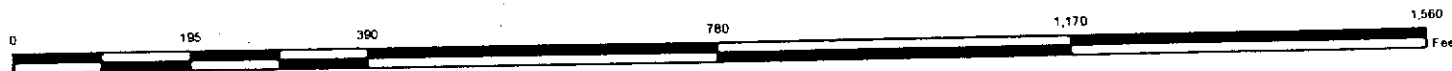
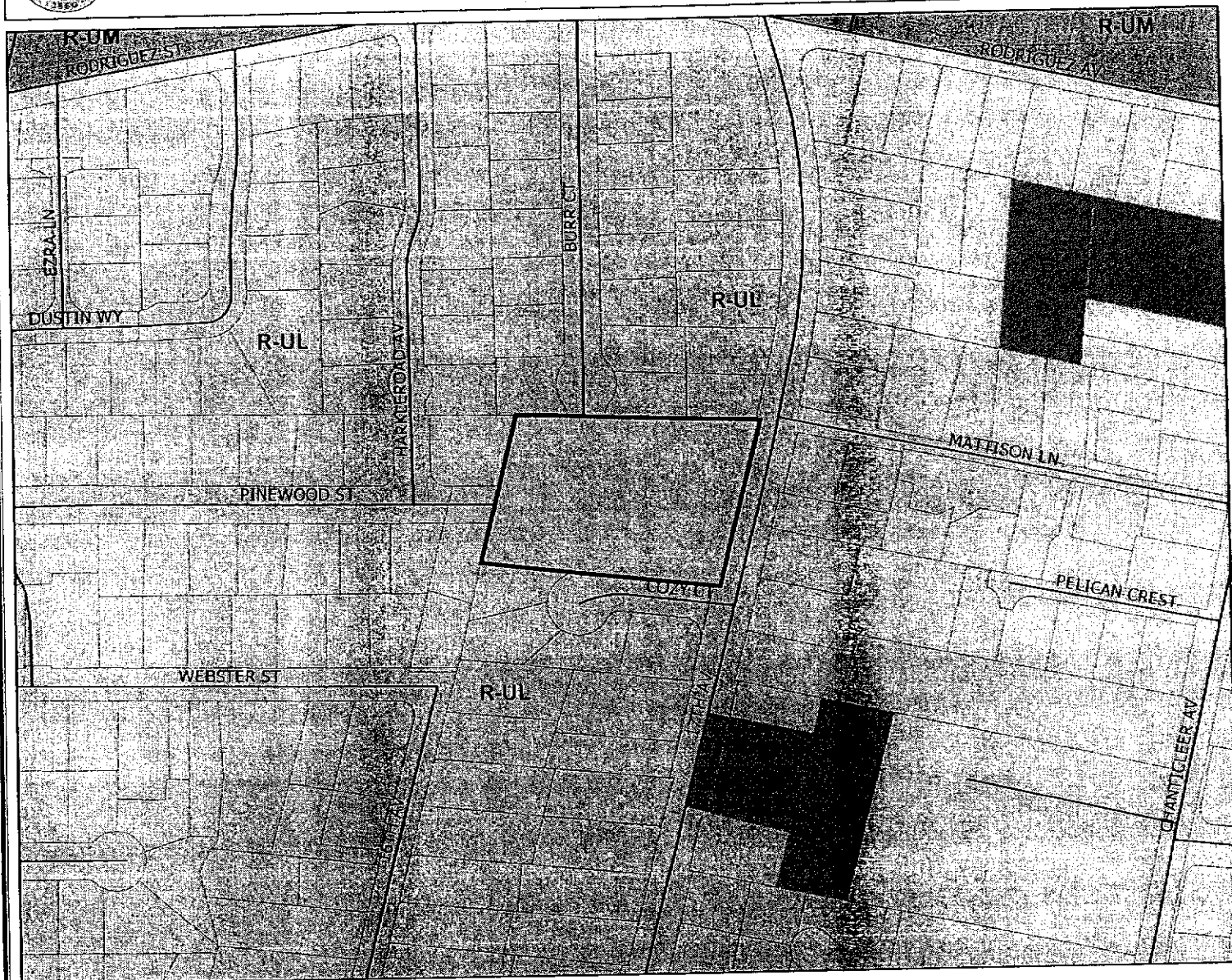
Environmental Review Initial Study

ATTACHMENT 2
APPLICATION 05-0388







Map Created by
County of Santa Cruz
Planning Department
June 2005

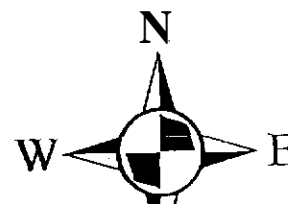


General Plan Designation Map



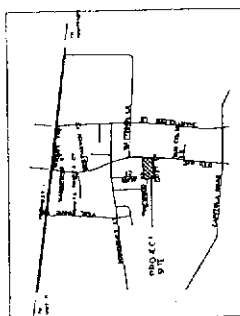
Legend

-  APN 026-122-36
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density (R-UL)
-  Residential - Urban Medium Density (R-UM)
-  Public Facilities (P)



Environmental Review Initial Study
ATTACHMENT 3
APPLICATION 05-0385

Map Created by
County of Santa Cruz
Planning Department
June 2005

VICINITY MAP
SCALE: N.T.S.

PROJECT DATA

APR 21 1964
COMMUNICATIONS SECTION
RECORDS AND COMMUNICATIONS
DIVISION
U.S. AIR FORCE
WASHINGTON, D.C. 20330

REMOVED BUILDING TO BE REMOVED.	
REMOVED FIRST FLOOR AREA:	17,264 S.F.
REMOVED SECOND FLOOR AREA:	18,726 S.F.
TOTAL REMOVED AREA:	35,990 S.F.
FIVE COVERAGE:	19%
MUNICIPALITY AREA:	2,511 S.F.

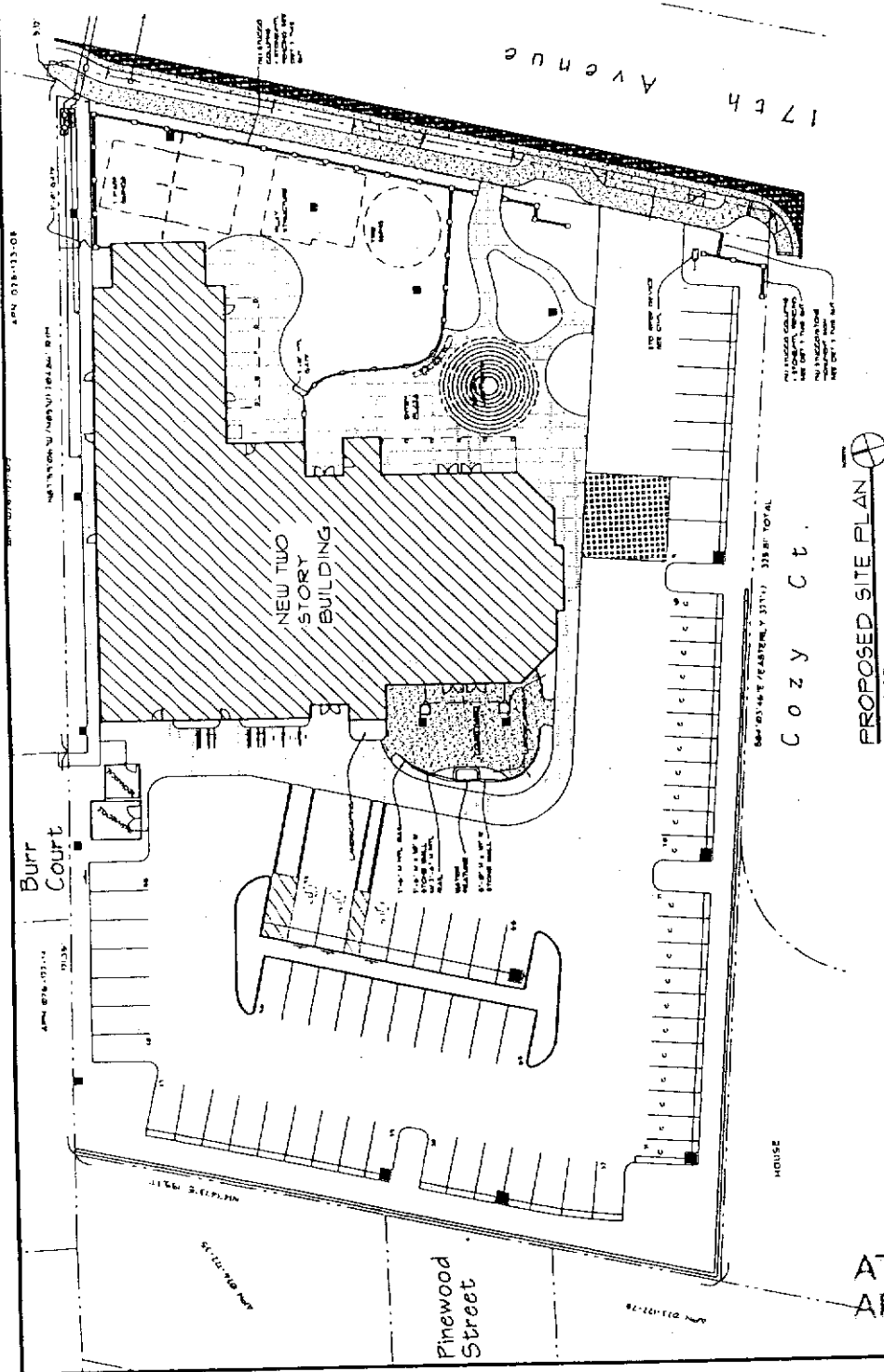
PAVING LAYOUT
AS STANDARD
1) COMPACT
2) BARRETT PAPER
3 TOTAL
PAVING RECLINING
SAND TUFF, @ 2 1/2" SPACES PER INCH
RECLINING @ 2 1/2" 14 SPACES

PROJECT DESCRIPTION:
 DEMO EXISTING CHURCH AND RECONSTRUCT NEW
 CHURCH FACILITY TO INCLUDE SANITARY, SOCIAL, WELL
 KITCHEN, COMMUNITY MEETING ROOMS, DAY-CARE
 CENTER AND ADMINISTRATIVE OFFICES AND RELATED
 HEATING AND AIR-CONDITIONING.

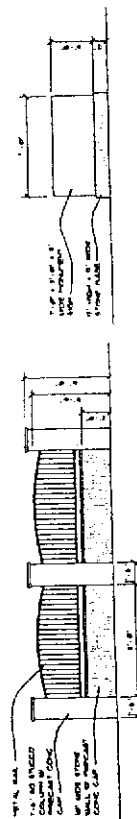
[illegible]

ALL OTHER APPLICABLE STATE LAWS OR REGULATIONS
NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE
CONSTRUED TO IMPEACH WORK NOT COVERED BY THESE
CODES.

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[illegible]

REPROCESSED SITE PLAN



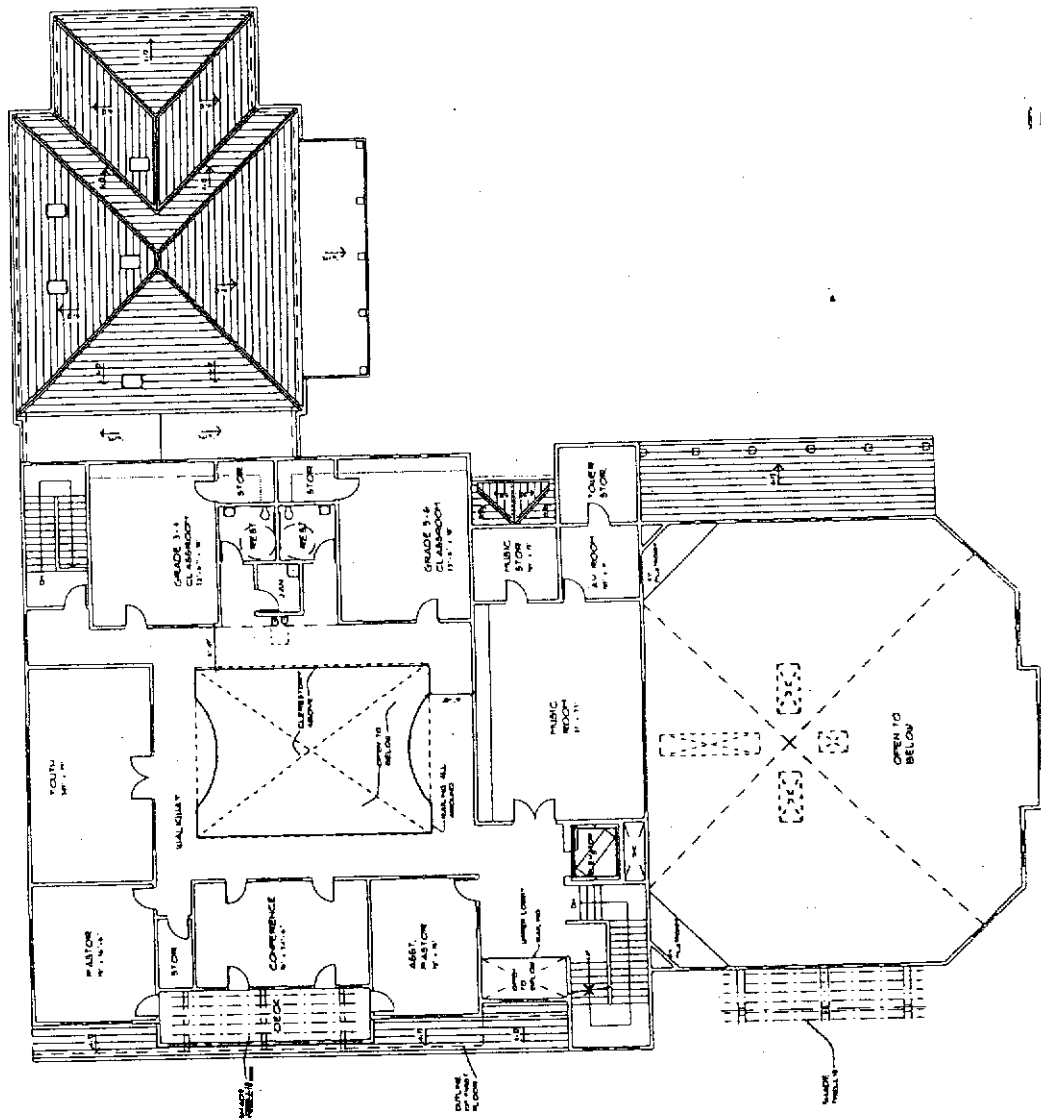
REFERENCE ELEVATION

MONUMENT SIGN 3

ACT TEST TEAM

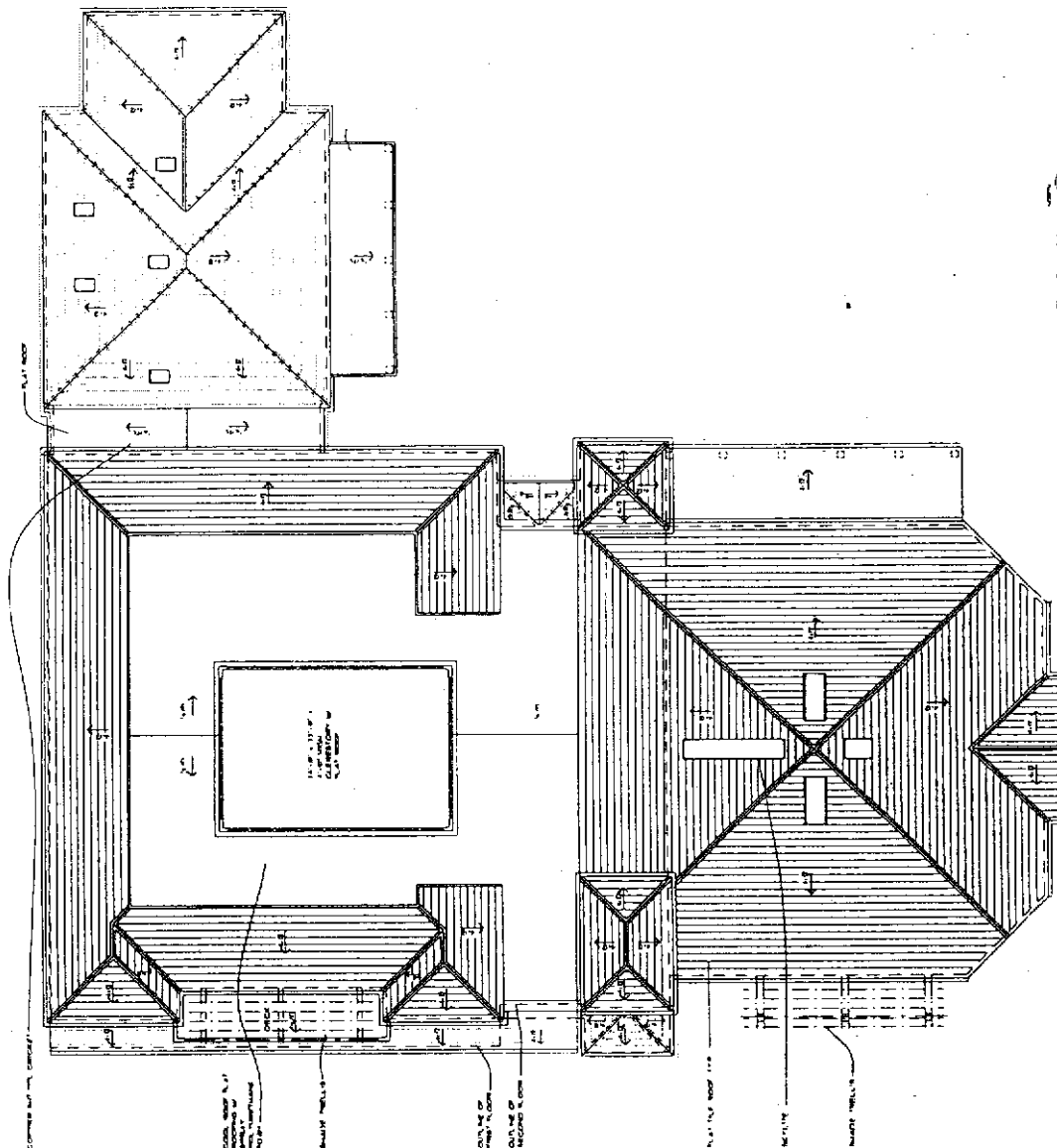
Environmental Review Initial Study

ATTACHMENT 5, 1 of 6
APPLICATION 05-0385



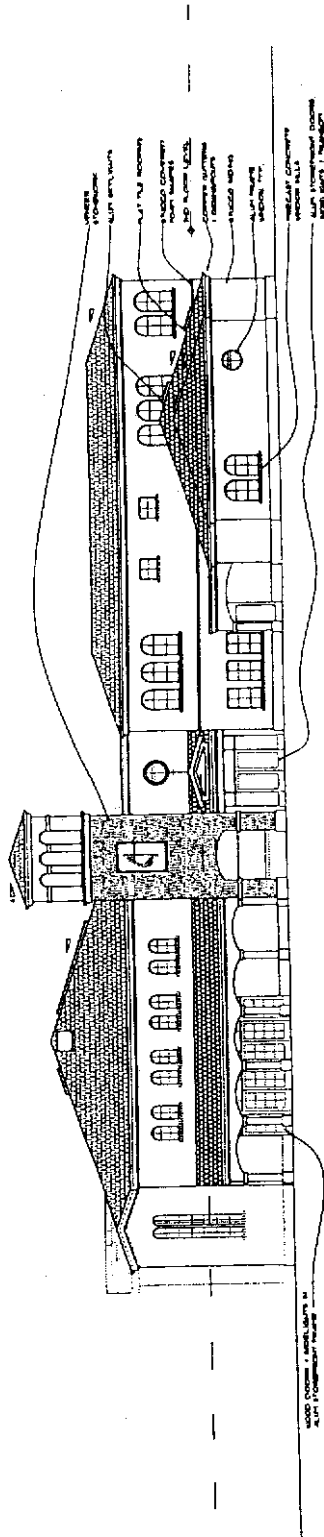
SECOND FLOOR PLAN

Environmental Review Initial Study
 ATTACHMENT 5, 3 of 6
 APPLICATION 05-0385

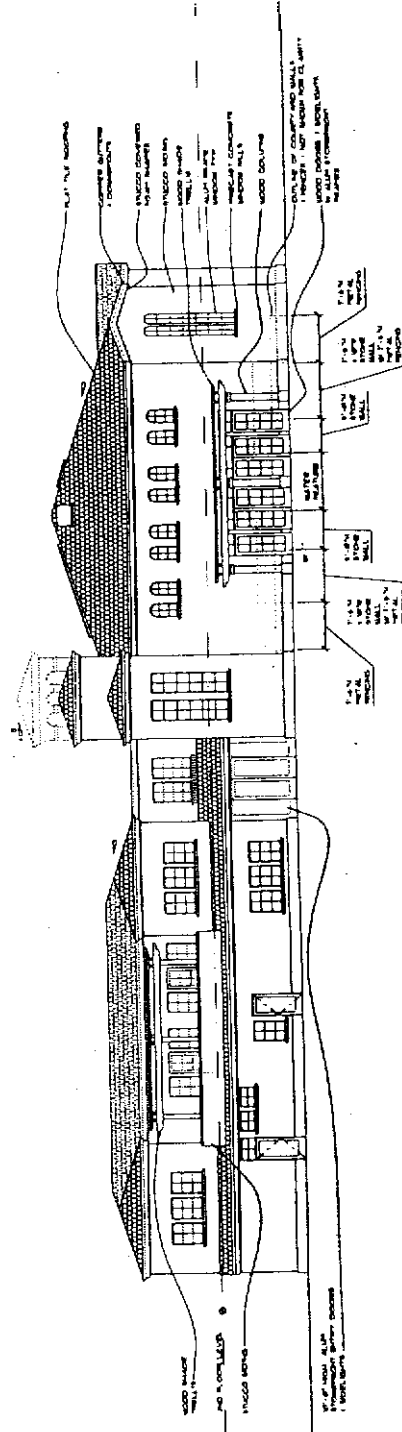


UPPER ROOF PLAN

Environmental Review Initial Study
ATTACHMENT 5, 4 of 6
APPLICATION 05-0385



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

Environmental Review Initial Study
ATTACHMENT 5, 6 & 6
APPLICATION 05-0385

CITY OF KANSAS CITY, MO.

Gewer Disposal

2024 01 15 14:15:15

Total Area of Site

100% COTTON

Index of Sheets	Sheet	Description
1	1	1
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5	5	5
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CD	SITE PLAN : GENERAL NOTES	SECTION
CD	EXISTING CONDITIONS / SITE DEMOLITION PLAN	SECTION
CD	PROPOSED GRADING AND DRAINAGE PLAN	SECTION
CD	SOIL UTILITY PLAN	SECTION
CD	CONSTRUCTION DETAILS	SECTION
CD	STORM DRAIN DETENTION / SECTIONS & CALCULATIONS	SECTION
CD	RETENTION / DETENTION / DRAINAGE SYSTEM	SECTION
CD	PROPOSED CONTROL NOTES & DETAILS	SECTION
CD	PROPOSED CONTROL NOTES & DETAILS	SECTION

[illegible][illegible]

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the study. The investigator must first identify the problem and then determine the scope of the study. The next step is to design the study. This involves determining the research objectives, the research questions, and the research hypotheses. The investigator must also determine the appropriate research methods and the data collection techniques. The third step is to collect the data. This involves the actual collection of the data from the subjects of the study. The fourth step is to analyze the data. This involves the use of statistical methods to analyze the data and to draw conclusions from the results. The final step is to report the results. This involves the preparation of a report that summarizes the findings of the study and the conclusions drawn from the results.

[illegible]

Abbreviations

1. The first step in the process is to identify the problem. This involves gathering information about the situation and the people involved.

2. Once the problem is identified, the next step is to analyze it. This involves breaking the problem down into its component parts and understanding how they are related.

3. After analyzing the problem, the next step is to develop a plan. This involves deciding on the best way to solve the problem and the steps that need to be taken.

4. The final step is to implement the plan. This involves putting the plan into action and monitoring the progress.

5. Once the plan has been implemented, the next step is to evaluate the results. This involves comparing the actual results with the expected results and determining if the problem has been solved.

6. If the problem has not been solved, the next step is to go back to the beginning and start over.

7. The final step is to document the process. This involves writing a report that describes the problem, the analysis, the plan, the implementation, and the results.

8. The report should be distributed to all the people involved in the process so that they can learn from the experience.

9. The final step is to review the process. This involves looking at the entire process and determining if it could be improved.

10. The final step is to implement the improvements.

Benchmark

THE FOLLOWING IS A SUMMARY OF THE INFORMATION RECEIVED FROM THE ABOVE SOURCES:

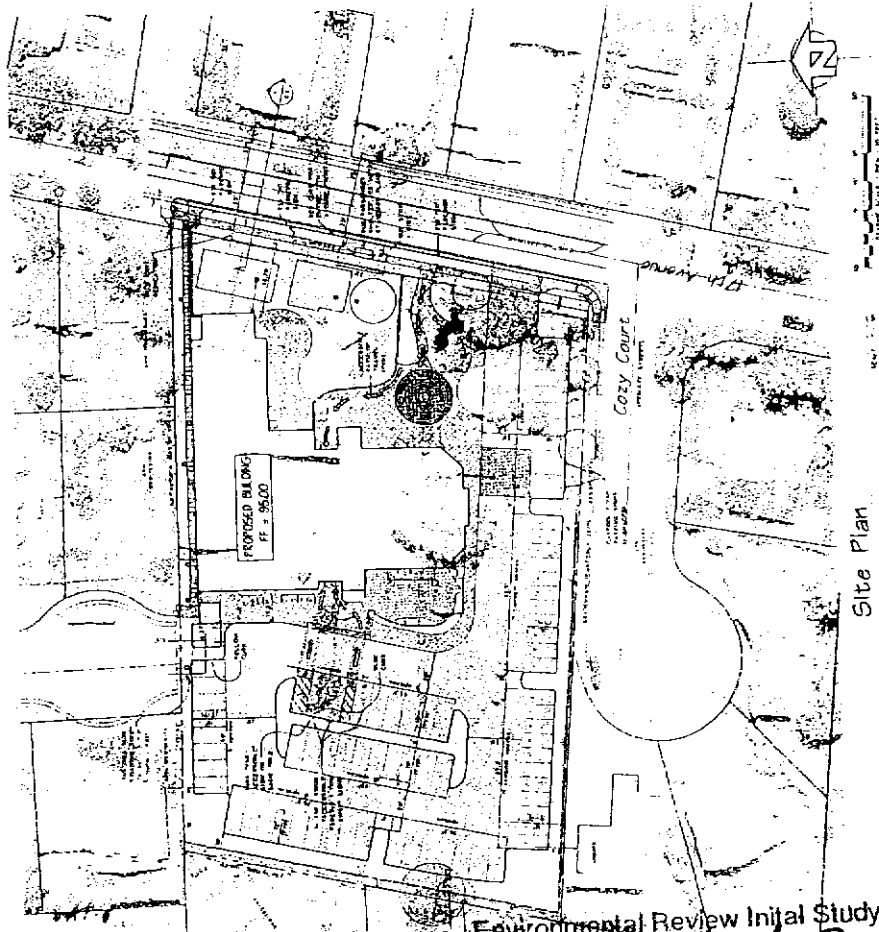
Basis of Bearings

[illegible]

General Notes

[illegible]

Environmental Review Initial Study
ATTACHMENT 6 of 9
APPLICATION 05-0385



McQuay-Norris
ENGINEERS, INC.

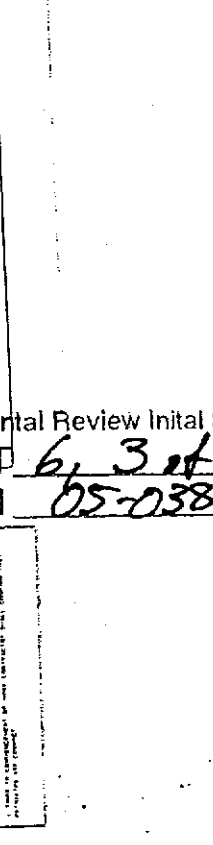
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Existing Conditions & Site Demolition Plan

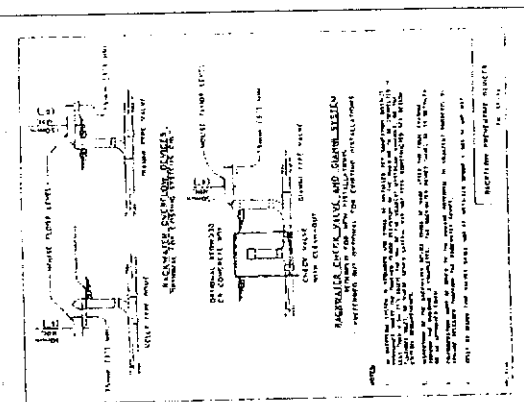
Environmental Review Initial Study
ATTACHMENT 6.2 of 9
APPLICATION 05-0385

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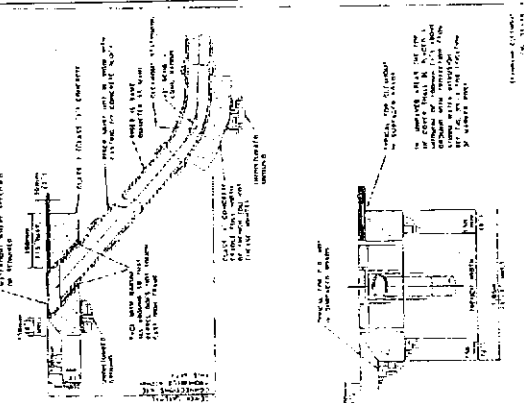
1. What is the purpose of the document?
 The purpose of this document is to provide information regarding the proposed changes to the company's policy on remote work.

[illegible]

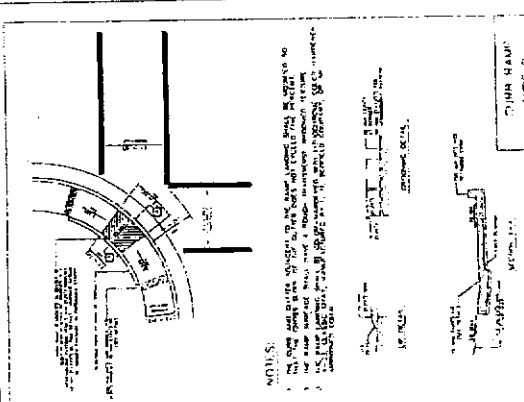
- 62 -



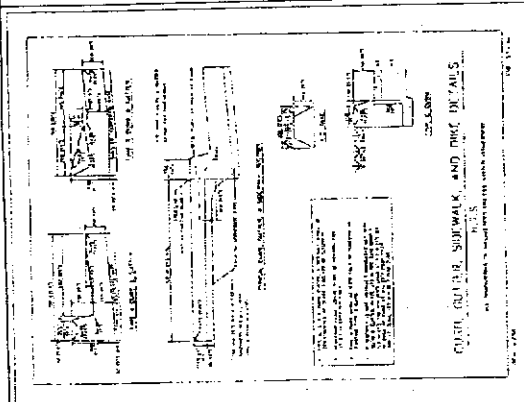
Sanitary Sewer Backflow Preventer Detail (D)



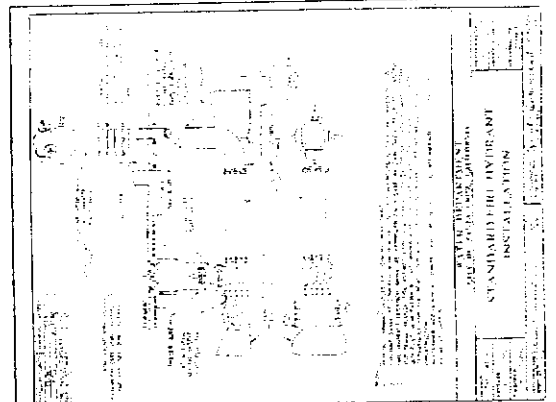
Sanitary Sewer Cleanout Detail (C)



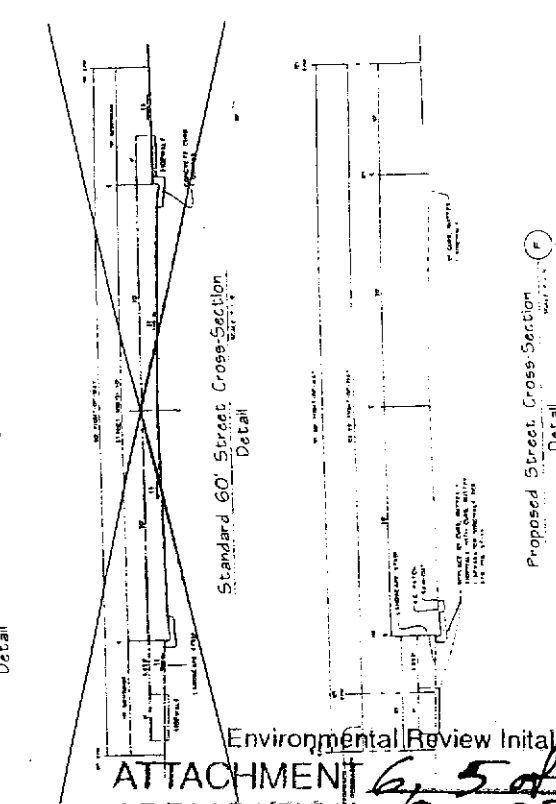
Curb Ramp Detail (B)



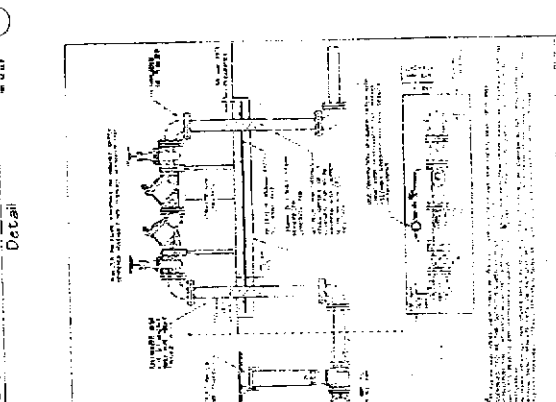
Concrete Curb & Curb, Gutter & Sidewalk Detail (A)



Fire Hydrant Detail (E)

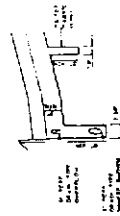
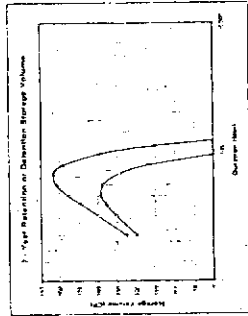


Standard 60' Street Cross-Section Detail (F)

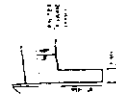


Fire Service Connection Detail (E)

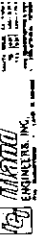
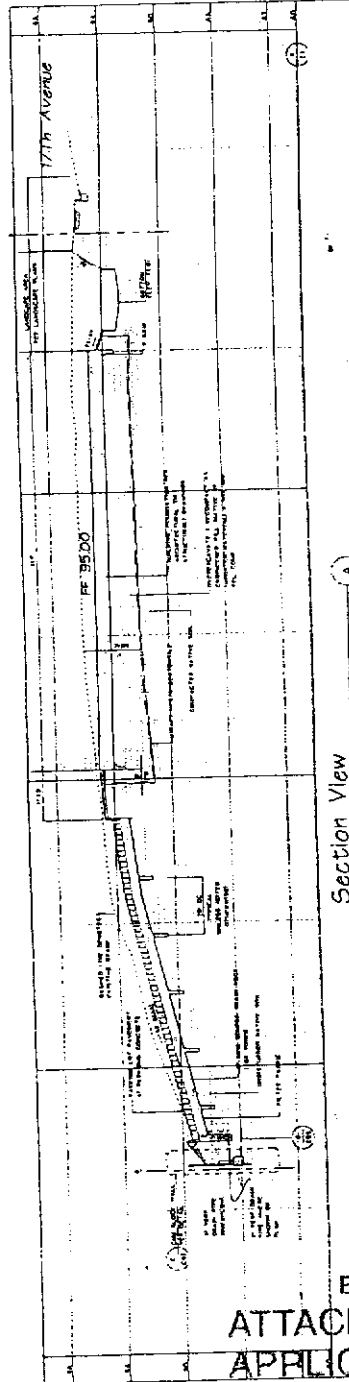
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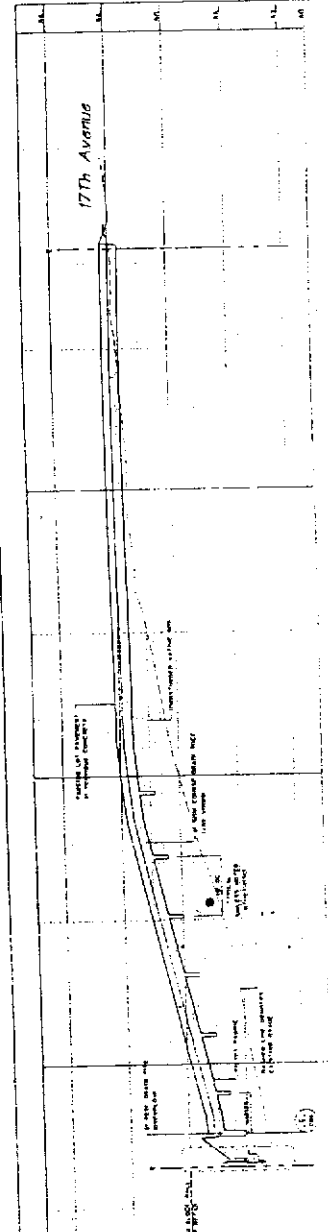
Section View



Section View

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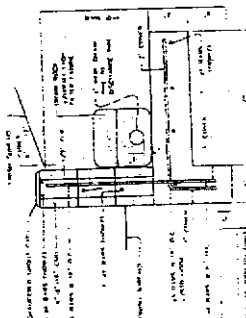
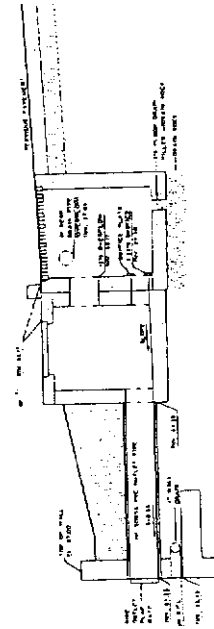
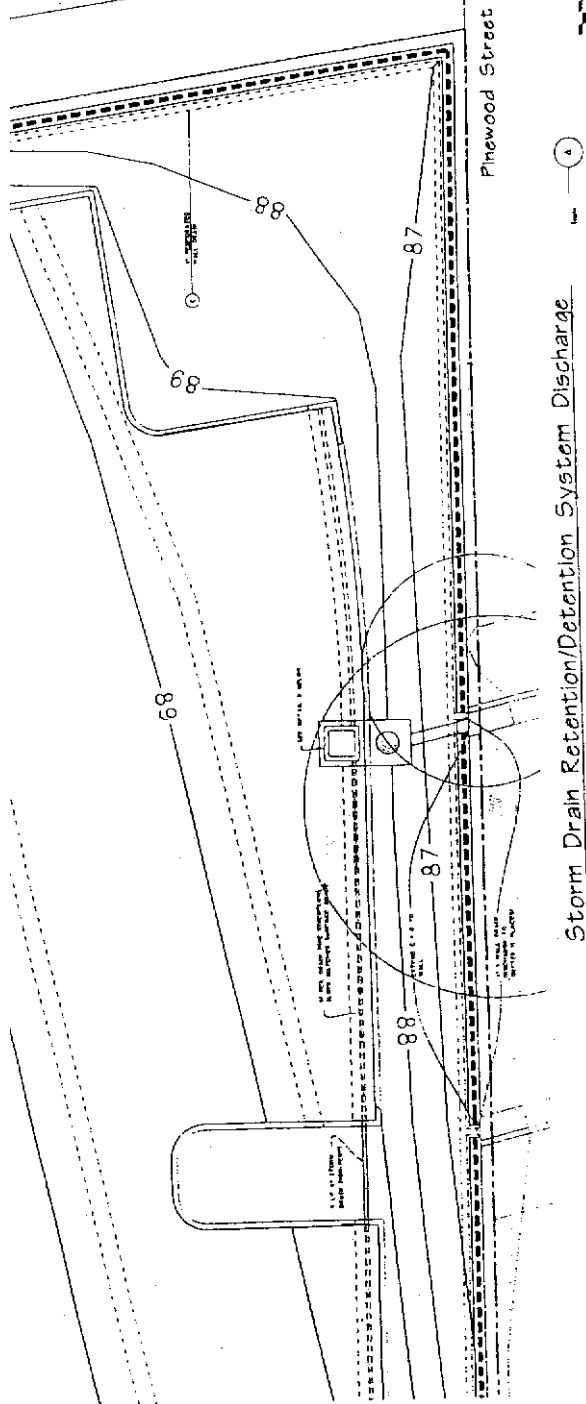
Section View



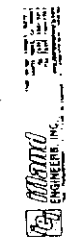
Section View

Site Cross Sections

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APPLICATION 05-0885



SHEET
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REVISIONS
A 4-11-07

DATE
JOB
SHEET

UNITED METHODIST CHURCH
OF SANTA CRUZ
1001 17TH AVENUE SOUTH, SANTA CRUZ, CA
Erosion Control Plan

WILLIAM S. BAGNALL ARCHITECTS INC.
ARCHITECTURE & PLANNING
120 MISSION STREET, SANTA CRUZ, CALIFORNIA 95060-4072

Erosion Control Notes

1. THE EROSION CONTROL PLAN IS BASED ON THE PRELIMINARY SURVEY AND THE EXISTING TOPOGRAPHY. THE EROSION CONTROL MEASURES ARE TO BE INSTALLED AT THE TIME OF CONSTRUCTION OF THE BUILDING AND THE LANDSCAPE.

2. THE EROSION CONTROL MEASURES ARE TO BE INSTALLED AT THE TIME OF CONSTRUCTION OF THE BUILDING AND THE LANDSCAPE.

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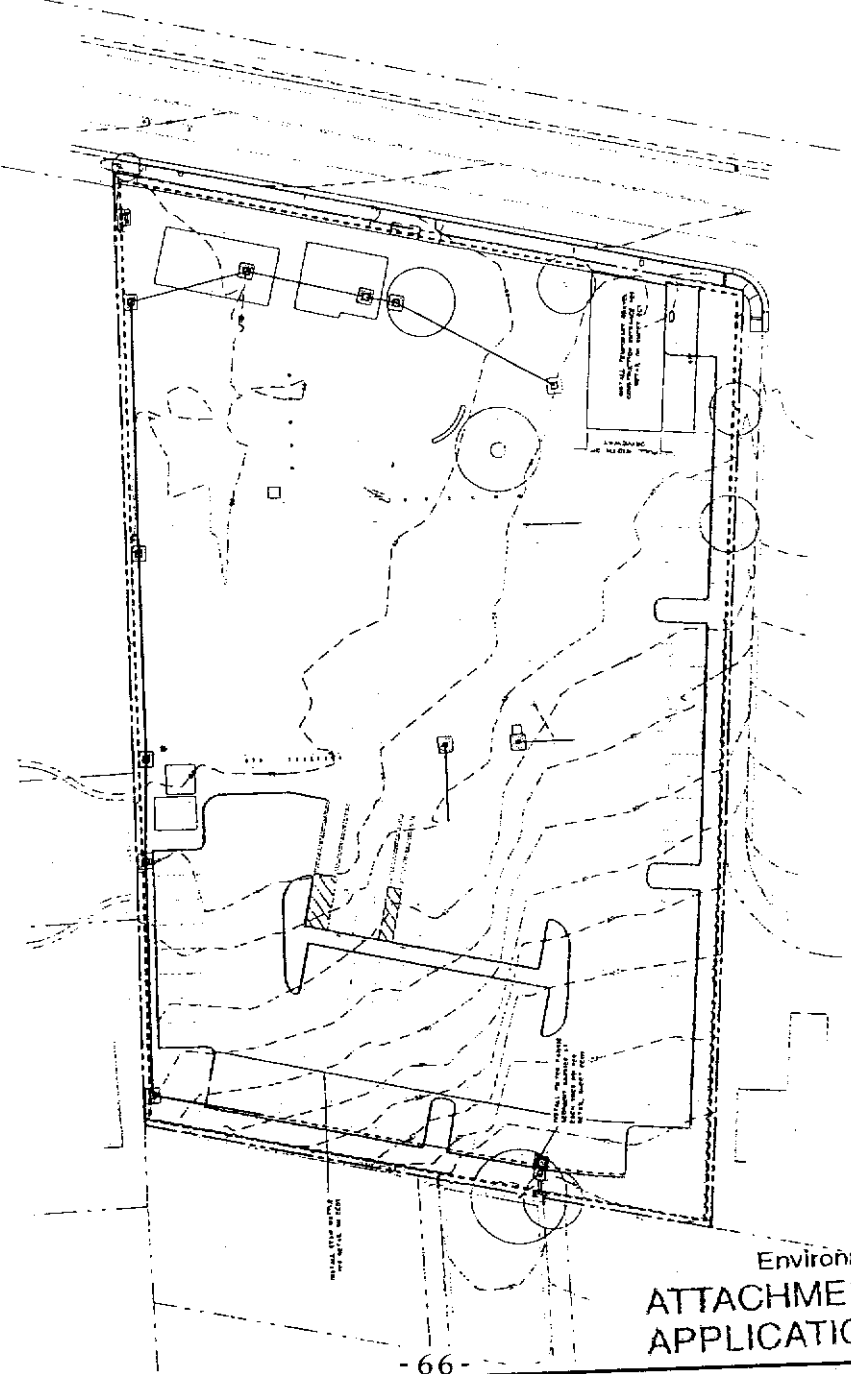
6. THE EROSION CONTROL MEASURES ARE TO BE INSTALLED AT THE TIME OF CONSTRUCTION OF THE BUILDING AND THE LANDSCAPE.

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10. THE EROSION CONTROL MEASURES ARE TO BE INSTALLED AT THE TIME OF CONSTRUCTION OF THE BUILDING AND THE LANDSCAPE.



Erosion Control Plan

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COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 Fax (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

July 7, 2005

Michael Bethke c/o Slatter Construction
126 Fern Street
Santa Cruz, CA 95060

Subject: Review of **Geotechnical** Investigation by Tharp and Associates
Dated February **11, 2005**; Project **No. 05-02**
APN: 026-122-36, Application No: 05-0385

Dear Mr Bethke

The purpose of this letter is to inform you that the Planning Department has *accepted* the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the **report**
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a plan **review** letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations:

After building permit issuance the soils engineer *must* remain involved **with the** project during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the report is limited to its technical content. **Other** project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution **by** other agencies.

Please call the undersigned at 454-3210 if we can be of any further assistance

Sincerely,

Kevin Crawford
Senior Civil Engineer

Environmental Review Initial Study
ATTACHMENT 8, 1 of 2
APPLICATION 05-0385

Cc: United Methodist Church of Santa Cruz, 250 California St., Santa Cruz, CA 95060
Steinberg Architects, 60 Pierce Ave., San Jose, CA 95110
Larry Kasparowitz, Project Planner
Andrea Koch, Resource Planner

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN
PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. When a project **has** engineered fills and / or grading, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. Prior to placing concrete for foundations, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation **and** that it meets the recommendations of the soils report.
3. **At** the completion of construction, a final letter from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the final soils *letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

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APPLICATION- 05-0385

**GEOTECHNICAL INVESTIGATION-DESIGN PHASE
PROPOSED UNITED METHODIST CHURCH
2091 17TH AVENUE, A.P.N. 026-122-12 & 026-122-13
SANTA CRUZ COUNTY, CALIFORNIA**

FOR:

Dave Nelson, Chau
United Methodist Church
250 California Street
Santa Cruz, CA 95060

Environmental Review Initial Study

ATTACHMENT

THARP & ASSOCIATES, INC. APPLICATION

PROJECT NO 05-02

FEBRUARY 11, 2005

9, lot 10
05-0385

T H A R P & A S S O C I A T E S ; I N C
SITE ASSESSMENTS . FOUNDATION ENGINEERING CONSTRUCTION MONITORING

347 SPRECKELS DRIVE . APTOS . CALIFORNIA . 95003 . PHONE 831.662.8590 . FAX 831 6628592

Project No 05-02
February 11, 2005

Dave Nelson, Chair
United Methodist Church
250 California Street
Santa Cruz, CA 95060

SUBJECT: **GEOTECHNICAL INVESTIGATION - DESIGN PHASE**
Proposed United Methodist Church
2091 17th Avenue, **A.P.N.026-122-12 & 026-122-13**
Santa Cruz County, California

REFERENCES: See Attached List

Dear Mr. Nelson:

In accordance with your authorization, we have completed a geotechnical investigation for the proposed church on 17th Avenue, in Santa Cruz, California. This report summarizes the findings, conclusions, and recommendations from our field exploration, laboratory testing, and engineering analysis. The conclusions and recommendations included herein are based upon applicable standards at the time this report was prepared.

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

Sincerely,

THARP & ASSOCIATES, INC.

Reviewed By

S. Chomé

Shannon Chomé
Project Engineer



Donald M Tharp, **PE**
Principal Engineer

R C E. **46432** Environmental Review Initial Study
Expires 03/31/09 ATTACHMENT 9.2.16
APPLICATION 05-0385

Distribution: (6) Addressee

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 General

- a. Based on the results of our investigation, it is our opinion that from the geotechnical standpoint, the subject site will be suitable for the proposed development provided the recommendations presented herein are implemented during grading and construction.
- b. If these recommendations are implemented in the design and construction, the danger to life and property is considered an ordinary risk (General Plan).
- c. No active faults are known to exist through the **site** although published maps indicate the presence of faults nearby.
- d. It is our opinion that the subject site will be suitable for the support of the proposed new structures, and additions to existing structures on a foundation system composed of a rigid, waffle or mat. **This** foundation system should be composed of a grade beam waffle, slab-on-grade, or similar construction. Recommendations for **this** foundation system are provided in section 6.3, Foundations, and recommendations for Preparation of On-site Soils beneath this foundation system are provided in section 6.2.3.
- e. Based on the results of our liquefaction analysis, it is our opinion that all proposed new structures at the **subject** site, **be** designed for **1.5** inches of **differential** settlement across **the** least dimension of the structure, as well as a total loss of soil support over an area with a **10** foot diameter occurring at any **point beneath the structure**.
- f. Laboratory consolidation test results indicate that the native, near-surface soils are moderately compressible under **the** anticipated loads. Site preparation, consisting of over excavation and recompaction of the native subgrade **will** be required prior to placement of foundations, slabs-on-grade, and pavements. See section 6.2.3 for Preparation of On-Site Soil recommendations.
- g. The near surface soils are considered to have **a** medium expansion potential. For engineered fill beneath foundation elements and slabs-on-grade, it is important that the subgrade soils be thoroughly saturated for 24 to 48 hours prior to the time the concrete is poured. **Refer** to sections 6.3 and 6.5 for Foundation, and Slab-On-Grade recommendations.
- h. We consider that the anticipated grading will not adversely affect, nor be adversely affected by, adjoining property, with due precautions being taken.

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- i. It is assumed that final grades will not vary more than $2\pm$ feet from current grades. Significant variations will require that these recommendations be reviewed.
- j. The final Grading Plans, Foundation Plans and design loads should be reviewed by this office during their preparation, **prior** to contract bidding.
- k. The design recommendations of this report must be reviewed during the grading phase when subsurface conditions in the excavations become exposed.
- l. Field observation and testing must be provided by a representative of Tharp & Associates, Inc. to enable them to form an opinion regarding the adequacy of the site preparation, the adequacy of fill materials, and the extent to which the earthwork is performed in accordance with the geotechnical conditions present, the requirements of the regulating agencies, the project specifications and the recommendations presented in this report. Any earthwork performed in connection with the subject project without the **fill** knowledge of, and not under the direct observation of Tharp & Associates, Inc., the Geotechnical Consultant, will render the recommendations **of this** report invalid.
- m. The Geotechnical Consultant should be notified **at** least five (5) working days prior to any site clearing or other earthwork operations on the subject project in order to observe the stripping and disposal **of unsuitable** materials and to ensure coordination with the grading contractor. During this period, a preconstruction conference should be held on the site to discuss project specifications, observation/testing requirements and responsibilities, **and** scheduling. This conference should include at **least** the Grading Contractor, the Architect, and the Geotechnical Consultant.

6.2 Grading

6.2.1 General

All grading and earthwork should be performed in accordance with the recommendations presented herein and the requirements of the regulating agencies.

6.2.2 Site Clearing

- a. Prior to **grading**, the areas to be developed for structures, pavements and other improvements, should be stripped of any vegetation and cleared of any surface or subsurface obstructions, including any existing foundations, utility lines, **basements**, septic tanks, pavements, stockpiled fills, and miscellaneous debris

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- b. All pipelines encountered during grading should be relocated as necessary to be completely removed from construction areas or be capped and plugged according to applicable code requirements.
- c. **Any** wells encountered shall be capped **in** accordance with Santa Cruz County Health Department requirements. The strength of the cap shall be at least equal to the adjacent **soil** and shall not be located within **5** feet of any structural element.
- d. Surface vegetation and organically contaminated topsoil should be removed from areas to be graded. The required depth of stripping will vary with the time of year the work is done and must be observed by the Geotechnical Consultant. It is generally anticipated that the required depth of stripping will be 6 to **12** inches.

Note: If this work is done during or soon after the rainy season, or in the spring, the soil may be too wet to be used **as** engineered fill.

- e. Holes resulting from the removal of **buried** obstructions that extend below finished site grades should be backfilled with compacted engineered fill

6.2.3 Preparation of On-Site Soils

- a. Laboratory consolidation test results indicate that the native, near-surface soils are moderately compressible under the anticipated loads. Site preparation, consisting of over excavation and recompaction of the native subgrade **will** be required prior to placement of foundations, slabs-on-grade, and pavements.
- b. The native subgrade beneath **rigid, waffle or mat** foundations should be reworked to a depth sufficient to provide a zone of compacted fill extending at least 1.5 feet below the bottom of the foundations, or 4.0 feet below the original ground surface, whichever is greater. **A layer of Mirafi HP 570**, or equivalent, shall be placed **at** the bottom of the excavations, prior to placing fill, **in** these areas.
- c. The native subgrade beneath slabs-on-grade and pavements should be reworked to a depth sufficient to **provide** a zone of compacted fill extending at least 1.0 feet below the bottom of the aggregate base course, or 2.0 feet below the original ground surface, whichever is greater

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- d. The zone of compacted, engineered fill **must** extend a minimum of 5 feet laterally beyond all foundations, slabs-on-grade, and pavements
- e. The depths of reworking required are subject to review by the Geotechnical Consultant during grading when subsurface conditions become exposed
- f. Prior to placing fill, the exposed surface should be scarified to a depth of 6 to 8 inches, moisture conditioned, and compacted.
- g. Settlements may need to be evaluated should the planned grades result in the ground surface being raised 2± feet above the existing grades. Should **this** occur, some additional reworking of existing materials may be required.

6.2.4 Fill Placement and Compaction

- a. Any fill or backfill required should be placed in accordance with the recommendations presented below.
- b. With the exception of the upper 6 inches of subgrade in pavement and driveway areas, material to be compacted or reworked should be moisture-conditioned or dried to achieve near-optimum conditions, and compacted to achieve a minimum relative compaction of 90%. The upper 6 inches of subgrade in pavement and drive areas and all aggregate base and subbase shall be compacted to achieve a minimum relative compaction of 95%. The placement moisture content of imported **material** should be **evaluated prior** to grading.
- c. The relative compaction **and** required moisture content shall be based on the maximum dry density and optimum moisture content obtained in accordance **with** ASTM D-1557.
- d. Fill should be compacted by mechanical means in uniform horizontal loose lifts not exceeding 8 inches **in** thickness.
- e. Imported **fill** material should be approved by the Geotechnical Consultant prior to importing. Soils having a significant expansion potential should not be used as imported fill. The Geotechnical Consultant should be notified not less than **5** working days in advance of placing any fill or base course material proposed for import. Each proposed source of import material should be sampled, tested and approved by the Geotechnical Consultant prior to delivery of any soils imported for use on the site.

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- f All fill should be placed and all grading performed in accordance applicable codes and the requirements of the regulating agency.

6.2.5 Fill Material

- a. The on-site soils may be used as compacted fill.
- b. All soils, both existing on-site and imported, to be used as fill, should contain less than 3% organics and be free of debris and cobbles over 6 inches in maximum dimension.

6.2.6 Shrinkage and Subsidence

- a. Shrinkage due to the removal and recompaction ~~of~~ the existing on-site, fill soils, not already compacted, is estimated to be on the order ~~of~~ 10 percent. Subsidence may be assumed to be ½ to 1 inch.
- b. These are preliminary estimates which may vary with depth of removal, stripping loss, and field conditions at the time of grading. Handling losses are not included.

6.2.7 Excavating Conditions

- a. We anticipate that excavation of the on-site soils may be accomplished with standard earthmoving and trenching equipment.
- b. Groundwater was encountered at between 8.0± and 10.0± feet below existing grade during the course of ~~our~~ field exploration. Wet excavation bottoms can ~~be~~ anticipated during grading, and more ~~so~~ during the winter months. Additional recommendations may be supplied by our office during grading if adverse conditions are encountered.
- c. Though not anticipated at this time, ~~any~~ excavations adjacent to existing structures should be reviewed, and recommendations obtained to prevent undermining or distress to these structures

6.2.8 Sulfate Content

The results of our laboratory testing indicate that the soluble sulfate content of the on-site soils likely to come into contact with concrete is below the 0.2% generally considered to constitute an adverse sulfate condition. Type II cement is therefore considered adequate for use in concrete in contact with the on-site soils.

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6.2.9 Expansive Soils

- a. The results of our laboratory testing indicate that the expansion potential of the on-site, near-surface soils should be considered medium.
- b. Expansion testing may be required to evaluate the expansivity of material proposed for imported fill.

6.2.10 Utility Trenches

- a. Bedding material should consist of sand with SE not less than 30 which may then be jetted.
- b. Existing on-site soils may be utilized for trench backfill, provided they are free of organic material and rocks over 6 inches in diameter.
- c. If sand is used, a 3 foot concrete plug should be placed in each trench where it passes under the exterior footings.
- d. Backfill of all exterior and interior trenches should be placed in thin lifts and mechanically compacted to achieve a relative compaction of not less than 95% in paved areas and **90%** in other areas per **ASTM D-1557**. Care should be taken not to damage utility lines.
- e. Utility trenches that are parallel to the sides of a **building** should be placed so that they do not extend below a line sloping down and away at an inclination of 2 horizontal to 1 vertical from the bottom outside edge of **all** footings.
- f. Trenches should be capped with ± 1.5 feet **of** impermeable material. Import material must be approved by the Geotechnical Consultant prior to its use.
- g. Trenches must be shored **as** required by the local regulatory agency, the State Of California Division of Industrial Safety Construction Safety Orders, and Federal OSHA requirements.

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6 2 11 Surface Drainage

- a. Pad drainage should be designed to collect and direct surface water away from structures to approved drainage facilities. **A** minimum gradient of 2± percent should be maintained and drainage should be directed toward approved swales or drainage facilities. Concentrations of surface water runoff should be handled by providing the necessary structures, paved ditches, catch basins, etc.
- b. Drainage patterns approved at the time **of** construction should be maintained throughout the life of the structures. The building and surface drainage facilities must not be altered nor any grading, filling, ~~or~~ excavation conducted in the area without prior review by the Geotechnical Consultant.
- c. All roof eaves should be guttered with the outlets from the downspouts provided with adequate capacity to carry ~~the~~ storm water away from the structure to reduce the possibility of soil saturation and erosion. The connection should be to a closed conduit which discharges at an approved location away from the structure and the graded area
- d. Irrigation activities at the site should **be** controlled and reasonable. Planter areas should not be sited adjacent to walls without implementing approved measures to contain irrigation water and prevent it from seeping into walls and under foundations and slabs-on-grade.
- e. The surface soils are classified as **moderately erodible**. Therefore, the finished ground surface should be planted with erosion resistant landscaping and ground cover and **continually** maintained to minimize surface erosion.

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6.3 Foundations

6.3.1 General

- a. It is our opinion that the subject site will be suitable for the support of the proposed new structures, and additions to existing structures on a foundation system composed of a rigid, **waffle** or mat. This foundation system should be composed of a grade beam waffle, slab-on-grade, or similar construction.
- b. At the time we prepared this report, the grading plans 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.

6.3.2 Rigid, Waffle or Mat Foundations

- a. The rigid, waffle or mat foundation system should be designed with sufficient stiffness to accommodate up to **1.5** inches of differential settlement across the least dimension of the structure, as well as a total loss of soil support over an area with a 10 foot diameter occurring at any point beneath the structure.
- b. The allowable bearing capacity used should not exceed **2500** psf.
- c. The modulus of subgrade reaction (**k_s**) is 200 **kcf** for the silty and clayey sand anticipated to be used as engineered fill below **all** foundation elements. **If another material is used** this value must be reevaluated.
- d. The friction factor is **0.40** between the engineered fill and rough concrete.
- e. The rigid, waffle or mat foundation system used on this project should be combined with **flexible** utility connections in order to prevent breakage should the foundation tilt as a result of differential settlement.
- f. This foundation system has the advantage that should the 'design seismic event produce significant soil deformation beneath the structure, the resulting tilting should produce only moderate architectural damage. The damage may be repaired by pressure grouting or other leveling procedures.

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- g Minimum embedment depth for the thickened edge sections of the rigid, waffle or mat foundation should be 18 inches, although structural considerations may govern.
- h It is important that the subgrade soils be thoroughly saturated for 24 to 48 hours prior to the time the concrete is poured. For near-surface soils with a medium expansion potential, the engineered fill beneath rigid, waffle or mat foundations should be presoaked 5 percentage points above optimum, or **125% of** optimum, whichever is greater; to a depth of 1.5 feet.

6.4 Retaining Structures

6.4.1 General

It is our understanding that all retaining walls will be basement walls and will be incorporated into the rigid waffle or mat foundation system. Recommendations for this foundation system are provided in section 6.3, Foundations.

6.4.2 Lateral Earth Pressures

- a. The lateral earth pressures presented in Table 2 are recommended for the design of retaining structures with backfill soils of expansivity not higher than Medium. Should the slope behind the retaining walls be other than level or 2:1 horizontal to vertical, supplemental design criteria will be provided for the active earth or at-rest pressures for the particular slope angle.

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Table 2

Lateral Earth Pressures

Type	Soil Profile		
		Unrestrained Wall	Rigidly Supported Wall
Active Pressure	Level 2 1	35 60	
At-Rest Pressure	Level 2 1		75 105
Passive Pressure (Ignore Upper 2 fl)	Level 2 1	400 200	200 100

- b. The friction factor is **0.40** between the engineered fill and rough concrete
- c. Where both friction and the passive resistance are utilized for sliding resistance, either of the values indicated should be reduced by one-third.
- d. These are ultimate values, no factor of safety has been applied
- e. Pressure due to any surcharge loads from adjacent footings, traffic, etc , should be analyzed separately Pressures due to these loading can be supplied upon receipt of the appropriate plans and loads Refer to Figure 2 for a Surcharge Pressure Diagram

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6.4.3 Backfill

- a. Backfill should be placed under engineering control.
- b. It is recommended that granular, or relatively low expansivity, backfill be utilized, for a width equal to approximately 1/3 x wall height, and not less than 2 feet, subject to review during construction.
- c. The granular backfill should be capped with at least 12 inches of relatively impermeable material.

- d. Backfill should be compacted to achieve a minimum 90 percent relative compaction, the compaction standard being obtained in accordance with **ASTM D-1557**.
- e. Precautions should be taken to ensure that heavy compaction equipment is not used immediately adjacent to walls, so as to prevent undue pressures against, and movement **of**, the walls.
- f. The use of water-stops/impermeable barriers and appropriate waterproofing should be considered for any basement construction, and for building walls which retain earth.

6.4.4 Backfill Drainage

- a. Backdrains should be provided in the backfill, or weepholes/weepslits should be provided in retaining walls. If weepholes/weepslits are used, they should be constructed per CALTRANS Standard Plans. We recommend backdrains be provided ~~for~~ walls over 4± feet high, or for retaining walls which form pan of a building structure, and where any staining or efflorescence **due** to dripping from weepholes/weepslits would be aesthetically unacceptable.
- b. Backdrains should consist of 4-inch diameter Schedule 40, PVC pipe or equivalent, embedded in approximately 3 ft³/linear foot of 3/8-inch to 3/4-inch, clean, crushed gravel, enveloped in **Mirafi Filterweave 500** or equivalent. The pipe should be 4± inches above the trench bottom with a gradient of 1± % being provided to the pipe and trench bottom, discharging **into** suitably **protected** outlets. See Figure 3 for a Typical Backdrain Configuration.
- c. Perforations in backdrains are recommended as follows: 3/8-inch diameter, in **2 rows** at the ends of a **120** degree arc, at 3-inch centers in each row, staggered between rows, placed downward.
- d. Backdrains placed behind retaining walls should be approved by the Geotechnical Consultant prior to the placement of fill.
- e. **An** unobstructed outlet should be provided at the lower end of each segment of backdrain. The **outlet** should consist of an unperforated pipe of the same diameter, connected to the perforated pipe and extended to a protected outlet at a lower elevation on a continuous gradient of at **least** 1 percent.

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6.5 Slabs-On-Grade

- a Concrete floor slabs may be founded on the reworked existing soils or on compacted fill. The subgrade should be proof-rolled just prior to construction to provide a **firm**, relatively unyielding surface, especially if the surface has been loosened by the passage of construction traffic.
- b The slab-on-grade section should incorporate a minimum 4 inch capillary break consisting of clean, open graded, crushed gravel (3/4 inch by No. 4), overlain by a **10 mil** waterproof membrane. Structural considerations may govern the thickness of the capillary break. Place a 2-inch layer of moist sand **on** top of the membrane. This will help protect the membrane and will assist in equalizing the curing rate of the concrete. Where moisture sensitive floor coverings are anticipated or vapor transmission may be a problem, the waterproof membrane will **assist** in reducing condensation under the floor coverings.
- c It is important that the subgrade soils be thoroughly saturated for 24 to 48 hours **prior** to the time the concrete is poured. **For near-surface soils with a medium expansion potential, the subgrade should be presoaked 5 percentage points above optimum, or 125% of optimum, whichever is greater; to a depth of 1.5 feet.**
- d Slab thickness, reinforcement, and doweling should be determined by the Project Structural Engineer, based on the design live and dead loads, including vehicles, however **we recommend a minimum reinforcing of #4 steel bars spaced 18 inches on center in both directions.** The reinforcing must be **firmly** held in the vertical center of **the slabs during** placement **and** finishing of **the** concrete with precast concrete dobies.
- e The utilization of post-tensioned concrete slabs may be considered in lieu of conventional concrete slabs. There are inherent advantages with this system, especially the characteristic that the propagation or widening of cracks that may otherwise develop is inhibited. Detailed recommendations, based on UBC 1997, will be provided if required. Tentative, outline geotechnical recommendations for post-tensioned slabs are presented as follows, for purposes of initial planning:
 - i. Minimum thickness: 4 inches structural/construction considerations would govern.
 - ii Substructure 2 inches sand, over 10-mil plastic sheet, over prepared subgrade

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- iii Minimum embedment of edge beam below lowest adjacent exterior grade 18 inches

6.6 Settlements

The design seismic event has been calculated to cause approximately 1.5 inches of differential settlement across the least dimension of the structure. These preliminary estimates should be reviewed by the Geotechnical Consultant when foundation plans for the proposed structures become available.

6.7 Pavement Design

The design of the pavement section was beyond our scope of services for this project. To have the selected pavement sections perform to their greatest efficiency, it is very important that the following items be considered:

- a. Properly moisture condition the subgrade and compact it to a minimum relative dry density of 95%, at a moisture content 1-3% over the optimum moisture content.
- b. Provide sufficient gradient to prevent ponding of water.
- c. Use only quality materials of the type and thickness (minimum) specified. All base rock must meet Cal-Trans Standard Specifications for Class II Aggregate Base, and be angular in shape.
- d. Compact the base and subbase uniformly to a minimum relative dry density of 95%.
- e. The R-Value should be obtained at the conclusion of grading and the design pavement sections reviewed at that time.
- f. Asphalt concrete should be placed only during periods of fair weather when the ambient air temperature is within prescribed limits.
- g. Maintenance should be undertaken on a routine basis.
- h. If concrete slabs are required, a design will be provided upon receipt of traffic loads and volume.

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6 8 Exterior Concrete Flatwork

- a Concrete flatwork should be divided into as nearly square panels as possible. Frequent joints should be provided to give articulation to the panels. Landscaping and planters adjacent to concrete flatwork should be designed in such a manner as to direct drainage away from concrete areas to approved outlets

- b. It is assumed that concrete flatwork will be subjected only to pedestrian traffic

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DRAINAGE STUDY

FOR

United Methodist Church of Santa Cruz

17th Avenue

APN 026-122-036

June 2007



IFLAND ENGINEERS, INC.

1100 Water Street
Santa Cruz, CA 95062
(831) 426-5313 FAX (831) 426-1763
www.iflandengineers.com

Environmental Review Initial Study

ATTACHMENT
APPLICATION

10/10/13
[Signature]

Pre-Development Calculations

The project site has existing improvements, including a church and attached day care center and associated parking areas, which were constructed many years ago. The southern third of the 1.57 acre site was previously a separate residential lot. The home, other structures and paving on the residential lot, which were also constructed many years ago, were removed just a few years ago. From aerial photos taken before the improvements on the residential lot were demolished we were able to determine the total area of impervious improvements constructed on the project site. The total area was calculated to be approximately 27,000 square feet, consisting of the following:

- Buildings – 6,764 sq. ft.
- Concrete Driveway, Walks & Steps – 2,500 sq. ft.
- Concrete Patio & Covered Decks – 2,421 sq. ft.
- Asphalt Concrete Pavement – 15,321 sq. ft.

However, a search of County of Santa Cruz records has been able to substantiate a total of just 4,946 sq. ft. of “permitted” buildings and paving on the former residential parcel and a total of 14,940 sq. ft. of “permitted” buildings and paving on the church/day care center parcel. The grand total of “permitted” impervious improvements on the combined parcel is just 19,886 sq. ft. Therefore, that will be the value used in the storm runoff calculations.

Total Site Area, $A = 68,295 \text{ sq. ft.} = 1.57 \text{ acres}$

“Existing” Impervious Area = $19,886 \text{ sq. ft.} = 0.46 \text{ acres}$

“Existing” Pervious Area = $48,409 \text{ sq. ft.} = 1.11 \text{ acres}$

$$\begin{aligned} \text{“Predevelopment” Runoff Coefficient, } C &= [(A_{Imp})(C_{Imp}) + (A_{Perv})(C_{Perv})] / A \\ &= [(19,886)(0.90) + (48,409)(0.25)] / 68,295 \\ &= 0.44 \end{aligned}$$

Time of Concentration, $T_c = 10 \text{ minutes}$

$P_{60} = 1.50$ ((Fig. SWM-2), and thus

Rainfall Intensity, I_{10} (10-year Storm) = 2.04 Inches per Hour

I_{25} (25-year Storm) = 2.54 Inches per Hour

I_{100} (100-year Storm) = 3.04 Inches per Hour

Since Runoff Volume, $Q = CIA$, calculation of Predevelopment Runoff for each storm intensity yields,

$$Q_{10} = 1.41 \text{ cu. ft. / sec}$$

$$Q_{25} = 1.93 \text{ cu. ft. / sec}$$

$$Q_{100} = 2.63 \text{ cu. ft. / sec}$$

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Post-Development Calculations

All existing site improvements will be demolished and removed from the site. A new, larger church and day care center building, new parking, landscaping and other site improvements are proposed to be constructed on the 1.57 acre site. The parking lot is proposed to be constructed of pervious concrete or other porous pavement over a bed of drain rock. Rain falling on the pervious pavement will pass through the pavement and will be held in the underlying drain rock for percolation into the native soil. Use of porous pavement will substantially reduce the increase in impervious surfaces common when a site is redeveloped.

The Post-Development impervious surface area, shown on the Site Grading and Drainage Plan, totals 24,849 square feet or 0.57 acres. That means that the Post-Development pervious portion of the 1.57 acre site totals 43,446 square feet or approximately 1.00 acres.

$$\text{Post-Development Runoff Coefficient, } C = [(24,849)(0.90) + (43,446)(0.25)] / 68,295 \\ = 0.48$$

With Time of Concentration and Rainfall Intensity values for 10-year, 25-year and 100-year storms as calculated above, the Post-Development Runoff Volume calculation for each storm intensity yields,

$$Q_{10} = 1.87 \text{ cu. ft. / sec} \\ Q_{25} = 2.18 \text{ cu. ft. / sec} \\ Q_{100} = 2.86 \text{ cu. ft. / sec}$$

Drainage from Adjacent Sites

Natural drainage in the vicinity of the project site is from north to south or northeast to southwest. Without some barrier to interrupt the flow, drainage from the north or northeast would flow across the project site. Fortunately, those barriers exist. 17th Avenue intercepts flow from the northeast and directs it southerly around the site. The adjacent land north of the project site has been developed with single-family homes. The yards for those homes have been graded to direct any site drainage toward the fronting street, 17th Avenue for one lot and Bubb Court for the other two adjacent lots. Therefore, no runoff from the adjacent area drains onto the project site.

Existing Drainage Patterns & Public Infrastructure

The project site drainage is currently limited to surface runoff. A small portion of the site currently drains toward 17th Avenue. Drainage from the parking lot at the northeast corner of the property is collected in shallow area drains and is released via "thru-curb" drains to 17th Avenue. The rest of the site drains toward Pinewood Street. There is a significant elevation drop across the site toward Pinewood Street. There are no public storm drainage facilities fronting the project site at the present time. The closest drainage facilities in 17th Avenue are at the intersection of Capitola Road. Underground drainage

facilities in Pinewood Street are about 1 ½ to 2 blocks to the west. The closest underground facilities are located in the back yard of one of the homes at the end of Cozy Court, a private street. This system, while closest to the project site, is not accessible to the project.

Stormwater Retention and Detention

In order to comply with stormwater design criteria adopted in 2006, the pervious pavement over drain rock system has been designed to meet or exceed the requirements of the criteria for this project. The system is designed so that all rainfall landing on the site is directed to the drain rock bed beneath the pavement. Rainfall landing on the pavement will flow down through the porous pavement structure and into the rock bed. Rain water landing on nearby non-pervious walks or courtyards will flow toward the porous parking lot pavement. Roof drainage, runoff from the preschool play area and from more remote sections of the site will be collected in an underground system that will release the runoff into the rock bed at the bottom of the site.

Runoff collected in the bed of drain rock under the pervious pavement will slowly infiltrate into the soil at a rate of between 0.06 and 0.6 inches per square foot per day. (See the attached sheets copied from the Santa Cruz County Soils Study.) Since portions of the parking lot pavement is graded at slopes of up to 5%, 1 ½ foot wide by 1 foot deep interceptor trenches have been included in the design to catch the water at approximately 1-foot (vertical) intervals. At the outermost edges of the site and at the landscaped island in the parking lot, where water would tend to collect, larger trenches (2 ½ feet wide by 1 ½ foot deep) will have the capacity to catch and hold more water for an extended period to encourage infiltration. This system will distribute and hold the water for infiltration over a much broader area. Without these trenches, the water would tend to flow through the drain rock to the lowest portion of the site, which is at the western boundary. Concentration of the runoff all in this one area would be a less effective way to infiltrate the stormwater into the soil. The total length of these trenches is greater than 1000 feet, so using the maximum value of 1000 feet allowed in the spread sheet provided by County of Santa Cruz Public Works – Drainage provides a very conservative determination of the stormwater retention capacity of the proposed system. (See attached Retention Spreadsheet.)

In extreme rainfall events, should the holding capacity of the rock bed be exceeded, a perforated pipe is proposed along the western and lowest edge of the site that will collect excessive accumulations of water and discharge it through the discharge structure shown on the plans. The attached detention calculations show that the system has the capacity to detain runoff from a 25-year event while discharging the runoff at the 5-year pre-development rate. (See attached Detention Spreadsheet and Orifice Calculations.)

Any site runoff that exceeds the capacity of the soil to absorb the stored water will be discharged to the gutter flowline of Pinewood Street. Drainage from behind the perimeter retaining wall will also be discharged to the Pinewood Street gutters. The existing concrete curb and gutter are proposed to be extended to the face of the perimeter

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retaining wall. This **will** eliminate concerns previously raised about maintenance of the area between the proposed wall and the existing curb and gutter. This drainage pattern is similar to the existing way runoff exits the site, except that the total volume is significantly reduced during major rain events.

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TABLE 12.--PHYSICAL AND CHEMICAL PROPERTIES OF SOILS--Continued

Soil name and map symbol	Depth	Permeability	Available water capacity	Soil reaction	Shrink-swell potential	Ero fac	s
		In/hr	In/in				
	1"			pH		K	
167, 168, 169----	0-5	0.6-2.0	0.10-0.14	5.1-7.3	Low-----	0.15	2
Santa Lucia	5-38	0.6-2.0	0.08-0.11	5.1-6.5	Low-----	0.10	
	38	---	---	---	---	---	
170, 171, 172----	0-21	0.6-2.0	0.14-0.18	5.6-6.5	Moderate-----	0.43	5
Soquel	21-37	0.2-0.6	0.14-0.17	5.6-7.3	Moderate-----	0.43	
	37-51	0.2-0.6	0.17-0.19	5.6-7.3	Moderate-----	0.28	
	51-62	0.2-0.6	0.13-0.17	5.6-7.3	Moderate-----	0.37	
173*:							
Sur-----	0-18	2.0-6.0	10.05-0.10	6.1-7.3	Low-----	0.10	1
	18-35	2.0-6.0	10.05-0.08	5.1-7.3	Low-----	0.10	
	35	---	---	---	---	---	
Catelli-----	0-7	2.0-6.0	0.10-0.13	5.6-7.3	Low-----	0.20	2
	7-37	2.0-6.0	0.10-0.13	5.6-6.5	Low-----	0.20	
	37	---	---	---	---	---	
174*, 175*:							
Tierra-----	0-14	0.6-2.0	0.09-0.11	5.6-7.3	Low-----	0.32	1
	14-66	<0.06	0.02-0.04	5.1-7.3	High-----	0.28	
Watsonville-----	0-18	0.6-2.0	0.14-0.15	5.6-7.3	Low-----	0.28	3
	18-39	<0.06	0.02-0.04	5.6-8.4	High-----	0.28	
	39-63	0.06-0.2	0.04-0.06	5.6-8.4	Moderate-----	0.24	
176, 177-----	0-18	0.6-2.0	0.14-0.15	5.6-7.3	Low-----	0.28	3
Watsonville	18-39	<0.06	0.02-0.04	5.6-8.4	High-----	0.28	
	39-63	0.06-0.2	0.04-0.06	5.6-8.4	Moderate-----	0.24	
178, 179, 180----	0-26	0.6-2.0	0.14-0.15	5.6-7.3	Low-----	0.28	3
Watsonville	26-41	<0.06	10.02-0.04	5.6-8.4	High-----	0.28	
	41-63	0.06-0.2	0.04-0.06	5.6-8.4	Moderate-----	0.24	
181*:							
Xerorthents.							
Rock outcrop							
182, 183-----	0-30	6.0-20	0.04-0.0	5.1-6.0	Low-----	0.10	5
Zayante	30-60	6.0-20	0.04-0.0	4.5-7.3	Low-----	0.10	
184*:							
Zayante-----	0-30	6.0-20	0.04-0.0	5.1-6.0	Low-----	0.10	5
	30-60	6.0-20	0.04-0.0	4.5-7.3	Low-----	0.10	
Rock outcrop.							

• See description of the map unit for composition and behavior characteristics of the map unit.

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 APPLICATION 05-0385

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD

Data Entry: PRESS TAB & ENTER DESIGN VALUES		SS Ver: 1.0
Site Location P60 Isoleth:	1.50	Fig. SWM-2 in County Design Criteria
Rational Coefficients Cpre:	0.77	See note # 2
Cpost:	0.90	See note # 2
Impervious Area:	24850	ft ² See note # 2 and # 4

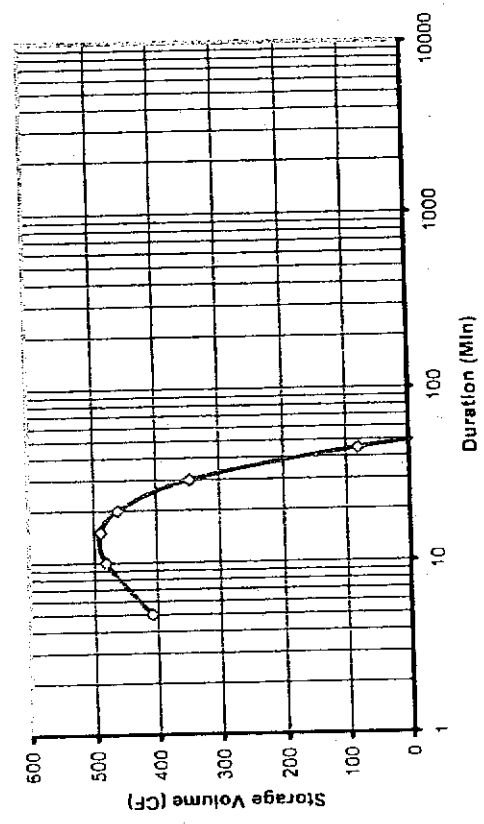
STRUCTURE DIMENSIONS FOR DETENTION

490	ft ³ storage volume calculated	
40	% void space assumed	
1225	ft ³ excavated volume needed	
Structure Ratios	Length	Width*
	1000.00	1.50
		Depth*
		1.00
Dimen. (ft)	934.63	1.40
		0.93

*For pipe, use the square root of the sectional area

25 - YEAR DESIGN STORM				DETENTION @ 15 MIN.	
Storm Duration (min)	25 - Year Intensity (in/hr)	5 - Yr. Release Qpre (cfs)	25 - Year Qpost (cfs)	Detention Rate To Storage (cfs)	Specified Storage Volume (cf)
1440	0.31	0.097	0.160	-0.510	-55094
1200	0.33	0.105	0.172	-0.497	-44757
960	0.37	0.115	0.190	-0.480	-34574
720	0.41	0.130	0.214	-0.456	-24603
480	0.49	0.154	0.254	-0.415	-14956
360	0.55	0.174	0.287	-0.382	-10326
240	0.66	0.207	0.341	-0.329	-5914
180	0.74	0.234	0.385	-0.284	-3838
120	0.88	0.277	0.458	-0.212	-1908
90	1.00	0.313	0.517	-0.153	-1031
60	1.19	0.372	0.614	-0.056	-251
45	1.34	0.420	0.694	0.024	81
30	1.59	0.490	0.824	0.154	347
20	1.89	0.593	0.978	0.309	463
15	2.13	0.670	1.105	0.435	490
10	2.54	0.795	1.312	0.643	482
5	3.40	1.067	1.761	1.091	409

25-Yr Post-Development Detention Storage Volume @ 5-Yr Pre-Development Release Rate



Notes & Limitations on Use:

- 1) The modified rational method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
- 2) Required detention volume determinations shall be based on all net new impervious area both on and off-site, resulting from the proposed project. Pervious areas shall not be included in detention volume sizing; an exception may be made for incidental pervious areas less than 10% of the total area.
- 3) Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuring void space not less than 35%.
- 4) A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
- 5) The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are "authorized by rule". For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page.
- 6) Refer to the County of Santa Cruz Design Criteria, for complete method criteria.

Date: 6/7/2007

Calc by: DAH

Application: 05-0385

APN: 026-122-36

PROJECT: United Methodist Church of Santa Cruz

RUNOFF RETENTION BY THE STORAGE PERCOLATION METHOD

SS Ver: 1.0

Notes & Limitations on Use:

Data Entry: PRESS TAB KEY & ENTER DESIGN VALUES

Fig. SWM-2

Site Location P60 Isoleth: 1.50

Rational Coefficients Cpre: 0.77

Cpost: 0.90

Impervious Area: 24850 ft²

Saturated Soil Permeability: 0.60 in/hr

Saturated soil permeability values may be used conservatively from the USDA-NRCS soil survey, or use actual test values.

Site selection and design shall give proper consideration to the path for excess flows downstream of the designated retention area.

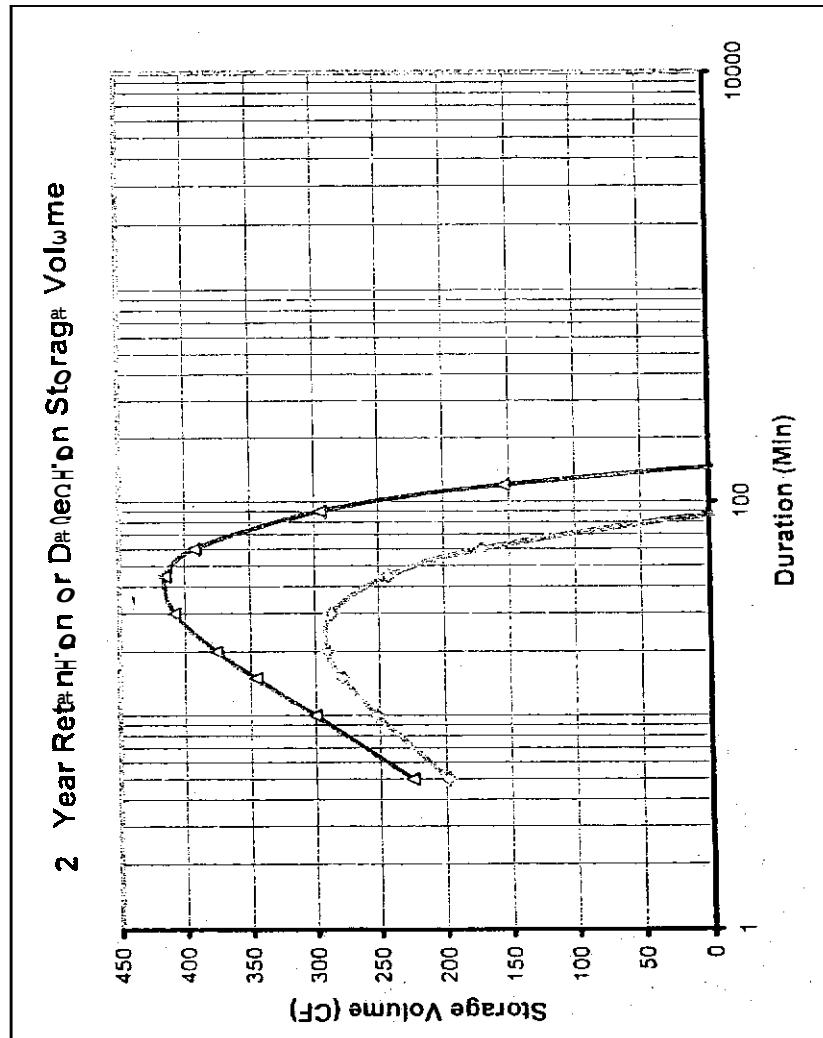
Site selection and design shall give proper consideration to the path for excess flows downstream of the designated retention area.

Retention site location on, or immediately above, slopes exceeding 15% will require consulting a geotechnical engineer.

Gravel packed structures shall use washed, angular, uniformly graded aggregate providing not less than 35% void space.

Refer to the County of Santa Cruz Design Criteria, Stormwater Management - Section H, for complete method criteria.

Gravel packed structure										Refer to the County of Santa Cruz Design Criteria, Stormwater Management - Section 11.1																																							
Impervious Area: 24850 ft ²										Saturated Soil Permeability: 0.60 in/hr																																							
2 - YEAR DESIGN STORM										DETENTION @ 120 MIN.										STRUCTURE DIMENSIONS FOR RETENTION										DETENTION @ 60 MIN.																			
Storm Duration (min)										Retention Rate To Storage (cfs)										Specified Retained Volume (cf)										415 ft ³ storage volume calculated										Specified Detained Volume (cf)									
2 - Year Intensity (in/hr)										Qpost (cfs)										40 % void space assumed										1039 ft ³ excavated volume needed										Depth* (ft)									
1440 0.16										0.073 0.085										-0.124 -12607										Structure Length 1000.00										1.00									
1200 0.18										0.079 0.092										-0.117 -9987										Ratios 884.72										1.33 0.88									
960 0.20										0.087 0.101										-0.108 -7436										2742 ft ² internal surface area																			
720 0.22										0.098 0.114										-0.095 -4981										1919 ft ² effective surface area																			
480 0.26										0.116 0.136										-0.073 -2671										4.3 hrs estimated structure drainage time																			
360 0.30										0.131 0.153										-0.056 -1604																													
240 0.35										0.156 0.182										-0.027 -634																													
180 0.40										0.176 0.206										-0.003 -207																													
120 0.47										0.209 0.244										0.035 154																													
90 0.53										0.236 0.276										0.067 296																													
60 0.63										0.280 0.328										0.119 393																													
45 0.71										0.317 0.370										0.161 415																													
30 0.85										0.376 0.439										0.231 408																													
20 1.01										0.446 0.522										0.313 376																													
15 1.14										0.504 0.589										0.381 346																													
10 1.35										0.599 0.700										0.491 301																													
5 1.81										0.803 0.939										0.730 226																													
ATTACHMENT 10, 9										APPLICATION 05-0																																							



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 APPLICATION 05-0385

PROJECT _____ Date: 5/2/2007

Calc by: D0H

Application: 05-0385

County of Santa Cruz

PROJECT _____

RUNOFF RETENTION BY THE STORAGE PERCOLATION METHOD

SS Ver:1.0

Notes & Limitations on Use:

Data Entry:	PRESS TAB KEY & ENTER DESIGN VALUES
Site Location	P60 Isopleth: 1.50 Fig. SWM-2
Rational Coefficients	Cpre: 0.77
	Cpost: 0.90
Impervious Area:	24850 ft ²
Saturated Soil Permeability:	0.06 in/hr

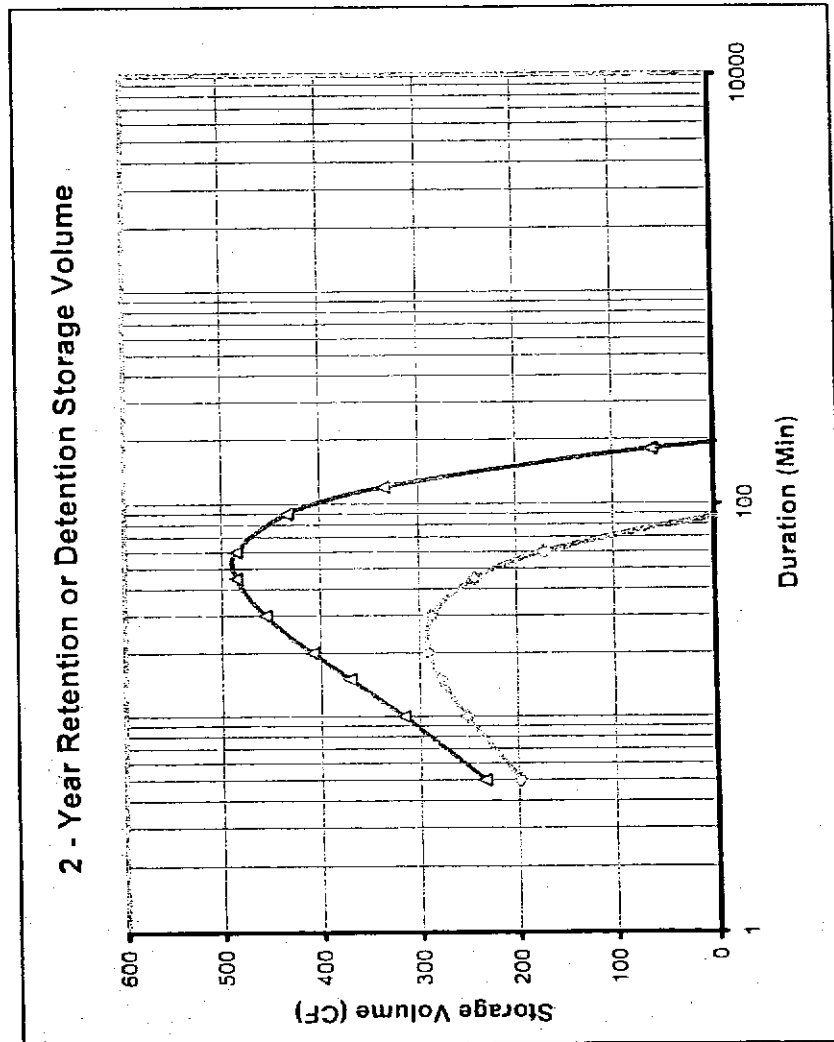
Saturated soil permeability values may be used conservatively from the USDA-NRCS soil survey, or use actual test values.
 Site selection and design shall give proper consideration to the path for excess flows downstream of the designated retention area.
 Retention site location on, or immediately above, slopes exceeding 15% will require consulting a geotechnical engineer.
 Gravel packed structures shall use washed, angular, uniformly graded aggregate providing not less than 35% void space.
 Refer to the County of Santa Cruz Design Criteria, Stormwater Management - Section H, for complete method criteria.

2 - YEAR DESIGN STORM				RETENTION @ 120 MIN.				STRUCTURE DIMENSIONS FOR RETENTION				DETENTION @ 60 MIN.	
Storm Duration (min)	2 - Year Intensity (in/hr)	Qpre (cfs)	Qpost (cfs)	Retention Rate To Storage (cfs)	Specified Retained Volume (cf)	485 ft ³ storage volume calculated	40 % void space assumed	1213 ft ³ excavated volume needed	Structure Length	Width*	Depth*	Detention Rate To Storage (cfs)	Specified Detained Volume (cf)
1440	0.16	0.073	0.085	-0.124	-10517				1000.00	1.50	1.00	-0.195	-16853
1200	0.18	0.079	0.092	-0.117	-8243				931.66	1.40	0.93	-0.188	-13552
960	0.20	0.087	0.101	-0.108	-6038				3041	ft ² internal surface area		-0.179	-10316
720	0.22	0.098	0.114	-0.095	-3929				2128	ft ² effective surface area		-0.166	-7170
480	0.26	0.116	0.136	-0.073	-1966				45.6	hrs estimated structure drainage time		-0.145	-4163
360	0.30	0.131	0.153	-0.056	-1073							-0.127	-2742
240	0.35	0.156	0.182	-0.027	-277							-0.098	-1415
180	0.40	0.176	0.206	-0.003	62							-0.075	-806
120	0.47	0.209	0.244	0.035	335							-0.036	-260
90	0.53	0.236	0.276	0.067	432							-0.004	-24
60	0.63	0.280	0.328	0.119	485							0.047	170
45	0.71	0.317	0.370	0.161	485							0.090	242
30	0.85	0.376	0.439	0.231	456							0.159	287
20	1.01	0.446	0.522	0.313	408							0.242	290
15	1.14	0.504	0.589	0.381	371							0.309	278
10	1.35	0.599	0.700	0.491	317							0.420	252
5	1.81	0.803	0.939	0.730	235							0.659	198
								STRUCTURE DIMENSIONS FOR DETENTION					
								290 ft ³ storage volume calculated					
								40 % void space assumed					
								725 ft ³ excavated volume needed					
								Structure Length				Depth*	
								Ratios				1.00	
								Dimen. (ft)				0.78	

* For pipe, use the square root of the sectional area.
 * If cell values displayed are corrupted, enter zero for depth, then re-enter a positive numeric value within allowed range.

ATTACHMENT APPLICATION

Environmental Review Initial Study
 10/11/13
 05-0385



Environmental Review Initial Study
 ATTACHMENT 10, 12 & 13
 APPLICATION 05-0385

UMCSC - Discharge Control Orifice

Orifices -- English Units

Civil Tools for Windows
(06-22-2007, 18:48:26)

Flowrate cfs	Area sf	Coeff ---	Headwater ft	Center ft	Tailwater ft
0.670	0.102	0.620	2.000	0.250	0.000

↑ = 4.32" ϕ Orifice

Environmental Review Initial Study
ATTACHMENT 10, 13 of 13
APPLICATION 15-0385

C O U N T Y O F S A N T A R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Larry Kasparowitz
Application No.: 05-0385
APN: 026-122-36

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Environmental Planning Completeness Comments

===== UPOATED ON JULY 8, 2005 BY KEVIN D CRAWFORD =====
07/08/05- Project application is complete from a grading standpoint. Comments under Miscellaneous provide revisions necessary prior to permit issuance. ===== UP-
DATED ON JULY 8, 2005 BY KEVIN D CRAWFORD =====
07/08/05- Soil Report by Tharp & Associates has been reviewed and accepted.
===== UPDATED ON JULY 14, 2005 BY ANDREA M KOCH =====

See Kevin Crawford's comments. ===== UPDATED ON JANUARY 5, 2006 BY ANDREA M KOCH
=====

1) No additional comments. ===== UPDATED ON JANUARY 5, 2006 BY ANDREA M KOCH

===== UPDATED ON DECEMBER 12, 2006 BY ANDREA M KOCH =====

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 28, 2005 BY KEVIN D CRAWFORD =====
06/28/05- APN's listed for this project (037-151-12 & -13) have been combined (new APN: 037-151-36). ALUS does not yet list this new APN. RECOMMENDATION: Prior to approval of application, change this application to reflect current APN. Kevin Crawford =====
===== UPDATED ON JUNE 28, 2005 BY KEVIN D CRAWFORD =====
===== UPDATED ON JULY 8, 2005 BY KEVIN D CRAWFORD =====
07/08/05- Review of civil plans by Ifland Engrs. dated 5/26/05: Sht C1--Remove reference to Application 04-0528. Remove Approval Block for DPW; Verify from Sanitation District the necessity of their approval block. Change Notes 6, 16 & 17 to refer to Planning Dept rather than DPW. Remove Note 35. Sht C2--Remove 04-0528 reference (typical all sheets). Specify exact limits for removal of curb, gutter & sidewalk. Add prominent note specifying all building demo to be completed under separate permit. Correct note at NE corner specifying removal of water service (arrow points to nothing). Correct Note 4 to reference County, not City. Sht C3--Specify limits of proposed new curb, gutter & sidewalk. Change Notes 2, 9 & 10 to reference Planning Dept instead of DPW. Provide accurate typical sections at all project boundaries where grading or construction will occur. Provide top and bottom elevations at ends and all height changes for proposed retaining wall on W&N boundaries. Provide at least 20 ft of offsite topo for properties to north and west. Clarify how proposed new sidewalk will conform at north and south end. Provide detail at south end if necessary. Clarify purpose of small area of concrete adjacent to sidewalk next to "sawcut" note. Provide invert elevations for all proposed drainage structures. Complete design of drainage system and show all proposed pipes and their flowlines, including existing gutter flowlines at discharge points. Move F/C5 reference to actual discharge location. Sht C5--Add Property line to Detail D. Add Detail E (referenced on C3). Consistently label all details and provide specific references on C3 and other sheets. Sht EC1--Provide Legend. Correct note re D1 sediment barriers, should be 5 not 4. =====
===== UPDATED ON JULY 8, 2005 BY KEVIN D CRAWFORD =====
===== UPDATED ON JULY 14, 2005 BY ANDREA M KOCH =====

See Kevin Crawford's comments. ===== UPDATED ON JANUARY 5, 2006 BY ANDREA M KOCH
=====

Environmental Review Initial Study

ATTACHMENT 11, 1 of 9
APPLICATION 05-0385

Project Planner: tarry Kasparowitz
Application No.: 05-0385
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1) No additional comments. ===== UPDATED ON DECEMBER 14, 2006 BY KEVIN D CRAWFORD =====

17/14/06 - Review of updated plans by Ifland (Bagnall) dated 7/10/06: My previous Misc. Comments (dated 7/8/05) have been addressed except: ~~Sht~~ C3: Provide two typical cross sections perpendicular to those already provided. All cross sections shall include property or R/W lines and adequate offsite topo data to determine proper matching of proposed to existing grades. Plan views must also include offsite topo to the north and west (none provided). Show all proposed retaining wall elevations at top & bottom of wall for beginning, end, angle points **and** changes in elevation.

Information requested this date may be postponed to the building permit stage.

===== UPDATED ON DECEMBER 14, 2006 BY ANDREA M KOCH =====

1) At the building permit stage, after the final plans have been prepared, provide a plan review letter from the soils engineer. The plan review **letter** must state that the final project plans conform to the recommendations in **the** soils report.

2) At the building permit stage, show temporary construction fencing around trees to be retained to protect them from damage during construction.

3) Ensure that Sheets L1 and C02 are consistent with regards to tree retention and removal

On Sheet L1, clearly identify the oaks to be retained at the western property line.

Historical Completeness Comments

===== REVIEW ON JULY 8, 2005 BY STEVE D GUINEY ===== The existing church was reviewed in 1986 for historic significance and at that time was determined to not be historically significant. The Historic Resources Commission informally discussed this project with church representatives in 2004. The **Commission's** only concern was that the new building be constructed as soon as possible after demolition. No further review for historic significance is required.

Historical Miscellaneous Comments

===== REVIEW ON JULY 8, 2005 BY STEVE D GUINEY ===== No comment

Dpw Drainage Completeness Comments

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

===== REVIEW ON JULY 15, 2005 BY ALYSON B TOM ===== Application with civil plans prepared by Ifland Engineers dated 6/17/05 has been received. Please address the following items:

1) Provide documentation that the existing impervious areas are either permitted, or were installed prior to 1969 for fee and impact analysis.

2) Please describe how the existing site drains. Sheet C02 shows existing catch basins on site. where **do** these lead? Do the existing 4" **pvc** pipes shown near the

Environmental Review Initial Study

ATTACHMENT 11, 2, 9
APPLICATION 05-0385

Project Planner: Larry Kasparowitz
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northern property boundary serve any drainage purposes?

3) Does this site currently receive drainage from offsite? Provide topographic information for adjacent sites demonstrating drainage patterns. If this site does receive offsite runoff, show the extent of the area draining to the site and describe how the proposed site will accommodate this runoff.

4) How and where will the proposed system outlet? Will the proposed 18" pipe day light directly onto Pinewood Road?

5) Provide a description and an assessment of the downstream drainage path, including open channel sections. Based on the results of the assessment this project may be required to upgrade downstream facilities and/or provide additional on-site mitigations. Private easement(s) may be required.

6) This project is required to minimize impervious area. Describe how this is being accomplished. Consider the following measures in order to meet this requirement: utilize pervious surfacing instead of conventional asphalt or concrete: eliminate directly connected impervious areas by sending runoff from roof areas to landscaping prior to discharge from the site, provide flush or slotted **curbs** and grade the driveway and parking areas to drain to landscaped swales prior to entering the pipe system. design landscaped islands and strips to be depressed in order to accept runoff

7) The proposed landscape plan and civil plans are not in agreement for proposed impervious areas. Please update.

8) Detention as a means for maintaining pre-development runoff rates is only acceptable if there are no other methods available. Pervious surfacing should be considered at least for the parking aisles. Given the percolation rate for the site, the underlying soils should be adequate for pervious surfacing.

9) If detention is determined to be the allowable the following items should be addressed: - the allowable release rate should take into account areas that do not drain to the detention facility. - The rising limb of the allowable release rate should be taken into account when determining required storage volume.

10) The analysis refers to attached soils data that was not actually attached

11) All parking and driveway areas should go through water quality treatment prior to discharge from the site. A silt and grease trap detail was included on sheet C5. but it is unclear where these are proposed. Please update the silt and grease trap detail to include a perforated stand pipe and drain rock at the bottom of the structure.

See miscellaneous comments for issues to be addressed in the building permit stage.

For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday. All submittals for this project should be made through the Planning Department.

===== UPDATED ON JANUARY 12, 2006 BY ALYSON B TOM ===== Application with

Environmental Review Initial Study

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APPLICATION 05-0385

Disc onary Comments - Continued

Project Planner: Larry Kasparowitz
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civil plans prepared by Ifland Engineers dated 12/15/05 and memo dated 12/21/05 has been received. Please address the following items:

1) Provide documentation that the existing impervious areas are either permitted, or were installed prior to 1969 for fee and impact analysis. This information is needed

2) The memo dated 12/15/05 states that this site does not receive any runoff from offsite. This is contrary to existing County contour information. Please include on the plans the information used to determine that this site does not receive runoff from parcels to the north.

3) How and where will the proposed system outlet? Will the proposed 18 inch pipe daylight directly onto Pinewood Road? Demonstrate adequacy of the gutter flow path

4) Based on further investigation of downstream flow path. no additional information is required at this time.

5) The memo states that percolation test information from the geotechnical engineer was included as an attachment. however, this information was not attached. Please submit this information. Results from falling head tests in borings should be converted to volume per surface area for use in designing the proposed retention system.

6) The pre and post project C values are inconsistent from sheet C03 to C06. If the underlying layers of the pervious asphalt will be used for required storage areas, the C values used for these areas should correspond with other impervious areas.

7) Is there a proposed 4 inch drain line at the southwest corner of the parking area? If so, where does it lead? Will it impact off site properties?

===== UPDATED ON DECEMBER 6, 2006 BY ALYSON B TOM ===== Application with civil plans prepared by Ifland Engineers dated 11/7/06 and preliminary drainage study dated November 2006 has been received. Please address the following items:

1) Previous comment No. 1 has not been addressed. Provide documentation that the existing impervious areas are either permitted, or were installed prior to 1969 for fee and impact analysis.

2) Previous comment No. 2 has not been addressed. Please include on the plans or study the information used to determine that this site does not receive runoff from parcels to the north.

3) Previous comment No. 3 has not been fully addressed. The proposed outlet of the 18" discharge pipe to a gravel area between the project site and the downstream gutter line presents some maintenance issues. Who will maintain this gravel area? Does the applicant have an easement for installation and maintenance? Consider discharge directly to the gutter section and eliminating the 1 foot drop between the outlet pipe and gutter flow line. There was a printout titled 10 year discharge gutter flow calculations included in the preliminary drainage study, but the information provided did not clearly demonstrate adequacy. Provide analysis for the downstream

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APPLICATION 05-0385

Project Planner: Larry Kasparowitz
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private gutter flow path demonstrating adequacy for both the design storm and safe overflow storm events. The analysis should assume no detention or retention on the project site and should take into account the entire drainage area draining to the gutter (provide a watershed map depicting this area). What width of travel way will be available for safe travel under the two different (design and safe overflow) storm scenarios? This off-site analysis should be stamped and signed.

4) Previous comment No. 5 has not been fully addressed. The summary infiltration test information from the geotechnical engineer was included as an attachment, however the conversion data from the summary infiltration test results to the volume per surface area used in evaluating the retention design was not included as was requested in the previous comment. The drain time for the retention volume below the discharge pipe elevation is critical information for understanding what treatment volumes will be expected to be available during storm events. The analysis submitted use a value of 0.6 in/hr and it is not clear how this value was obtained. This value is not consistent with County soil survey data for depths of the proposed facility. The analysis of drain time should use an permeability rate based on conservative soil survey data or the site specific data obtained by the geotechnical engineer with accurate conversion based on testing procedure.

5) Sheet C03 provides a legend for permeable AC. however it is unclear where this is proposed. Please provide hatching that clearly shows this area and update pavement design and site clearing notes that are applicable for the permeable pavement areas. Please clearly label all proposed impervious areas consistent with other plan sheets and analysis.

6) The predevelopment impervious area shown on sheet C02 and in the drainage calculations on sheet C03 are inconsistent.

For questions regarding this review Public Works stormwater management staff is available from 8-12 M-F by appointment. All submittals for this project should be made through the Planning Department.

===== UPDATED ON JULY 12, 2007 BY ALYSON B TOM ===== Application with plans dated 11/7/06 and drainage study dated June 2007 by Ifland Engineers has been recieved. Please see miscellaneous comments for issues to be addressed with the building permit application.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JULY 15, 2005 BY ALYSON B TOM ===== The following comments should be addressed prior to building permit issuance:

1) This project will result in disturbance of more than an acre. The owner/applicant is responsible for obtaining coverage under the State's general construction storm water permit.

2) Add a note that calls for returning the soils in the landscaped areas to pre disturbance densities.

Environmental Review Initial Study

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APPLICATION 05-0385

Project Planner: Larry Kasparowitz
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- 3) Maintenance agreements for proposed water quality treatment and detention/retention facilities will be required. Provide a copy of a notarized, recorded agreement.
- 4) Provide a parking lot maintenance plan that describes sweeping intervals
- 5) Show all trash and storage areas and describe how these will be designed to prevent storm water pollution.
- 6) Please add a note to provide signage adjacent to all inlets stating "No Dumping Drains to Bay" or equivalent. This signage is to be maintained by the property owner.
- 7) Inspection of the drainage related items will be done by a public works inspector. Once all other reviewing agencies have approved the final building permit plans, submit a set of reproducible civil plans sheets to Public Works, with our signature block, for review and signature. along with an engineer's estimate for the drainage related work. A 2% fee (\$525 minimum) will be assessed for inspection.
- 8) Zone 5 fees will be assessed on the net increase in impervious area coverage
===== UPDATED ON JANUARY 12, 2006 BY ALYSON B TOM ===== Address the following in addition to previous miscellaneous comments prior to building permit issuance:
- 1) Will runoff actually be stored in the proposed subgrade or will it flow through to the proposed 8 inch outlet pipe. Provide addition details describing how this runoff will be retained in the subgrade system.
- 2) Provide silt traps in the last catch basins prior to discharge to the retention system for maintenance. ===== UPDATED ON DECEMBER 6, 2006 BY ALYSON B TOM ===== Address the following in addition to previous miscellaneous comments made on 7/15/05 with building permit submittal:
- 1) Provide a final drainage study for the project that is stamped and signed and includes all final analysis provided for this project.
- 2) Provide an analysis for the onsite drainage system consistent with SWM6 and showing system compliance with design criteria requirements. Include watershed area map(s) showing how the site will drain.
- 3) Provide a final detention system analysis demonstrating that the predevelopment runoff rates are maintained, accounting for areas bypassing the system.
- 4) Include traps in the inlets along the western parking strip to remove debris prior to discharge to the gravel storage area.
- 5) Provide construction details, specifications and maintenance requirements for the permeable paving areas on the project plans.
- 6) Provide drainage for surface runoff collected behind the retaining wall at the west of the site. ===== UPDATED ON JULY 12, 2007 BY ALYSON B TOM =====

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ATTACHMENT
APPLICATION

11, 6 et 7
05-0385

Project Planner: Larry Kasparowitz
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Please address the following in addition to miscellaneous comments from 7/15/05 and comment No. 5 from 12/6/06 with the building permit application:

- 1) Submit documentation for permitted impervious areas used in the drainage calculations dated June 2007.
- 2) The civil plan sheets should be signed and stamped by the civil engineer.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JULY 5, 2005 BY DEBBIE F LOCATELLI =====

===== UPDATED ON JANUARY 6, 2006 BY DEBBIE F LOCATELLI =====

Reviewed documentation submitted. no further comments. ===== UPDATED ON NOVEMBER 30, 2006 BY DEBBIE F LOCATELLI =====

Since the application had been submitted 17th Avenue has been paved. therefore. the following pertains: Excavation in newly renovated Public right-of-ways is prohibit for three (3) years. (Ordinance 9.80.085 Moratorium) The moritorium hasan exception that states "service for buildings or parcels where no other reasonable means of providing service exists, as determined by the Director." In this project. it has been determined that sewer and water could possibly be obtained off of Burr Court, county maintained road. Please obtain verification from City of Santa Cruz Water Department and County of Santa Cruz Sanitation prior to redesigning utility connections. If not feasible, and utilities are required to be constructed on 17th Avenue. the following shall be required as conditions of application 05-0385: In addition to encroachment permit fee, a repair trench cut fee shall also be required to be paid. Trenches shall meet the County of Santa Cruz Design Criteria, paving shall be required to be a "mix design" for rubberized overlay and a black rock slurry for finished coat. The area for paving shall incorporate the entire area from sewer trench to water trenches. (Mix Design criteria shall be provided to owner by Public Works). All striping shall be replaced in-kind. If sewer lateral is deemed to be functional and no trenching is required, the paving and slurry section shall only include the water trenches unless otherwise directed by Public Works. Also the area of asphalt to be removed for the construction of driveway approach, curb, gutter and sidewalk (or due to any damage to the road) shall be replaced with "mix design" for patching rubberized overlay roads. Prior to any work to be completed on 17th Avenue, a meeting shall be scheduled with Public Work's Encroachment Section to discuss the conditions and any concerns that Public Works may have.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JULY 5, 2005 BY DEBBIE F LOCATELLI =====

Driveways to conform to County Design Criteria Standards, which includes ADA requirements.

Encroachment permit required for all off-site work in the County road right-of-way, to be applied for at the time of building permit application submittal. Landscaping within the County right-of-way shall be maintained by the property owner. Landscaping shall not obstruct vehicle or pedestrian view or obstruct sidewalk access.

===== UPDATED ON JANUARY 6, 2006 BY DEBBIE F LOCATELLI =====

No further comments.

===== UPDATED ON NOVEMBER 30, 2006 BY DEBBIE F LOCATELLI =====

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 APPLICATION 05-0385

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Dpw Road Engineering Completeness Comments

===== REVIEW ON JULY 12, 2005 BY GREG J MARTIN =====

Public Works does not support the proposed exception which calls for only five feet to be dedicated along the frontage of the project. The right-of-way width recommended for an Urban Arterial Street with Bike Lanes and Parking is 72 feet. This would require a dedication of 11 feet for the entire length of the project.

Please provide a typical cross section for 17th Avenue and actual cross sections. Please show 100 feet in either direction from the property boundaries and both sides of the street. Exceptions to the County Standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out, 2) the reason for the exception below, and 3) the proposed typical road section.

Please contact Metro regarding the existing bus stop. A bus turnout may be required as part of the right-of-way dedication and frontage improvements.

A traffic study is required. Please contact Public Works to discuss the scope of work prior to beginning the study.

The accessible ramp and pedestrian access at the corner of 37th Avenue and Cozy Court is required to meet County Standards.

If you have any questions please call Greg Martin at 831-454-2811.

===== UPDATED ON JANUARY 18, 2006 BY GREG J MARTIN ===== Public Works does not support the proposed exception which calls for approximately nine feet to be dedicated along the frontage of the project. The right-of-way width recommended for an Urban Arterial Street with Bike Lanes and Parking is 72 feet. This would require a dedication of 11 feet for the entire length of the project.

Please provide a typical cross section for 17th Avenue and actual cross sections. Please show 100 feet in either direction from the property boundaries and both sides of the street. Exceptions to the County Standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out, 2) the reason for the exception below, and 3) the proposed typical road section. The site plan does not show how the proposed frontage improvements shall tie into adjacent frontage improvements.

It is our understanding Metro approves of this location as a bus stop. There must be ten feet from the travel lane to the curb of the bus stop.

A traffic study is required. Please contact Public Works to discuss the scope of work prior to beginning the study.

If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED ON DECEMBER 18, 2006 BY GREG J MARTIN =====

===== UPDATED ON DECEMBER 22, 2006 BY GREG J MARTIN =====

===== UPDATED ON JULY 13, 2007 BY RODOLFO N RIVAS =====

I. Applicant submitted a Trip Generation Analysis prepared by Pinnacle Traffic Engineering, dated June 20, 2007. The analysis has been reviewed and is accepted. The

Environmental Review Initial Study

ATTACHMENT 14, 849
APPLICATION 05-0385

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analysis showed that vehicular trip-ends at peak hour will not exceed the 20 trip-ends threshold to require a comprehensive analysis. The development will be subject to Live Oak Transportation Improvement Area (TIA) fees at a rate of \$440 per daily trip-end generated by the proposed use. The proposed church project will result in a net increase of 132 daily trip-ends. The fee is calculated as 132 trip-ends multiplied by \$440 per trip-end equals \$58,080. The total TIA fee of \$58,080 is to be split evenly between transportation improvement fees and roadside improvement fees.

Recently submitted plans indicating a separated sidewalk with landscaping strip and bus stop along the 17th Avenue frontage is acceptable. ===== UPDATED ON JULY 13, 2007 BY RODOLFO N RIVAS =====

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JULY 12, 2005 BY GREG J MARTIN =====
===== UPDATED ON JANUARY 18, 2006 BY GREG J MARTIN =====
===== UPDATED ON JULY 13, 2007 BY RODOLFO N RIVAS =====
NO COMMENT
===== UPDATED ON JULY 13, 2007 BY RODOLFO N RIVAS =====
NO COMMENT

Dpw Sanitation Completeness Comments

===== REVIEW ON MAY 4, 2007 BY CONRAD A YUMANG =====
Sewer service is currently available. See other comments

Dpw Sanitation Miscellaneous Comments

===== REVIEW ON MAY 4, 2007 BY CONRAD A YUMANG =====
1. Video existing lateral and submit to Sanitation Engineering for review. 2. Engineering may require replacement of lateral depending on current condition. 3. Grease trap required for kitchen. Request details from Sanitation Engineering.

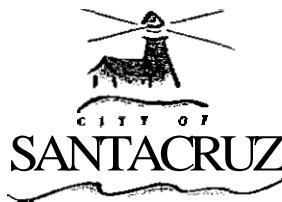
Environmental Health Completeness Comments

===== REVIEW ON JULY 13, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON JULY 13, 2005 BY JIM G SAFRANEK =====
Applicant must obtain approval for an Environmental Health Plan Review prior to submittal of building plans. Applicant must obtain Environmental Health Plan Check approval, a construction inspection final and a Food Establishment Health Permit prior to opening. Contact Roger Houston of Environmental Health at 454-2734.

Environmental Review Initial Study
ATTACHMENT 14, 9 and 9
APPLICATION 05-0385



W A T E R D E P A R T M E N T

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

July 20, 2007

Larry Kasparovich
Santa Cruz County Planning
701 Ocean St.
Santa Cruz, CA 95060

Re: APN 026-122-36, 2091 - 17th Avenue/Demo Existing & Construct New Church Building

Dear Mr. Kasparovich:

This letter 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 upon completion of the installation, at developer expense, of any water mains, service connections, fire hydrants and other facilities required for the development 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 complete; and
financial arrangements have 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

Environmental Review Initial Study
ATTACHMENT 12, 1st 2
APPLICATION 05-0385

NEW WATER SERVICE INFORMATION FORM

City of Santa Cruz Water Department 809 Center Street Room 102 Santa Cruz, CA 95060 Phone (831) 420-5210 Fax 831-420-5201

Date: 6/28/2005
Revision 1: 4/26/2007
Revision 2:

Project Address: 2091 17th Ave

APN: 026-122-36

Multiple APN? ☒ N

PROJECT DESCRIPTION:

Demolish existing and construct new church building

APPLICANT INFORMATION:

Name: United Methodist Church
Mailing Address: 250 California Street
City/State/Zip: Santa Cruz CA 95060-
E-Mail:

REPRESENTATIVE INFORMATION:

Name: Michael Bethke/Slater Const
Mailing Address: 126 Fern Street
City/State/Zip: Santa Cruz CA 95060-
E-Mail:

Phone: (831) 425-5425
Cell:
Fax:

SECTION 1 EXISTING MAIN AND SERVICES

Main Size/Type/Age: 10" CI 1914

Elevation zone: ☒ N No connection fee credit(s) for services inactive over 24 months

SECTION 2 FLOWS

Hyd # 1719 Size/Type: 6" sbr
Hyd # Size/Type:

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

Plan Review Fees:

Service/Hydrant Eng	\$250	Service/Hydrant Install	\$540.00
Backflow	\$150	Backflow	\$360.00
Irrigation	\$160	St. Opening	\$0.00
		Misc Fees	\$0.00
			\$900.00

SECTION 4: ADDITIONAL COMMENTS

Environmental Review Initial Study
12/2/02
05-0385

PLAN APP # 05-0385 PLANNER Larry Kasparowicz

REVIEWED BY M. Fisher

List of SCWD approved service installation contractors would be \$32,650. List of SCWD approved service installation contractors (shown on plans) would be \$32,650. List of SCWD approved service installation contractors (shown on plans) would be \$32,650.

QUALIFICATION: Service will be furnished upon payment of the required fees due at the time service is requested (a building permit is required), and (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project. The rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made. NOTICE: This form is for informational purposes only. 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 without prior notice. Fees collected by other agencies are not included on this form.

12/2/02
05-0385

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: July 19, 2005
TO: Planning Department, ATTENTION: LARRY KASPAROWITZ
FROM: Santa Cruz County Sanitation District
SUBJECT: SEWER AVAILABILITY **AND** DISTRICT'S CONDITIONS OF SERVICE
FOR THE FOLLOWING PROPOSED DEVELOPMENT
APN: 26-122-036 APPLICATION NO.: 05-0385
PARCEL ADDRESS: 2091 17TH AVENUE, SANTA CRUZ
PROJECT DESCRIPTION: DEMOLISH EXISTING 5,500 SF **CHURCH**,
CONSTRUCT NEW 22,000 SF CHURCH FACILITY

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.

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation ~~or~~ disconnection ~~of~~ structure. An abandonment permit for disconnection work must be obtained ~~from the~~ District.

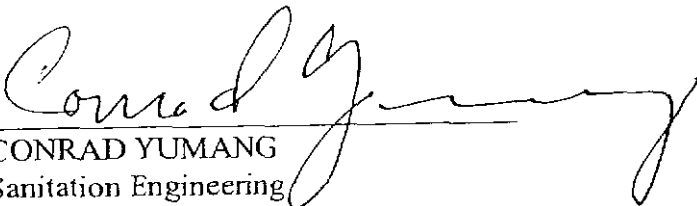
Water use data (actual and/or projected), and other information as may be required for this project, must be submitted to the District for review and use ~~in~~ fee determination and waste pretreatment requirements before sewer connection ~~permits~~ **can** be approved.

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.

Environmental Review Initial Study
ATTACHMENT 13, 1st 2
APPLICATION 05-0385

PLANNING DEPARTMENT
ATTENTION: LARRY KASPAROWITZ
PAGE 2

Other: Kitchen wastewater may require a grease trap. Please ~~contact~~ Jo Fleming at (831)
464-5462 for the requirements for commercial kitchens.


CONRAD YUMANG
Sanitation Engineering

CAY:dls/447

copy: Applicant: Michael Bethke
c/o Slatter Construction
126 Fern Street
Santa Cruz, CA 95060

Property Owner: United Methodist Church of Santa Cruz
250 California Street
Santa Cruz, CA 95060

(Rev. 3-96).

Environmental Review Initial Study
ATTACHMENT 13-2-12
APPLICATION 05-0385

PINNACLE TRAFFIC ENGINEERING

930 San Benito ~~Street~~
Hollister, California 95023
(831) 638-9260 / FAX (831) 638-9268
PinnacleTE.com

June 20, 2007

Mr. Michael D. Bethke, AICP
Slatter Construction, Inc.
126 Fern Street
Santa Cruz, CA 95060

RE: United Methodist Church Project; Santa Cruz County, California
Trip Generation Estimate Calculations

Dear Mr. Bethke,

Per your request, I have calculated the trip generation estimates **for** the United Methodist Church project in Santa Cruz **County** (2091 17th Avenue; Santa Cruz, CA). **Based** on information provided by your office, it is my understanding that the existing facility has a total of 5,300 square feet (SF). Approximately 3,100 SF is devoted to the church/sanctuary operations (108 seat *sanctuary*) and **2,200** SF is **used** for the **existing** day care center (45 children). The proposed project will remove the existing facility and **construct** a new facility with a total of 19,726 SF. The proposed church/sanctuary will **use** approximately 17,526 SF (180 seat sanctuary) and the day care center will essentially remain unchanged (2,200 SF with **45** children). In addition, the new sanctuary will have an **ultimate** capacity of **220** seats for special holiday (ie: Easter, Christmas, etc.) and/or event **services**. These special services will only occur a few times a year and will **not** take place on a **regular** basis. The project trip generation estimate calculations have been completed at the request of Santa Cruz County Public Works. The scope of the trip generation calculations **was** developed **in** consultation with County staff (Jack Sohriakoff).

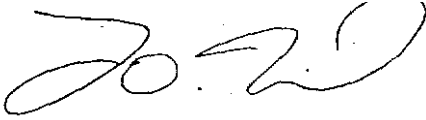
The project trip generation estimates were derived using data **contained** in the Institute of Transportation Engineers (ITE) Trip Generation Manual (7th Edition). The project trip estimates were derived for both a typical weekday (including AM and PM peak hour period on adjacent ~~street~~) and a Sunday (mid-day peak period). **The** weekday **tnp** generation estimates for the church/sanctuary were calculated using the **respective** size (number trips per 1,000 SF); while the trips associated with the day care center were calculated using the number of children (number of trips per child). The Sunday **trip** generation estimates for the church/sanctuary facility were **calculated** using the number **of** seats in the **sanctuary**. The project trip generation estimates and ITE trip generation rates for a typical weekday are presented in Table 1A. The project trip generation estimates **and** **ITE** trip generation rates associated with a typical Sunday are displayed in Table 15. Table 1C presents the Sunday project trip generation quantities **associated** with the **special holiday / event services** that will only occur a few times a year.

Facility Component	Number of Vehicle Trips				
	AM Peak Hour		PM Peak Hour		Daily
	IN	OUT	IN	OUT	
Existing Site Uses :					
3,100 SF Church Facility (a) (ITE Trip Rates-Code #560)	1 (0.39)	1 (0.33)	1 (0.34)	1 (0.32)	28 (9.11)
2,200 SF / 45 Child Day Care Facility (b) (ITE Trip Rates-Code #565)	19 (0.42)	17 (0.38)	18 (0.39)	19 (0.43)	202 (4.48)
Existing Site Totals (Weekday) :	20	18	19	20	230
Proposed Site Uses :					
17,526 SF Church Facility (a) (ITE Trip Rates-Code #560)	7 (0.39)	6 (0.33)	6 (0.34)	6 (0.32)	160 (9.11)
2,200 SF / 45 Child Day Care Facility (b) (ITE Trip Rates-Code #565)	19 (0.42)	17 (0.38)	18 (0.39)	19 (0.43)	202 (4.48)
Proposed Site Totals (Weekday) :	26	23	24	25	362
Net Change (Proposed - Existing) :	+6	+5	+5	+5	+132

Facility Component	Number of Vehicle Trips		
	Mid-Day Peak Hour		Daily
	IN	OUT	
Existing Site Uses :			
108 Seat Sanctuary (a) (ITE Trip Rates-Code #560)	36 (0.33)	32 (0.30)	166 (1.53)
Proposed Site Uses :			
180 Seat Sanctuary (a) (ITE Trip Rates-Code #560)	59 (0.33)	54 (0.30)	276 (1.53)
Sunday Net Change (Proposed - Existing) :	+23	+22	+110

Environmental Review Initial Study
ATTACHMENT 14, 2 of 3
APPLICATION: 05-0385

Facility Component	Number of Vehicle Trips		
	Mid-Day Peak Bour		Daily
	IN	OUT	
	36	32	166
	73 (0.33)	66 (0.30)	338 (1.53)
(ITE Trip Rates-Code #560)			
Sunday Net Change (Proposed - Existing) :	+37	+34	+172


 Larry D. Hail, CE, TE, PTOE
 President

Environmental Review Initial Study
 ATTACHMENT 14, 3 of 3
 APPLICATION 05-0385

ldh:msw

Methodist Church SC Trip Gen L01R.doc

Lawrence Kasparowitz

From: Jack Sohriakoff
Sent: Thursday, June 07, 2007 3:34 PM
To: Lawrence Kasparowitz
Cc: Greg Marlin; Melissa Allen
Subject: Methodist Church - 17th Avenue

Hello, Larry

I met with Mike Bethke today to discuss our previous comments for right-of-way dedications and frontage improvements. I also discussed these issues with John Presleigh before the meeting. We have agreed to keep the current flow line where it is but will require separated sidewalks and a landscaping strip with the appropriate right-of-way dedication. No traffic study will be required but if they want they can submit a **trip** generation analysis for TIA fee purposes. Otherwise, we will generate a TIA fee based upon our current fee schedule. They will revise plans and submit changes to you. Please let me know if you have any questions. Jack.

Environmental Review Initial Study
ATTACHMENT 15, Lot 2
APPLICATION 05-0385

Lawrence Kasparowitz

From: Jack Sohriakoff
Sent: Wednesday, July 18, 2007 2:22 PM
To: Lawrence Kasparowitr
Subject: Methodist Church on 17th Avenue, Appl. No. 05-0365

Hello, Larry.

Per our conversation and review of trip generation analysis, the project noted above is not expected to negatively impact intersections on the nearby street network. Please contact me if you have any questions.

Jack Sohriakoff
Senior Civil Engineer
454-2392

Environmental Review Initial Study
ATTACHMENT 15, 2 of 2
APPLICATION 05-0365

7/19/2007

**Existing Usage Survey of the United Methodist Church of Santa Cruz
2091 17th Avenue,- Santa Cruz, CA 95062**

Since the beginning of the planning for a new building redevelopment of the site on 17th Avenue, we have continued a ministry presence and usage of the grounds as a vital community center of sacred worship, childcare, administration functions, community outreach and service, and various spiritual classes and fellowship groups. It is the purpose of this narrative to demonstrate how current usage reflects growth and vitality of a positive presence in the Live Oak neighborhood.

Worship

Sacred worship accounts for the largest current building usage. A Traditional worship service is held on Sundays at 10:30 am and will likely occupy the same time slot when the building is opened. Current attendance averages 80 on non-holiday Sundays and 130 on special Sundays such as Christmas and Easter. A Spanish Language Worship Service is held on Sunday evenings at 7:00pm and is growing. Current attendance is 20-30. A Contemporary Worship Service is also held on Sunday, at 5:00pm. That too is growing with attendance ranging between 12 and 20. We expect continued growth such that Sunday morning worship will reach 150 on a regular basis, the Spanish Language Service will reach 150 regularly and the Contemporary Service will reach 50. The car parking load is currently accommodated by our small parking lot. (The existing parking total is up to 40 cars during worship.) The proposed lot will be more than adequate to serve these Worship gatherings. (The proposed parking total is up to 70 cars during worship.)

ESL Classes

The next largest current building usage, in terms of parking impact, is the English as a Second Language classes that are hosted at the church. Over 100 students pass through this free program that is a partnership with the Live Oak Family Resource Center, COPA Live Oak Parent Leaders, and the Santa Cruz Schools. Even at that number of attendees, the limited current parking lot size still is fully adequate to the task. The new building design, with it's larger parking capacity will more than suffice for the continuation of this current level of usage as a community outreach and service. Many participants live nearby and walk to classes or take public transportation.

Administration, meetings, youth group and church classes

Staff currently uses the parking lot daily and accounts for between 3 and 8 cars on site. In addition, church meetings, bible study classes, youth group, adult discipleship classes and prayer groups meet here. The current usage is that up to three of these events may be happening in the building at once, yielding a parking lot load of under 20 cars.

Loving & Learning

While one of our most visible and important ministries, Loving and Learning actually impacts parking the least. At current levels, which reflect future levels as well due to licensing limitations, this program adds 3 to 10 cars to the parking lot. This is possible because, at the start of the day, all of our children are either picked up from their schools in our vans or walked under adult supervision from their school. In the afternoon, parental pickups are random due to their work schedules, making the guest car traffic on the lot in the afternoons limited and spread out. We typically have less than 4 guest cars on the lot at any one time picking up children. Once again, the existing rather small parking lot has proved very adequate to this task. We are excited about the new parking lot design which will more than suit our use, even with growth of program.

Environmental Review Initial Study
ATTACHMENT 16
APPLICATION 05-0385

07/10/07

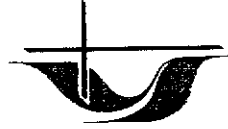
Current Peak Parking per Time Slot *
New United Methodist Church of Santa Cruz
2091 17th Avenue

	<u>8 AM - 1 PM</u>	<u>1 - 5 PM</u>	<u>5 - 7 PM</u>	<u>7 - 10 PM</u>
Sunday	Up to 73 Cars	Up to 73 Cars	Up to 50 Cars	Up to 50 Cars
Monday	Up to 20 Cars	Up to 20 Cars	Up to 20 Cars	Up to 50 Cars
Tuesday	Up to 20 Cars	Up to 20 Cars	Up to 20 Cars	Up to 50 Cars
Wednesday	Up to 20 Cars	Up to 20 Cars	Up to 20 Cars	Up to 50 Cars
Thursday	Up to 20 Cars	Up to 20 Cars	Up to 20 Cars	Up to 50 Cars
Friday	Up to 20 Cars	Up to 20 Cars	Up to 20 Cars	Up to 50 Cars
Saturday	Up to 73 Cars	Up to 73 Cars	Up to 73 Cars	Up to 50 Cars

* Including Worship Attendance from Usage Prior to Project Start

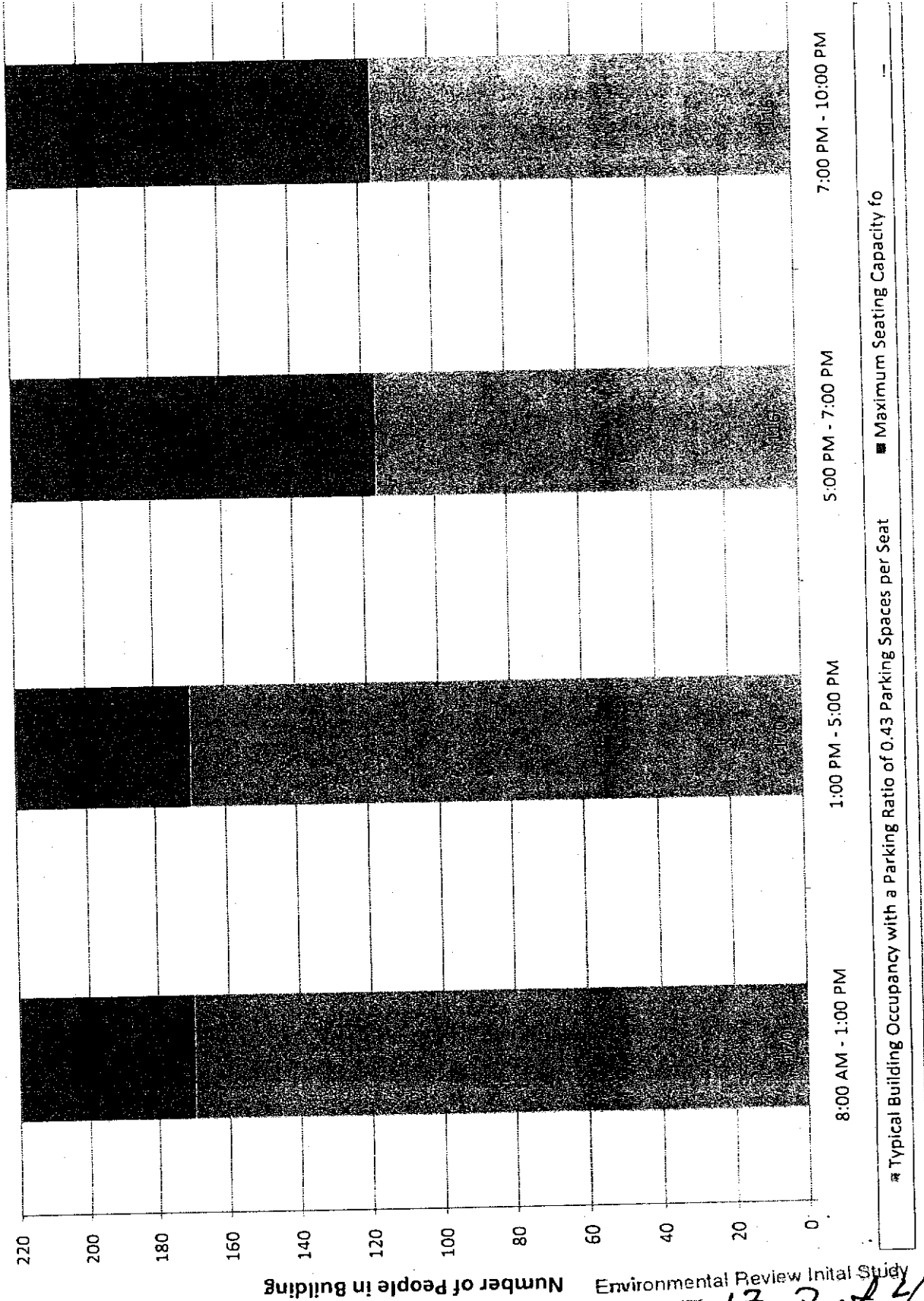
Key -

- Worship Service One
- Worship Service Two
- Worship Service Three
- Staff Parking/Community Events/Classes
- Meetings/Classes/Fellowship Events
- Meetings & Community Events



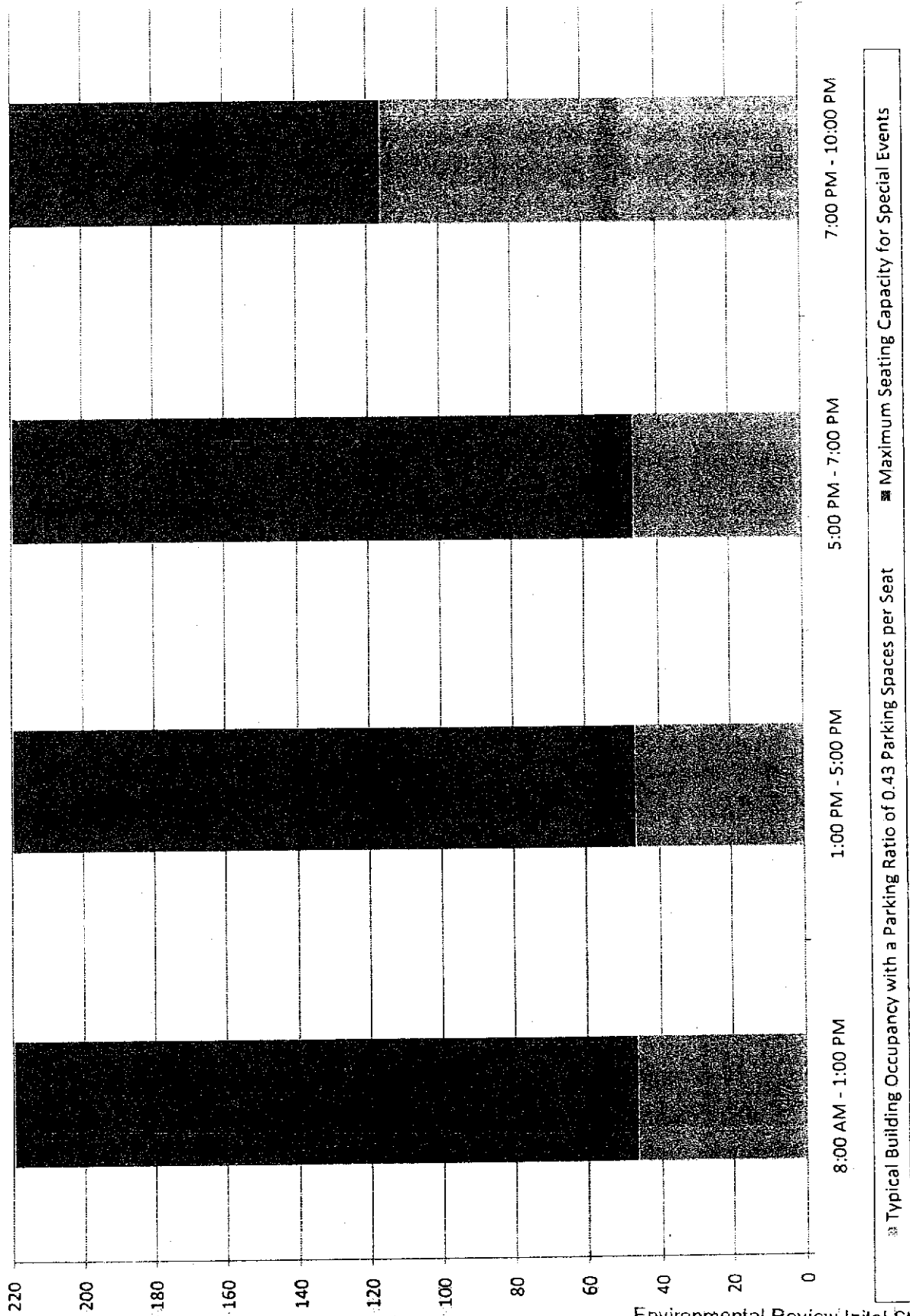
Conclusion: Given the maximum seating capacity of 220, parking lot load will not exceed 73 cars during any of our hours of operation; Daily 8am - 10pm

Sunday



Environmental Review Initial Study
 ATTACHMENT 17, 2 of 4
 APPLICATION 05-0385

Monday - Friday

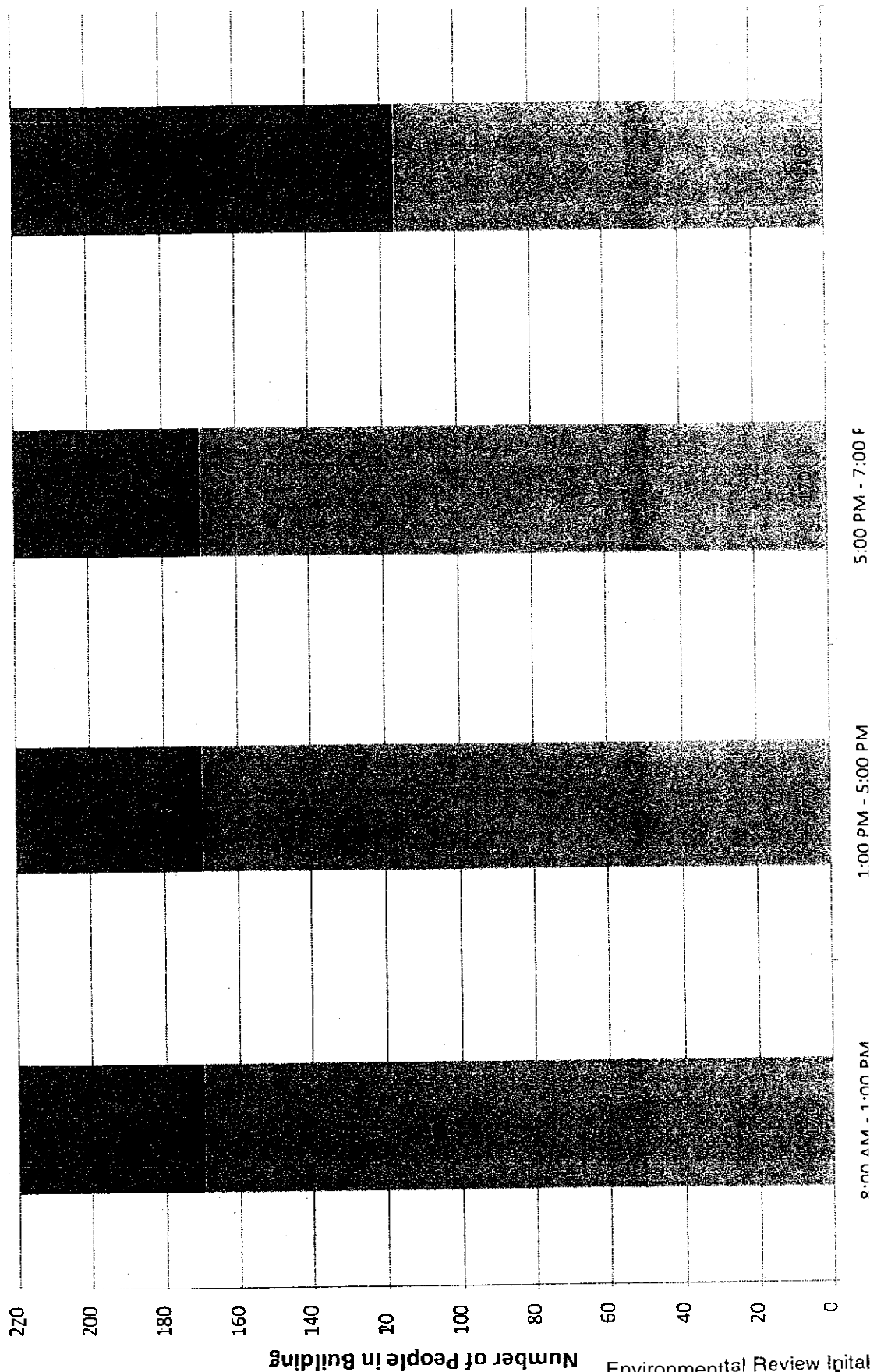


Environmental Review Initial Study
 ATTACHMENT 17.3d 4
 APPLICATION 05-0385

7.11.2007

United Methodist Church of Santa Cruz

Saturday



Number of People in Building

Environmental Review Initial Study

ATTACHMENT
APPLICATION

17 4/24/4
05-0385

Lawrence Kasparowitz

From: James Campbell [camkids4@hotmail.com]
Sent: Wednesday, July 11, 2007 5:39 PM
To: Lawrence Kasparowitz
Subject: MOU for United Methodist Church application

Dear Larry,

here are the details of the MOU. Our church has already sign off and Harbor light may also **do** so in the next couple of days. The Pastor also reminded me that we already have a verbal arrangement in place with "The Grange" for overflow parking as well, so that might just about cover it, don't you think?
regards,

James Campbell
UMCSC
831 239 6383 (cell)

Memorandum of Understanding

This Memorandum of Understanding is between the United Methodist Church of Santa Cruz at 2091 17th Avenue, Santa Cruz and Harbor Light Church at 2008 17th Avenue, Santa Cruz.

It is hereby agreed that for special events at either church where parking exceeds the capacity of the parking lot for that church, then that church will be allowed to use the other church's parking lot for overflow parking. subject to program and space requirements.

This MOU is to remain in force until revoked after 30 days written notice by either of the two signatories.

For the United Methodist Church of Santa Cruz _____
Date _____

For Harbor Light Church _____ Date _____

Need a brain boost? Recharge with a stimulating game. Play now!
http://club.live.com/home.aspx?icid=club_hotmailtextlink1

Environmental Review Initial Study
ATTACHMENT 18, Lot 7
APPLICATION 05-0385

MEMORANDUM

Application No: **05-0385** (new design)

Date: November 28, 2006

To: Lawrence Kasparowitz. Project Planner

From: Urban Designer

Re: Design Review for a new church to include: sanctuary, social hall with kitchen, community meeting rooms, day care center and administrative offices with related parking and site improvements at 2091 Sevenleenlh Avenue, Santa Cruz

COMPLETENESS ISSUES

- *Two photomontages should be prepared (looking each way down 17th Avenue).*
- *A color and materials board is required*

GENERAL PLAN / ZONING CODE ISSUES**Design Review Authority**

13.11.040 Projects requiring design review.

- (e) All commercial remodels or new commercial construction

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site		✓	See comments below.
Building siting in terms of its location and orientation		✓	See comments below.
Building bulk, massing and scale		✓	See comments below.
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship	✓		

Environmental Review Initial Study

ATTACHMENT 12.2 of 7
APPLICATION 05-0385

Street design and transit facilities			NIA
Relationship to existing structures			NIA

Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes	✓		
views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			See comments from County Plan Checker.
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

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

Environmental Review Initial Study
 ATTACHMENT 18, 3 of 7
 APPLICATION 05-0385

Page 2

Finish material, texture and color		✓	See comments below.
Scale is addressed on appropriate levels		✓	See comments below.
Design elements create a sense of human scale and pedestrian	✓		
Variation in wall plane, roof line, detailing, materials and siting.		✓	See comments below.
Building design provides solar access that is reasonably protected for adjacent properties...		✓	
Building walls and major window areas are oriented for passive solar and natural lighting.			N/A

13.11.074 Access, circulation and parking.

Minimize the visual impact of pavement and parked vehicles.	J		
Parking design shall be an integral element of the site design.	✓		
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.	J.		
Lighting			
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.			Suggest as Condition of Approval
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			Suggest as Condition of Approval
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.			Suggest as Condition of Approval
Building and security lighting shall be integrated into the building design.			Suggest as Condition of Approval

Environmental Review Initial Study
ATTACHMENT 18, 4 of 7
APPLICATION 05-0385

Light sources shall not be visible from adjacent properties.			<i>Suggest as Condition of Approval</i>
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Loading areas			
Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street	✓		
Landscape			
A minimum of one tree for each five parking spaces should be planted along each single or double row of parking spaces.			
A minimum of one tree for each five parking spaces shall be planted along			
Trees shall be dispersed throughout the parking lot to maximize shade and	✓		
At least twenty-five percent (25%) of the trees required for parking lot screening shall be 24-inch box size when planted; all other trees shall be 15 gallon size or larger when planted.	✓		
Parking Lot Design			
Driveways between commercial or industrial parcels shall be shared			NIA
Avoid locating walls and fences where they block driver sight lines when entering or exiting the site.		✓	See comments below.
Minimize the number of curb cuts	✓		
Driveways shall be coordinated with existing or planned median openings.			NIA
Service Vehicles/Loading Space. Loading space shall be provided as required for commercial and industrial uses.	✓		
Where an interior driveway or parking area parallels the side or rear property line, a minimum 5-foot wide net landscape strip shall be provided between the driveway and the property line.	✓		
Parking areas shall be screened from public streets using landscaping, berms, fences, walls, buildings, and other means, where appropriate.	✓		

Environmental Review Initial Study
 ATTACHMENT 18, 5017
 APPLICATION 05-0385

Bicycle parking spaces shall be provided as required. They shall be appropriately located in relation to the major activity area.	✓		
Reduce the visual impact and scale of interior driveways, parking and paving.	✓		

Parking Lot Landscaping

It shall be an objective of landscaping to accent the importance of driveways from the street, frame the major circulation aisles, emphasize pedestrian pathways, and provide shade and screening.	✓		
Parking lot landscaping shall be designed to visually screen parking from public streets and adjacent uses.	✓		
Parking lots shall be landscaped with large canopy trees.	✓		
A landscape strip shall be provided at the end of each parking aisle.	✓		
A minimum 5-foot wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles.	✓		
Parking areas shall be landscaped with large canopy trees to sufficiently reduce glare and radiant heat from the asphalt and to provide visual relief from large stretches of pavement.	✓		
Variation in pavement width, the use of texture and color variation in paving materials, such as stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the visual impact of large expanses of pavement.	✓		
As appropriate to the site use, required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch high curb or wheel stop, such as concrete, masonry railroad ties, or other durable materials.	✓		

Pedestrian Travel Paths

On-site pedestrian pathways shall be provided from street, sidewalk and parking areas to the central use area. These areas should be delineated from the parking areas by walkways,	✓		
---	---	--	--

Environmental Review Initial Study
 ATTACHMENT 18, 6 and 7
 APPLICATION 05-0385

landscaping, changes in paving materials, narrowing of roadways, or other design techniques.			
Plans for construction of new public facilities and remodeling of existing facilities shall incorporate both architectural barrier removal and physical building design and parking area features to achieve access for the physically disabled.	✓		
Separations between bicycle and pedestrian circulation routes shall be utilized where appropriate.	✓		

URBAN DESIGNER's COMMENTS:**Site Design:**

- Please ~~insure~~ that site design will comply ~~with~~ Title 24 disabled requirements and not need redesign at the construction document phase (see comments from Plan Checker).

Architectural Design:

- The **North** Elevation must be broken up. I would suggest looking **at** the **following**:
 1. consider moving the ~~enure~~ **one** story wing **to** the south ~~two~~ **feet**
 2. consider making the roof of the one story section at the South Elevation **symmetrical** around the portico and ~~using o~~ small section of flat ~~roof~~ **to** join the **two**.

I suggest **using** the same window scheme throughout the complex, i.e. use **square** topped windows at all lower level floor windows

The arches appear odd when they reach **the** wall. Perhaps they should **land** on **a** half column ?

I would suggest ~~deleting~~ the stone at ~~the~~ fence and using the stone at ~~the~~ projection **at** the south elevation where ~~the~~ circular window **is**.

Each section ~~of~~ this complex should have **it's** own base color.

If possible the architect should attempt **to** align the doors, trellis and upper windows **on** both ~~sides~~ **of** the ~~northex~~ elevations

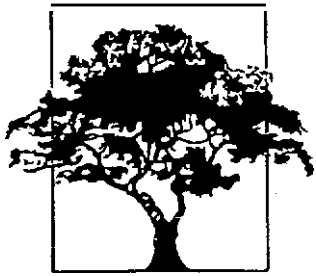
The small ~~roof~~ over the main entry (triangular) is ~~out of~~ character and ~~unnecessary~~.

Landscape Design:

Remove the detention ~~system~~ design in the rear ~~of~~ the lot on the landscape plan for **clarity**

The entry drive should have **a** textured concrete band

Environmental Review Initial Study
ATTACHMENT 18-7077
APPLICATION 05-0385



James P. Allen
& Associates

Dedicated to the Preservation of Trees

Construction Impact Assessment/ Tree Protection Plan

United Methodist Church Reconstruction APN 026-122-36



Consulting Arborists

611 Mission Street
Santa Cruz, CA 95060

831.426.6603 office

831.234.7739 mobile

831.960.1464 fax

jpallen@consultingarborists.com

www.consultingarborists.com

Prepared for
Michael Betbke, Project Planner
Slatter Construction

Environmental Review Initial Study
ATTACHMENT 19, 1 of 6
APPLICATION 05-0385

ASSIGNMENT/SCOPE OF SERVICES

The demolition and reconstruction of an existing church facility, United Methodist Church is proposed at 2091 17th Avenue, Santa Cruz (APN 026-122-36). The property is populated with 23 mature native and non-native trees that will be impacted by the proposed development of this site. To ensure the protection of the tree resources: Michael Bethke, Project Planner has requested our firm provide a Construction Impact Assessment and Tree Protection Plan. To accomplish this assignment, the following tasks have been completed:

Evaluate condition and preservation/relocation suitability for each tree ≥ 5 inches in diameter.

Map approximate tree locations on a base map provided by Ifland Engineers.

Review development plans as provided by Ifland Engineers Inc and William Bagnell, Architects to evaluate potential impacts.

Make recommendations for alternative construction methods and preconstruction treatments to facilitate tree retention.

Create preservation specifications; including a Tree Location/Preservation Map.

Identify individual trees suitable for relocation.

- Determine the quantity of trees to be removed.
- Define appropriate replacement strategy for trees cited for removal.
- Document findings in the form of a report.

This assignment is limited to assessing the potential construction influences upon trees within the properly boundary

SUMMARY

Plans for this proposed project have been reviewed and the impacts to 23 inventoried trees have been assessed. The construction of plans as presented will require the removal of 18 trees. Of this number, five trees are recommended for removal due to their poor health/structural condition and high level of risk they will present to the redefined use of the site.

Five trees (**Trees # 4, 5, 15, 16 and 19**) meet suitability for relocation criteria. The feasibility of transplanting these candidates within this site may be constrained by equipment access, storage capabilities or budget constraints.

One, 24-inch box replacement tree will be planted per tree removed as components of the planned landscape.

The implementation of the procedures as defined within this document, including Demolition/Preconstruction Treatment Sequence; alternative construction methods and adherence to the Tree Preservation Specifications are required to safeguard trees proposed for retention.

Environmental Review Initial Study
ATTACHMENT 19, 2 & 6
APPLICATION 05-0385



United Methodist Church APN 026-122-36 TREE INVENTORY

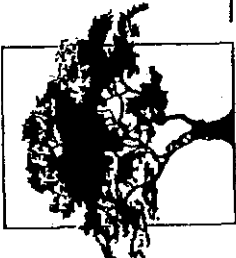
Dedicated to the Preservation of Trees

James P. Allen
Associates

TREE #	SPECIES	DIAMETER @ 4.5 feet above grade (INCHES)	HEALTH	STRUCTURE	PRESERVATION/RELOCATION SUITABILITY	CRZ (RADIAL FEET)	IMPACT SEVERITY & DESCRIPTION	OBSERVATIONS & RECOMMENDATIONS
1	Crope Hyrtle	5.3	Fair	Fair	Good	6	MEDIUM Proximity to street and sidewalk improvements	Poor trunk/stem attachments Crossing branches Preserve and Protect On Grade sidewalk Provide invigoration treatments
2	Palmer	0	Fair	Fair	Fair	6	MEDIUM Proximity to playground	Crooked trunk Dead fronds Remove due to Condition
3	Redwood	25.2	Fair	Fair	Fair	16	MEDIUM/HIGH Within 8' of storm drain Within 2 feet of sidewalk	Crowded by adjacent palm trees Preserve and Protect Move storm drain to allow 15' separation from tree trunk Preconstruction root pruning for storm drain On-grade system for sidewalk construction Canopy clearance pruning required Provide invigoration treatments
4	Palm	18	Fair	Fair	Fair	6	HIGH Within proposed sidewalk	Remove due to Construction Impacts Suitable relocation candidate
5	Palm	18.5	Fair	Fair	Fair	6	HIGH Within proposed sidewalk	Remove due to Construction Impacts Suitable relocation candidate
6	Redwood	16.5	Poor	Fair	Poor	11	HIGH Within proposed sidewalk and parking lot	Canopy suppressed to north Remove due to Construction Impacts

ATTA TIME
APPLICATION

Final Review Initial Study
19, 3 of 6
05-0385



James P. Allen
Associates

TREE #	SPECIES	DIAMETER @4.5 feet above grade (INCHES)	HEALTH	STRUCTURE	PRESERVATION/RELOCATION SUITABILITY	CRZ (RADIAL FEET)	IMPACT SEVERITY & DESCRIPTION	OBSERVATIONS & RECOMMENDATIONS
7	Redwood	16.5	Poor	Fair	Poor	15	MEDIUM Within 8' of storm drain Within 2 feet of sidewalk	<ul style="list-style-type: none"> Dead top Preserve and Protect Move storm drain to allow 15' separation from tree trunk Preconstruction root pruning On-grade system for sidewalk construction Provide invigoration treatments
8	Liquidambar	10.5	Fair	Poor	Poor	8	MEDIUM Proximity to street and parking lot improvements	<ul style="list-style-type: none"> Canopy suppressed to north Girdling roots Surface root damage from existing driveway Poorly developed root system will not support future growth Unstable tree Remove due to Condition
9	Hollywood Juniper	6	Fair	Poor	Poor	8	MEDIUM Proximity to street and sidewalk improvements	<ul style="list-style-type: none"> Decay in basal area Remove due to Condition
10	Redwood	6	Fair	Poor	Poor	12	MEDIUM Proximity to street and sidewalk improvements	<ul style="list-style-type: none"> Lower branches develop in trunk-like manner Poor trunk/stem attachments Preserve and Protect Remove two lower stems Canopy clearance pruning required Provide invigoration treatments
11	Yucca	12	Fair	Poor	Poor	15	HIGH Within proposed grading	<ul style="list-style-type: none"> None Remove due to Construction Impacts

Environmental Review Initial Study
ATTACHMENT 19.4 of 6
APPLICATION 05-0385



United Methodist Church

APN 026-122-36

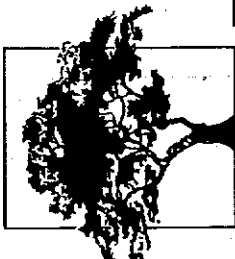
TREE INVENTORY

Dedicated to the Preservation of Trees

James P. Allen
Associates

TREE #	SPECIES	DIAMETER @4.5 feet above grade (INCHES)	HEALTH	STRUCTURE	PRESERVATION/ RELOCATION SUITABILITY	CRZ (RADIAL FEET)	IMPACT SEVERITY & DESCRIPTION	OBSERVATIONS & RECOMMENDATIONS
12	Yucca	Multi 34" @ 6" above natural	Fair	Poor	Poor	17	HIGH Within proposed grading	• None • Remove due to Construction Impacts
13	Yucca	Multi 6" @ 54" above natural grade	Poor	Poor	Poor	13.2	HIGH Within proposed grading	• Growing out of plastic barrel container • Remove due to Construction Impacts
14	Palm	17.5	Poor	Poor	Poor	30	HIGH Within proposed building footprint	• Large dead and broken portions • Remove due to Condition
				Fair	Good	5	HIGH Within proposed parking lot	• Dead fronds • Remove due to Construction Impacts Good relocation candidate
				Fair	Good	6	HIGH Within proposed parking lot	• Dead fronds • Remove due to Construction Impacts Good relocation candidate
				Poor	Poor	3	LOW Major canopy conflicts with bldg to east 13ft from patio to northeast	• Divides into multiple stems @ 5' above grade Suppressed tree Conflicts with proper growth of Tree #18 • Remove due to Condition

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Review Initial Study
7.5 at 6
05-0385



United Methodist Church

APN 026-122-36

TREE INVENTORY

James P. Allen
@ Associates

TREE #	SPECIES	DIAMETER @ 4.5 feet above grade (INCHES)	HEALTH	STRUCTURE	PRESERVATION/ RELOCATION SUITABILITY	CRZ (RADIAL FEET)	IMPACT SEVERITY & DESCRIPTION	OBSERVATIONS RECOMMENDATIONS
18	Coast live oak	15.8	Fair	Fair	Fair	18	MEDIUM Proximity to parking lot improvements	<ul style="list-style-type: none"> Poor trunk/stem attachments Low growing, wide spreading canopy Preserve and Protect Provide invigoration treatments Canopy clearance pruning required Remove minimum amount of tree canopy as described in report text to provide adequate clearance while maintaining tree form and structure
19	London plane	13" @ 36" above natural ground	Fair	Poor	Good	≡	High Within proposed parking lot	<ul style="list-style-type: none"> Poor trunk/stem attachments Crossing branches Remove due to Construction Impacts Good relocation candidate
20	Camphor	11	Fair	Poor	Poor	15	HIGH Within proposed sidewalk	<ul style="list-style-type: none"> Poor trunk/stem attachments Remove due to Construction Impacts
21	Chinese elm	15	Fair	Poor	Poor	5	HIGH Within proposed trash enclosure	<ul style="list-style-type: none"> Remove due to Construction Impacts
22	Birch	10.5	Fair	Fair	Poor	12	HIGH Within proposed building foundation	<ul style="list-style-type: none"> Poor trunk/stem attachments Remove due to Construction Impacts
23	Birch	7	Fair	Poor	Poor	14	HIGH Within proposed building foundation	<ul style="list-style-type: none"> Within patio Leans to the north Remove due to Construction Impacts

Environmental Review Initial Study
ATTACHMENT 19, 6 of 6
APPLICATION DS-0385

**Existing Usage Survey of the United Methodist Church of Santa Cruz
2091 17th Avenue,- Santa Cruz, CA 95062**

Since the beginning of the planning for a new building redevelopment of the site on 17th Avenue, we have continued a ministry presence and usage of the grounds as a vital community center of sacred worship, childcare, administration functions, community outreach and service, and various spiritual classes and fellowship groups. It is the purpose of this narrative to demonstrate how current usage reflects growth and vitality of a positive presence in the Live Oak neighborhood.

Worship

Sacred worship accounts for the largest current building usage. A Traditional worship service is held on Sundays at 10:30 am and will likely occupy the same time slot when the building is opened. Current attendance averages 80 on non-holiday Sundays and 130 on special Sundays such as Christmas and Easter. A Spanish Language Worship Service is held on Sunday evenings at 7:00pm and is growing. Current attendance is 20-30. A Contemporary Worship Service is also held on Sunday, at 5:00pm. That too is growing with attendance ranging between 12 and 20. We expect continued growth such that Sunday morning worship will reach 150 on a regular basis, the Spanish Language Service will reach 150 regularly and the Contemporary Service will reach 50. The car parking load is currently accommodated by our small parking lot. (The existing parking total is up to 40 cars during worship.) The proposed lot will be more than adequate to serve these Worship gatherings. (The proposed parking total is up to 70 cars during worship.)

ESL Classes

The next largest current building usage, in terms of parking impact, is the English as a Second Language classes that are hosted at the church. Over 100 students pass through this free program that is a partnership with the Live Oak Family Resource Center, COPA Live Oak Parent Leaders, and the Santa Cruz Schools. Even at that number of attendees, the limited current parking lot size still is fully adequate to the task. The new building design, with it's larger parking capacity will more than suffice for the continuation of this current level of usage as a community outreach and service. Many participants live nearby and walk to classes or take public transportation.

Administration, meetings, youth group and church classes

Staff currently uses the parking lot daily and accounts for between 3 and 8 cars on site. In addition, church meetings, bible study classes, youth group, adult discipleship classes and prayer groups meet here. The current usage is that up to three of these events may be happening in the building at once, yielding a parking lot load of under 20 cars.

Loving & Learning

While one of our most visible and important ministries, Loving and Learning actually impacts parking the least. At current levels, which reflect future levels as well due to licensing limitations, this program adds 3 to 10 cars to the parking lot. This is possible because, at the start of the day, all of our children are either picked up from their schools in our vans or walked under adult supervision from their school. In the afternoon, parental pickups are random due to their work schedules, making the guest car traffic on the lot in the afternoons limited and spread out. We typically have less than 4 guest cars on the lot at any one time picking up children. Once again, the existing rather small parking lot has proved very adequate to this task. We are excited about the new parking lot design which will more than suit our use, even with growth of program.

4/2007

**Current Peak Parking per Time Slot *
New United Methodist Church of Santa Cruz
2091 17th Avenue**

	8 AM - 1 PM	1 - 5 PM	5 - 7 PM	7 - 10 PM
Sunday	Up to 40 Cars	Up to 40 Cars	Up to 20 Cars	Up to 40 Cars
Monday	Up to 10 Cars	Up to 10 Cars	Up to 20 Cars	Up to 40 Cars
Tuesday	Up to 10 Cars	Up to 10 Cars	Up to 20 Cars	Up to 40 Cars
Wednesday	Up to 10 Cars	Up to 10 Cars	Up to 20 Cars	Up to 40 Cars
Thursday	Up to 10 Cars	Up to 10 Cars	Up to 20 Cars	Up to 40 Cars
Friday	Up to 10 Cars	Up to 10 Cars	Up to 20 Cars	Up to 40 Cars
Saturday	Up to 40 Cars	Up to 40 Cars	Up to 40 Cars	Up to 40 Cars

* Including Worship Attendance from usage Prior to Project Start

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■ Worship Service One

■ Worship Service Two

■ Worship Service Three

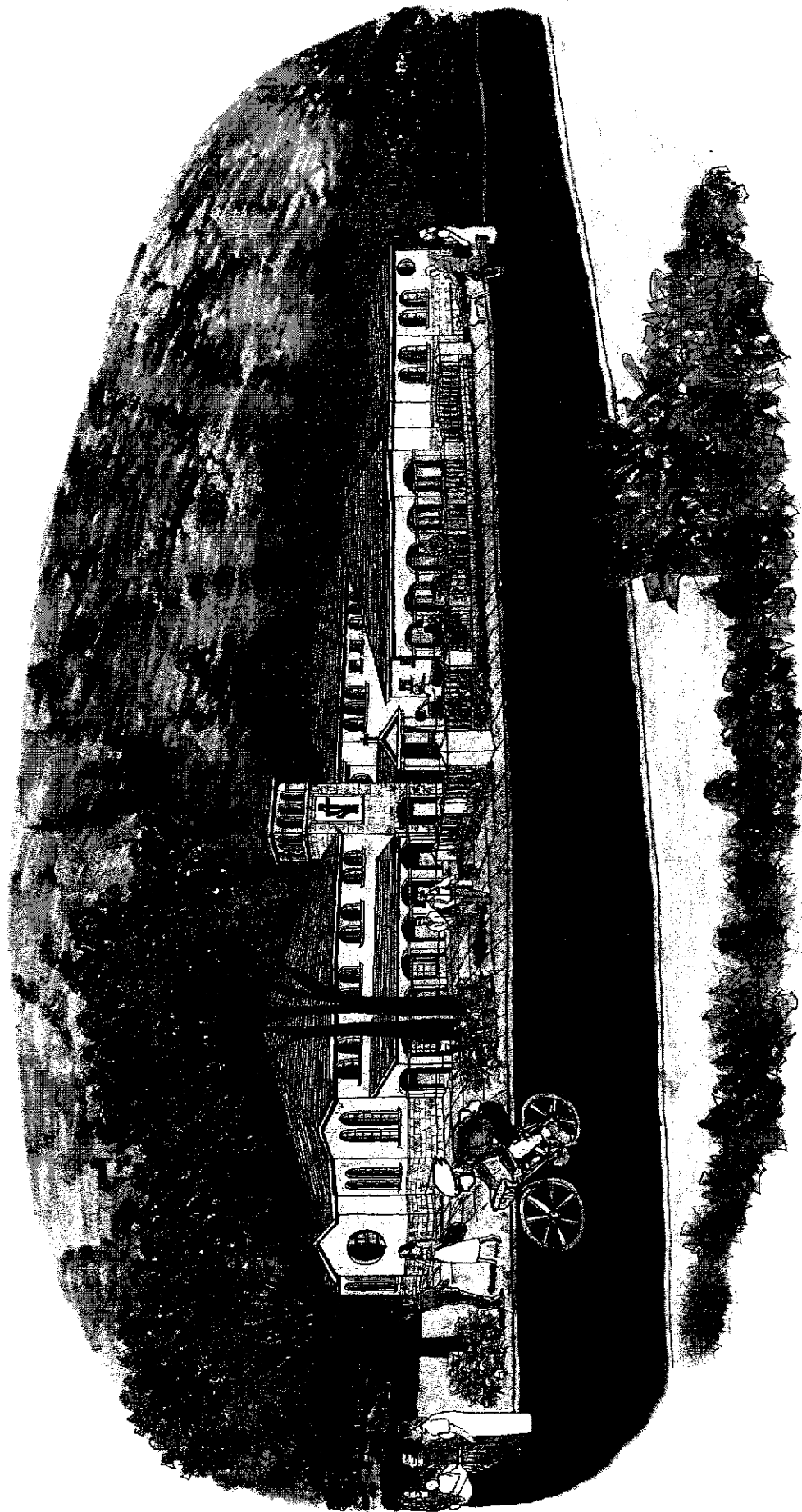
■ Staff Parking/Community Events/Classes

■ Meetings/Classes/Fellowship Events

■ Meetings & Community Events



Conclusion: Given the maximum seating capacity of 220, parking lot load will not exceed 70 cars during any of our hours of operation; Daily 8am - 10pm



Crystal Jones
225 Pinewood St
Santa Cruz, CA 95062

Gayle and
Richard Jones

Friday, September 22, 2006

Jan Beautz
First District Supervisor
701 Ocean St, Room 500
Santa Cruz. CA 95060

Dear **Ms.** Beautz,

I wish to express my concern regarding a fence to be built as part of the Santa Cruz United Methodist Church. At present, the plans for a new church include a fence and no walkway from Pinewood Street to 17th Avenue.

I do not like the idea of a large fence around the church, because it would create a haven for mischief. The neighborhood would be unable to report trouble, because it would not be visible to us.

My second concern is regarding the closing off of the property with no walkway from Pinewood Street to 17th Avenue. This would create a great inconvenience to my family and me, as well as to a number of my neighbors. My family and I have been residents on Pinewood Street for over 30 years, and we have walked through the church yard for as many years. It is a direct path to bus stops and to a number of local schools. I understand there is a concern that a walkway would encourage nonresidents to park on Pinewood Street and Harkleroad Avenue and then walk up to church. This concern is unfounded, in the 26 years that I have attended Live Oak United Methodist Church; no one has ever parked on these streets. Even during the Christmas and Easter holidays when church attendance increases, the overflow parking is on 17th Avenue. I would also like to point out that there are currently over 100 people enrolled in ESL classes taking place at the church. None of the people enrolled in the classes has parked on Pinewood Street and Harkleroad Avenue. Every year, people come to the church to vote, again, none of the voters have been found parking anywhere but at the church parking lot. Furthermore, the plans for a new church include more parking spaces than the church currently has. Please make a permanent walkway connecting Pinewood Street and 17th Avenue part of the plans.


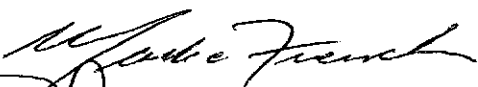

Thank you for your time and consideration.

Respectfully,


Crystal Jones



P.S. All cosigners are residents of Pinewood Street.

Ellen Metcalf

From: Ellen Metcalf
Sent: Thursday, September 27, 2007 10:30 AM
To: Lawrence Kasparowitz
cc: Jan Beautz; David Reetz
Subject: Proposed United Methodist Church Project - Application No. 05-0385

Hi Larry,

Per our conversation of Wednesday, September 26, 2007, per your suggestion, I am **emailing** you regarding two additional concerns that my husband and I have regarding the above mentioned proposed project. The following concerns are in addition to the concerns we wrote to you about on July 5, 2005, September 1, 2005 and February 15, 2006 of which I am delivering copies of to you later on today. My additional concerns are:

1) The outdoor lighting. When I discussed this with you yesterday, you said that suggestions can **be** made to **use** lighting that will not spill out on to neighboring properties as well as lighting that focuses downward. It can also be suggested that they put these lights on timers restricting the time that they are on. **You** also said that the county has a maximum height rule for these types of outdoor lights of 15 feet. I wanted to know if lower, sidewalk lights could be used rather than the pole type of lights?

2) **Also**, back some time ago when I spoke to you, you told me about the bells at the church on Mission Street that ring at all times of the day, everyday. This got me to thinking about the bells at the new proposed project. What is their proposed schedule for ringing their bells? Currently, they ring their bells only on Sunday before their service starts. If at all possible, we would like this practice to remain their audio practice with the new project.

Thank you for any consideration we may be given with these new concerns. We feel we need to address **all** issues no matter how great or small. This is new construction and these are land-use issues. Once the project is built it is built. Now is the time for **us** to let you know our concerns.

Richard and Ellen Metcalf
285 Harkleroad Avenue
Santa Cruz, CA 95062
(831) 476-1665

February 15, 2006

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

Attn: Larry Kasparowitz

Re: Application No. 05-0385
Proposed United Methodist Church Project
2091 17 Avenue
Santa Cruz, CA 95062

Dear Mr. Kasparowitz:

On Tuesday, February 14, 2006, we attended a neighborhood meeting at the Live Oak Grange regarding the above mentioned project.

Several concerns were discussed, among them, several are of utmost importance to us, they are:

Parking - There still does not seem to be adequate parking for the size of the project, the number of church members (combination of three (3) churches) and the events that could simultaneously occur there.

Pinewood Pedestrian Access - The neighbors that were present, made it abundantly clear that they do not want any type of access to/from Pinewood. They feel that this would just encourage church members parking there because of the inadequate space available at the church site. They stated that in the past there was no access, and after a drunk driver ran his car through the solid fence that existed there, the fence was replaced with an opening for pedestrian access. We have had numerous problems since; i.e., vandalism, graffiti, motorcycles racing through. The representatives of the church said they hear us loud and clear and if we do not want a pedestrian access that is fine with them. They only put this in the plans because they thought the neighbors wanted it. We emphatically told them we do not, and they agreed, saying that would actually save them some money. Please make sure that this is removed from any existing or future plans.

- Drainage - They seem to be working on this, but it is not final yet.

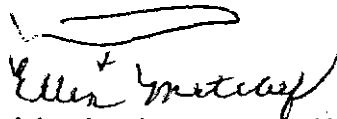
Something that was not discussed, but rather a question that we asked after the meeting, is the concern we have with the height of the building. At the first meeting held on Monday, June 20, 2005, when we asked how high the building was going to be, the architect told us 45 feet. Needless to say, we were shocked at the height, so we did some research at the Planning Department, and as our letter to you dated September 1, 2005 stated, per Don Bussey of your

Santa **Cruz** County
Planning Department
Mr. Kasparowitz
February **15,2006**
Page Two

department, the **maximum** height allowed in a **R-1-6** zone is **28** feet. When we asked our question last night, we were told 38 feet. We have been told that for a church there **may** be some height allowance for a steeple. This may be, however, ten feet? Also, from what we saw on the plans last night, we do not believe that the difference of ten feet **is** all for just a steeple. We feel that this is still not in compliance with the maximum height allowable. Please address this prior to approving any **type** of permit.

We appreciate the opportunity **to** voice our concerns. We also appreciate any consideration given our concerns. Please keep us informed. We **will** be anxiously awaiting **to** hear from you.

Thank you,



Richard and Ellen Metcalf
285 Harkleroad Avenue
Santa **Cruz**, CA 95062
(831) 476-1665

c: Supervisor Jan **Beautz**
Supervisor's Aide, David **Reetz**

September 1, 2005

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

Attn: Larry Kasparowitz

Re: Proposed United Methodist Church Project
2091 17th Avenue
Santa Cruz, CA 95062

Dear Mr. Kasparowitz:

It has come to our attention, and we have **confirmed** this ~~with~~ Don Bussey ~~in~~ the Planning Department, that the maximum height allowed in a **R-1-6** zone is **28** feet. When we attended the neighborhood meeting of June **20, 2005** at the above location regarding the proposed church project, we reviewed plans and were told that the height of the *sanctuary* **will** be **45** feet, **17** feet over the maximum allowed. Please take **this** into consideration prior to **approving any type of** permit.

Also, we have **confirmed** that there is a one foot "no access strip" across Pinewood that would make it **illegal** to enter or exit from or to 17th Avenue. I understand the proposed church project has all entrances and exits from 17th Avenue. Please ensure that this restriction will be adhered to and do not allow any **access** from or to the proposed church project from Pinewood. **Does** this restriction apply to only to moving vehicles or **does** it apply to pedestrians also? When we originally moved to our present location on Harkleroad, the **barrier** on Pinewood extended clear across Pinewood with no opening.

Please consider these concerns prior to approving this project. We **will** be awaiting your reply as to the meaning of the one foot "no access strip" being only for moving vehicles or for pedestrians also.

Thank you for your time and consideration

Sincerely,


Richard and Ellen Metcalf
285 Harkleroad Avenue
Santa Cruz, CA 95062
(831) 476-1665

c: Supervisor Jan Beautz
Supervisor's Aide, David Reetz

July 5, 2005

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

Attn: Larry Kasparowitz

Re: Proposed United ~~Methodist~~ Church Project
2091 17th Avenue
Santa Cruz, CA **95062**

Dear Mr. Kasparowitz:

On Monday, June **20,2005**, a neighborhood meeting was held at the above location to discuss the proposed project. Concerned neighbors attended and expressed the concerns that they have. I have attached a copy of the minutes ~~from~~ the meeting for your convenience.

We are the neighbors who live directly behind the church on Harkleroad Avenue. Among the many concerns discussed, our concerns, which effect us directly due to the location of our property to the church property are these:

- Address drainage along back of property, in particular, space between church fence and our fence. **THIS IS A MAJOR CONCERN OF OURS.**
- ▶ That the fence on Pinewood Street would allow only an opening for pedestrians to access. Install a barrier (possibly a post) to deter motorbikes from accessing.
- Keep pedestrian access as far to the south as possible.
- ▶ **Minimize** tree height along the fence adjacent to our residence. Review the types of proposed trees with us prior to purchasing and planting. Possibly plant shrubs rather than trees.
- Shield light fixtures from neighbors.
- Inadequate ~~Parking~~-70 spaces for a congregation of **250**

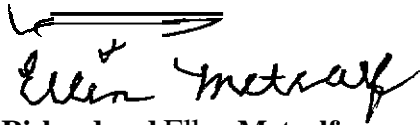
There are ~~two~~ other concerns that we have that were not discussed at the meeting. **After** we ~~returned~~ home and discussed the proposed project we realized that we should have it noted what our additional concerns are:

- The highest point of the sanctuary, we were told that night, **will** be **45** feet. When we questioned this with the architect, we were **informed** that the **45** foot height is allowed under the code. Does it have to be that tall? Would it be possible to **limit** the height as much as possible and **still** have an attractive design?
- Also, we are concerned that the overall design of the project blend **with** the existing flavor of the neighborhood. More traditional, **country** feel

Santa Cruz County
Planning Department
Mr. Kasparowitz
July 5, 2005
Page Two

We appreciate the opportunity to be able to voice our concerns to you. We also appreciate any consideration you may give our concerns. Please keep us informed. We will be anxiously awaiting to hear from you.

Thank you,

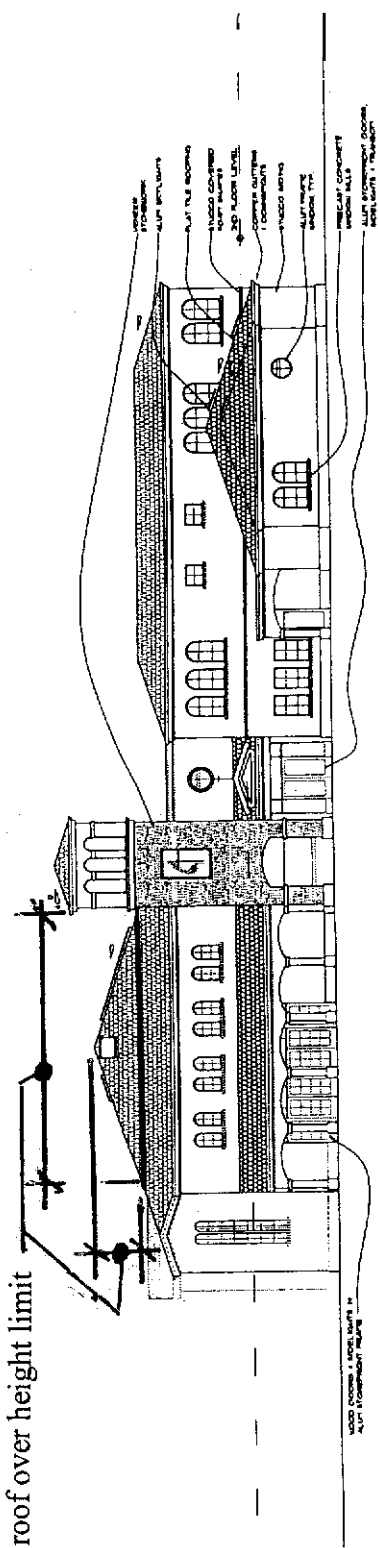
A handwritten signature in cursive script, appearing to read "Ellen Metcalf". Above the signature is a horizontal line with a checkmark-like flourish.

Richard and Ellen Metcalf
285 Harkleroad Avenue
Santa Cruz, CA 95062
(831) 476-1665

attachment

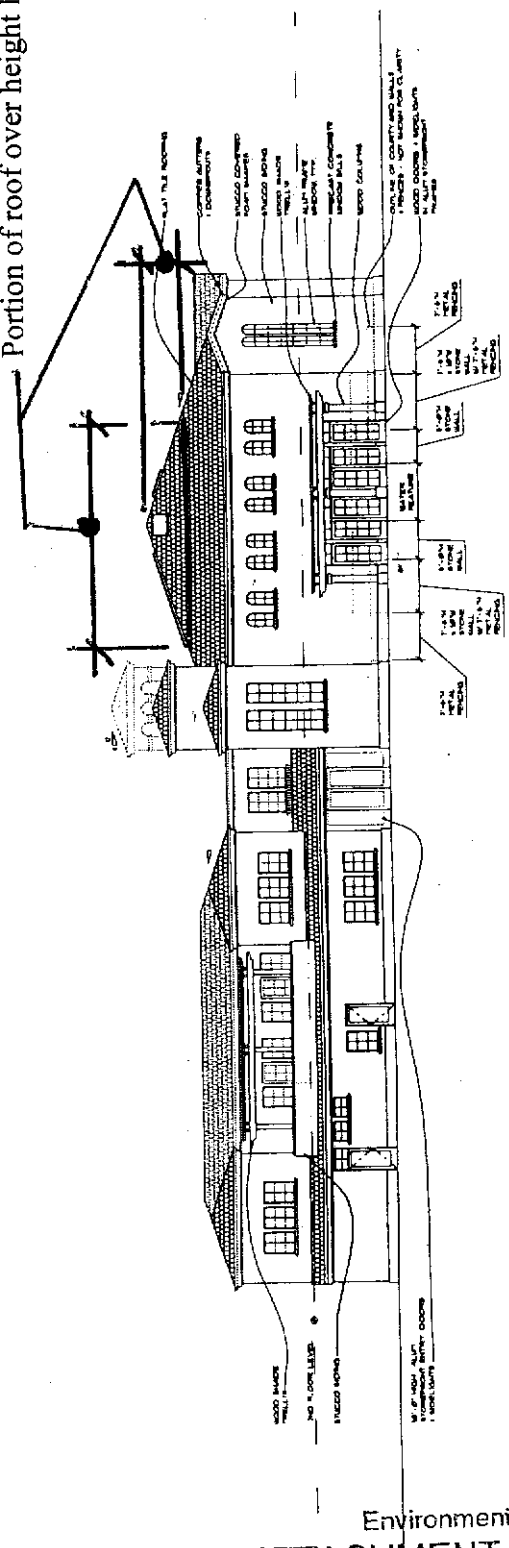
c: Supervisor Jan Beautz
Supervisor's Aide, David Reetz

Portion of roof over height limit



EAST ELEVATION
 SCALE: 1/8" = 1'-0"

Portion of roof over height limit



WEST ELEVATION
 SCALE: 1/8" = 1'-0"

Environmental Review Initial Study
 ATTACHMENT 5, 6 & 6
 APPLICATION 05-0385

Methodist Church of Santa Cruz

Application 05-0385

Permitted Uses, Times and Maximum Number of Attendees

Use	Day / Time	Attendees	Comments
Traditional Sunday Service	Sunday / morn.	150	
Contemporary Sunday Service	Sunday / aft. (5 p.m.)	50	
Spanish Sunday Service	Sunday / eve. (7:30 p.m.)	150	
Special Services	Easter, Christmas	175	
Loving and Learning	Weekdays	45 children	
E.S.L. Program	(not concurrent with Sunday services)	100 per week	
Special Events (using Social Hall)	varies (not concurrent with Sunday services)	175 max. *	* Occupancy per Building Code may be greater however max. attendees shall be limited by available parking onsite
Youth Group, Administration, Meetings, and Church classes	days, evenings (not concurrent with Sunday services)	150 total	no greater than three groups at any one time

EXHIBIT J