Staff Report to the Zoning Administrator

Application Number: 111111

Applicant: Betty Cost Planning and Permit Services
Owner: Monte Vista Christian School
APN: 109-331-01; 109-141-20, -24, -25, -54

Agenda Date: May 17, 2013
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to amend the Master Plan for the Monte Vista Christian School including the construction of new structures, relocation of existing structures, and the construction of additional athletic facilities in multiple phases. Requires an amendment to Master Plan approval 95-0034, an Agricultural Buffer Setback Reduction, and Riparian Exception.

Location: Property located at the northeast corner of the intersection of Wheelock Road and School Way (2 School Way).

Supervisorial District: 4th District (District Supervisor: Greg Caput)

Permits Required: Commercial Development Permit, Agricultural Buffer Setback Reduction, Riparian Exception
Technical Reviews: Preliminary Grading Review, Soils Report Review, Geologic Hazards Assessment

Staff Recommendation:

- Adopt the Mitigated Negative Declaration (Exhibit A) per the requirements of the California Environmental Quality Act.
- Approval of Application 111111, based on the attached findings and conditions.

Exhibits

A.	Mitigated Negative Declaration (CEQA Determination) - MND Attachments: 1) Assessor's, Location, Zoning and General Plan Maps; 2) Reduced project plans	B.	Findings
		C.	Conditions
		D.	Project plans
		E.	Comments & Correspondence

Parcel Information

Parcel Size:	87.4 acres (including all school parcels)
Existing Land Use - Parcel:	Private school & associated facilities
Existing Land Use - Surrounding:	Rural residential and commercial agriculture
Project Access:	School Way
Planning Area:	Eureka Canyon
Land Use Designation:	109-331-01: P (Public Facilities) 109-141-20, -24, -25, -54: R-R (Rural Residential)
Zone District:	109-331-01: PF (Public Facilities) 109-141-24 & -25: A (Agriculture) 109-141-20 & -54: RA (Residential Agriculture)
Coastal Zone:	__ Inside _X_ Outside

Environmental Information

An Initial Study has been prepared (Exhibit A) that addresses the environmental concerns associated with this application.

Services Information

Urban/Rural Services Line:	__ Inside _X_ Outside
Water Supply:	Well
Sewage Disposal:	Septic & private treatment system
Fire District:	Pajaro Valley Fire Protection District
Drainage District:	Zone 7 Flood Control District

Project Setting & Background

The Monte Vista Christian School is a private school that has been in operation since 1926. The school program includes a middle school and high school (grades 6-12), with on-site boarding for students in residential dormitories in addition to students from the surrounding community.

The school is located in a rural agricultural and residential area. The area is characterized by gently rolling hills and level areas, crossed by small drainages and streams. The subject property is approximately 87 acres (in 5 parcels) and is developed with an existing private school with outdoor athletic fields, an equestrian program, and on-site residential facilities for students and faculty. Ongoing agricultural uses are located to the immediate west and northwest of the subject property, and rural residential land uses are located to the south and northeast. The Spring Hills Golf Course is located to the east.

Early approvals were issued for the school in the 1960s, with the school's first Master Plan approved under Use Permit 4639-U in 1973. This first Master Plan recognized the existing school use and included a conceptual plan for additional educational buildings, and residential buildings for staff, with a total student population of 300. The Master Plan was updated in 1980 (08-1173-U) and 1982 (82-532-U) which included the approval of playing fields, a gymnasium, auditorium, chapel, and classrooms, with a total student population of 450 (100 boarding

students and 350 day students). The Master Plan was updated again, under Commercial Development Permit 95-0034. This most recent Master Plan amended and replaced all prior Master Plans and allowed additional facilities and the replacement of existing school buildings, and recognized the existing residential density on the site. Per the analysis performed under 95-0034, the school (with 100 boarding students and 21 residential units for faculty and staff) exceeds the maximum amount of residential density that would be allowed under current regulations. The total number of students allowed was increased to 1000 (including 100 boarding students). The review and approval of 95-0034 included the preparation of a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA), which reviewed and addressed the following issues: water supply, geologic hazards (fault zone), on-site erosion and manure management, sanitation and waste water disposal (with on-site treatment facilities), riparian resources, traffic and parking, residential density, archaeological resources, and commercial agricultural activities on adjacent parcels.

Project Description

The current application proposes the phased construction of additional school facilities (Exhibit D) without an increase in student capacity or residential units. The first phase would include the construction of a new middle school gymnasium building (approximately 14,250 square feet) on the north side of central campus where the current junior varsity softball field is located, the remodeling of the existing middle school gymnasium into classrooms, and a water tank at the northwest edge of the property. The second portion of the project will be broken into multiple phases (depending on when funds for construction become available) and will include the following: the construction of new classrooms (approximately 3,600 square feet) to the east of the new middle school gymnasium, tennis courts on the west side of the project site (including fill material and grading for the future junior varsity softball field), a replacement weight room (approximately 7,300 square feet) between the existing ball fields to the north of central campus, remodeling of the existing weight room, a new chapel (approximately 12,000 square feet) to the northeast of the central campus courtyard, a new choir and instrumental room (approximately 4,600 square feet) added to the new chapel building, the removal of the existing swimming pool within the central campus and construction of a competition swimming pool and bathrooms to the west of central campus, the construction of an expanded café and covered seating area (approximately 11,200 square feet) in the southeast portion of central campus, and completion of the junior varsity softball field on the north side of the property (south of the proposed water tank).

As this is a long term Master Plan with phasing, detailed construction plans have not yet been prepared for the later phases. Detailed plans for the first phase have been provided with the current application and all future construction would be subject to additional review (for design and building approvals). A Riparian Exception is required for the proposed gymnasium and classroom buildings (proposed to be located within 100 feet of an existing drainage pond), and Agricultural Buffer Setback Reductions are required for the construction of the proposed tennis courts and the junior varsity softball field. The request for Agricultural Buffer Setback Reductions was heard by the Agricultural Policy Advisory Commission on 11/15/12, and was approved with conditions at the public hearing.

Master Plan

The subject property includes five parcels totaling approximately 85 acres, located in the PF (Public Facilities), RA (Residential Agriculture), and A (Agriculture) zone districts, consistent with the (P) Public Facilities and (R-R) Rural Residential General Plan designations. The existing private school is a permitted use within the zone districts and the existing school use is consistent with the previous Master Plan approval 95-0034.

The current proposal is to amend the existing Master Plan approval by re-organizing the layout of structures and uses on the school property. The existing Master Plan approval set the maximum student enrollment at 1,000 students and the maximum residential density (100 boarding students and 21 residential units for faculty and staff). No increase in the maximum student enrollment or residential density is proposed as a component of this project. All of the proposed structures will serve the existing school population and provide improved and expanded facilities for the existing school operations. Some of the proposed structures will replace existing or former structures (including a chapel that was demolished after being damaged in the 1989 earthquake) and all of the structures are sited and sized in a manner that is compatible with the existing school facilities.

Design Review

The proposed Master Plan amendment complies with the requirements of the County Design Review Ordinance, in that designs have been provided for the first phase of the project that include appropriate site and architectural design features to blend with the existing campus facilities and to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. To ensure that later phases will also be compatible with the existing campus buildings and infrastructure, a Design Review approval (processed as a Level 4 - Administrative Review with Public Notice) will be required for structures built after the first phase. Although the current application would establish the approximate size and location of these structures, the exterior design and appearance of the structures will be subject to Design Review.

Riparian Exception

A riparian drainage and a number of man-made ponds exist on the subject property. One of these ponds is located to the north of the existing junior varsity softball field, where the proposed new middle school gymnasium and classroom buildings are proposed. A portion of the new gymnasium building is proposed approximately 79 feet from the edge of the existing pond and the new classroom building would be located no closer than 100 feet from the edge of the existing pond. The Riparian Corridor and Wetlands Protection Ordinance requires a 100 foot separation from ponds, unless a Riparian Exception is granted. The new gymnasium building is located adjacent to an existing roadway (across from existing buildings on the school campus) and is sited to minimize encroachment into the 100 foot separation from the existing pond.

A biotic resource evaluation (reviewing the potential impacts of the proposed development on California Red-legged Frogs) has been submitted and reviewed by Environmental Planning staff. Site visits indicate the area as disturbed and the proposed development will be well separated

from the existing pond. Given the extent of existing disturbance and the presence of existing school facilities, combined with the distance and separation of the proposed buildings from the riparian resource, the granting of a Riparian Exception is considered as appropriate. A Riparian Exception is not required for the proposed drainage improvements.

APAC review

Although no buildings are proposed within the required 200 foot setback from Commercial Agriculture zoned parcels, two outdoor improvements (tennis courts and a softball field) are proposed within the required 200 foot agricultural buffer setbacks. The western edge of the tennis courts would be approximately 90 feet from the property boundary shared with APN 109-141-42, a Commercial Agriculture zoned parcel. The western edge of the softball field would be approximately 60 feet from the property boundary shared with APN 109-331-02 and the northern edge of the softball field would be approximately 115 feet from the property boundary shared with APN 109-101-32, which are both Commercial Agriculture zoned parcels.

A reduced agricultural buffer for the proposed improvements has been supported by staff, due to the outdoor nature of the uses and the presence of existing agricultural buffer barriers. The applicant has proposed additional fencing and planting plantings to reduce the impact of agricultural activities on the proposed recreational uses, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. The request for Agricultural Buffer Setback Reductions was heard by the Agricultural Policy Advisory Commission on 11/15/12, and was approved with conditions at the public hearing. Those conditions of approval have been incorporated into the recommended conditions of approval for this permit.

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 January 14, 2013. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit A) was made on January 18, 2013. The mandatory public comment period expired on February 19, 2013, with comments received from the California Department of Fish and Wildlife on February 20, 2013. The DFW comments were general in nature (related to proposed alterations to existing stream channels) and do not apply to this project.

The environmental review process focused on the potential impacts of the project in the areas of geologic hazards, biotic resources, and agricultural resources. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately addresses these issues.

Conclusion

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

Staff Recommendation

- Adopt the Mitigated Negative Declaration (Exhibit A) per the requirements of the California Environmental Quality Act.

- **APPROVAL** of Application Number **111111,** based on the attached findings and conditions.

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

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

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
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Staff Recommendation

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Exhibit A

Mitigated Negative Declaration (CEQA Determination)

Application Number 111111
Zoning Administrator Hearing

Attachment 1: Location, Assessor's, Zoning and General Plan Maps

Attachment 2: Reduced Project Plans

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR
http://www.sccoplanning.com/

MITIGATED NEGATIVE DECLARATION

Project: Monte Vista Christian School APN(S): 109-331-01; 109-141-20, 024, -25, -54

Application #: 111111

Project Description: This is a proposal to amend the Master Plan for the Monte Vista Christian School including the construction of new structures, relocation of existing structures, and the construction of additional athletic facilities in multiple phases. Requires an amendment to Master Plan approval 95-0034, an Agricultural Buffer Setback Reduction, Riparian Exception, Preliminary Grading Review, Soils Report Review, and Geologic Hazards Assessment.

Project Location: 2 School Way, Watsonville, CA

Owner: Monte Vista Christian School
Applicant: Betty Cost Land Planning
Staff Planner: Randall Adams
Email: pln515@co.santa-cruz.ca.us
The project will be considered at a public hearing by the County of Santa Cruz Zoning Administrator. The time, date, and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

California Environmental Quality Act Mitigated Negative Declaration Findings:
Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California.
Review Period Ends: February 19, 2013

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

Date: 2/20/2013

MATT JOHNSTON, Environmental Coordinator
(831) 454-3201

COUNTY OF SANTA CRUZ

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NOTICE OF DETERMINATION

To:

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

☒ Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

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

State Clearinghouse Number (if applicable): 1997101061
Project Title: Monte Vista Christian School
Project Applicant: Betty Cost Land Planning
Project Location: 2 School Way, Watsonville, CA

Project Description: This is a proposal to amend the Master Plan for the Monte Vista Christian School including the construction of new structures, relocation of existing structures, and the construction of additional athletic facilities in multiple phases. Requires an amendment to Master Plan approval 95-0034, an Agricultural Buffer Setback Reduction, Riparian Exception, Preliminary Grading Review, Soils Report Review, and Geologic Hazards Assessment.

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

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

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

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

Matt Johnston
Signature

Environmental Coordinator
Title

2/20/2015
Date

Date Received for Filing at Clerk of the Board

Date Received for filing at OPR

Updated 12/11

NAME: Monte Vista Christian School
APPLICATION: 111111
A.P.N: 109-331-01, 109-141-20, -24, -25, -54

NEGATIVE DECLARATION MITIGATIONS

A. In order to avoid impacts to California red-legged frogs (CRLF), the following mitigations shall be incorporated into the conditions of approval for all phases of the proposed project

1. No more than 48 hours prior to ground stripping or grading, a qualified biologist shall conduct a preconstruction survey of the building sites located in turf or non-native grassland areas to search for CRLF. If any CRLF are observed within or along the perimeter of the building site, construction shall be postponed until the frog leaves of its own accord and retreats into suitable riparian or aquatic habitat. The U.S. Fish and Wildlife Service (USFWS) shall be contacted for further guidance. In no case shall a biologist capture and relocate any CRLF without approval from the USFWS.
2. A qualified biologist shall give a worker training session on the first morning of construction to all construction personnel. The training shall include information on identification of the species, its life history, and measures implemented for this project to avoid any harm to the species. The training may include flyers, photographs, or books with pertinent information.
3. Prior to commencement of ground clearing or grading, the applicant shall install silt fencing along the perimeter of construction areas closest to Pond A (i.e., new gym, classrooms, and new weight room/field house) to prevent any loose sediment from entering aquatic areas, and to discourage frogs from entering construction sites. The silt fencing shall be maintained throughout the construction period.
4. All fueling of construction equipment shall take place at least 20 meters from any aquatic habitat. The construction foreman shall inform the construction workers of plans to properly contain and clean up any accidental petroleum spills.

B. In order to ensure new lighting does not impact riparian habitat, all new outdoor and building lighting shall be directed downward and away from riparian areas and ponds. This measure shall be confirmed for all phases of the proposed development during the design review stage of each phase.

County of Santa Cruz

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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: January 14, 2013 **Application Number:** 111111

Staff Planner: Randall Adams

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Betty Cost Planning and Permit Services **APN(s)**: 109-331-01; 109-141-20, -24, -25, -54

OWNER: Monte Vista Christian School **SUPERVISORAL DISTRICT**: 4

PROJECT LOCATION: Property located at the northeast corner of the intersection of Wheelock Road and School Way at 2 School Way. (Attachment 1)

SUMMARY PROJECT DESCRIPTION: Proposal to amend the Master Plan for the Monte Vista Christian School including the construction of new structures, relocation of existing structures, and the construction of additional athletic facilities in multiple phases.

Requires an amendment to Master Plan approval 95-0034, an Agricultural Buffer Setback Reduction, Riparian Exception, Preliminary Grading Review, Soils Report Review, and Geologic Hazards Assessment.

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

- ☒ Geology/Soils
- ☐ Hydrology/Water Supply/Water Quality
- ☒ Biological Resources
- ☒ Agriculture and Forestry Resources
- ☐ Mineral Resources
- ☐ Visual Resources & Aesthetics
- ☐ Cultural Resources
- ☐ Hazards & Hazardous Materials
- ☐ Transportation/Traffic
- ☐ Noise
- ☐ Air Quality
- ☐ Greenhouse Gas Emissions
- ☐ Public Services
- ☐ Recreation
- ☐ Utilities & Service Systems
- ☐ Land Use and Planning
- ☐ Population and Housing
- ☐ Mandatory Findings of Significance

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- ☐ General Plan Amendment
- ☐ Land Division
- ☐ Rezoning
- ☒ Development Permit
- ☐ Coastal Development Permit
- ☒ Grading Permit
- ☒ Riparian Exception
- ☐ Other:

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations:

DETERMINATION: (To be completed by the lead agency)
On the basis of this initial evaluation:

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

Matthew Johnston
Environmental Coordinator

2/20/13
Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 87.4 acres (including all school parcels)
Existing Land Use: Private school & associated facilities
Vegetation: Ornamental landscaping, with areas of natural woodland/riparian vegetation
Slope in area affected by project: ☒ 0 - 30% ☐ 31 – 100%
Nearby Watercourse: Unnamed tributary of Green Valley Creek and water treatment ponds on site

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: Not mapped
Groundwater Recharge: Not mapped
Timber or Mineral: Not mapped
Agricultural Resource: Adjacent

Biologically Sensitive Habitat: Riparian
Fire Hazard: Portion of site mapped
Floodplain: Outside
Erosion: Not applicable
Landslide: Low potential
Liquefaction: Low potential

Fault Zone: County fault zone
Scenic Corridor: Not mapped
Historic: Not mapped
Archaeology: Prior site assessment - Negative

Noise Constraint: Not applicable
Electric Power Lines: Not applicable
Solar Access: Available
Solar Orientation: Various
Hazardous Materials: Not applicable

SERVICES

Fire Protection: Pajaro Fire Protection District
School District: Pajaro Valley USD
Sewage Disposal: Septic & Private Treatment System

Drainage District: Zone 7
Project Access: School Way
Water Supply: Well

PLANNING POLICIES

Zone District: 109-331-01: PF (Public Facilities)
109-141-24 & -25: A (Agriculture)
109-141-20 & -54: RA (Residential Agriculture)

Special Designation: None

General Plan: 109-331-01: P (Public Facilities)
109-141-20, 24, -25, -54: R-R (Rural Residential)

Urban Services Line: ☐ Inside ☒ Outside
Coastal Zone: ☐ Inside ☒ Outside

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The Monte Vista Christian School is located in a rural agricultural and residential area. The area is characterized by gently rolling hills and level areas, crossed by small drainages and streams. The subject property is approximately 87 acres (in 5 parcels) and is developed with an existing private school with outdoor athletic fields, an equestrian program, and on-site residential facilities for students and faculty. Ongoing agricultural uses are located to the immediate west and northwest of the subject property, and rural residential land uses are located to the south and northeast. The Spring Hills Golf Course is located to the east.

PROJECT BACKGROUND:

The Monte Vista Christian School is a private school that has been in operation since 1926. The school program includes a middle school and high school (grades 6-12), with on-site boarding for students in residential dormitories in addition to students from the surrounding community.

Early approvals were issued for the school in the 1960s, with the school's first Master Plan approved under Use Permit 4639-U in 1973. This first Master Plan recognized the existing school use and included a conceptual plan for additional educational buildings, and residential buildings for staff, with a total student population of 300. The Master Plan was updated in 1980 (08-1173-U) and 1982 (82-532-U) which included the approval of playing fields, a gymnasium, auditorium, chapel, and classrooms, with a total student population of 450 (100 boarding students and 350 day students).

The Master Plan was updated again, under Commercial Development Permit 95-0034. This most recent Master Plan amended and replaced all prior Master Plans and allowed additional facilities and the replacement of existing school buildings, and recognized the existing residential density on the site. Per the analysis performed under 95-0034, the school (with 100 boarding students and 21 residential units for faculty and staff) exceeds the maximum amount of residential density that would be allowed under current regulations. The total number of students allowed was increased to 1000 (including 100 boarding students). The review and approval of 95-0034 included the preparation of a Mitigated Negative Declaration under the California Environmental Quality Act (CEQA), which reviewed and addressed the following issues: water supply, geologic hazards (fault zone), on-site erosion and manure management, sanitation and waste water disposal (with on-site treatment facilities), riparian resources, traffic and parking, residential density, archaeological resources, and commercial agricultural activities on adjacent parcels. Additional permits have been issued for minor modifications to existing school facilities. An application made in 2002 (02-0478) for an auditorium and an increase in student population (from 1000-1200) was abandoned after several years. A grading permit (03-0187) for approximately 5000 cubic yards was approved to recognize grading performed for baseball and practice fields in 2003.

DETAILED PROJECT DESCRIPTION:

The current application proposes the phased construction of additional school facilities (Attachment 2) without an increase in student capacity or residential units (all improvements are proposed on APN 109-331-04 unless otherwise specified). The first phase would include the construction of a water tank (40 foot diameter, 192,000 gallon capacity) at the northwest edge of the property, tennis courts on the west side of the project site (on APN 109-141-25), a new gymnasium building (approximately 14,250 square feet) on the north side of central campus where the current junior varsity softball field is located, and new classrooms (approximately 3,600 square feet) to the east of the new gymnasium , and grading for the future junior varsity softball field on the north side of the property (south of the proposed water tank). The second phase would include the demolition of the middle school gymnasium and the construction of a new chapel (approximately 16,500 square feet) to the northeast of the central campus courtyard. The third phase would include the construction of a new choir and instrumental room (approximately 3,150 square feet) in the area of the former middle school gymnasium and the construction of a replacement weight room (approximately 7,300 square feet) between the existing ball fields to the north of central campus. The fourth phase would include the removal of the existing swimming pool within the central campus and construction of a competition swimming pool and bathrooms to the west of central campus (on APN 109-141-20 & -54). The fifth phase would include the construction of an expanded café and covered seating area (approximately 11,200 square feet) in the southeast portion of central campus and construction of the junior varsity softball field on the north side of the property.

As this is a long term Master Plan with phasing, detailed construction plans have not yet been prepared for all phases. Detailed plans for the first phase have been provided with the current application and all future construction would be subject to additional review (for design and building approvals). Building square footages are considered estimates at this time and grading is estimated to be as follows: Phase 1: 4900 (cut) 6500 (fill), Phase 2: 850 (cut) 200 (fill), Phase 3: 250 (cut) 100 (fill), Phase 4: 620 (cut) 500 (fill), Phase 5: 120 (cut) 100 (fill). A Riparian Exception is required for the proposed gymnasium and classroom buildings (proposed to be located within 100 feet of an existing drainage pond), and Agricultural Buffer Setback Reductions are required for the construction of the proposed tennis courts and the junior varsity softball field. The request for Agricultural Buffer Setback Reductions was heard by the Agricultural Policy Advisory Commission on 11/15/12, and was approved with conditions at the public hearing.

III. ENVIRONMENTAL REVIEW CHECKLIST

A. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
B. Strong seismic ground shaking?	☐	☐	☒	☐
C. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
D. Landslides?	☐	☐	☒	☐

The project site is located outside of the limits of the State Alquist-Priolo Special Studies Zone (County of Santa Cruz GIS Mapping, California Division of Mines and Geology, 2001). However, the project site is located within the Corralitos Fault Complex and in an area of moderate to high seismic activity (mapped County Fault Zone). A geologic report was completed for the property in 1978, with an update in 1996, as documented in the Initial Study from application 95-0034. A review of these reports, a fault delineation study, and further geotechnical analysis was performed by Haro, Kasunich, and Associates, dated 4/11 & 11/11 (Attachments 3, 4 & 5). A fault trace that has been identified passing through the Spring Hills Golf Course to the east, continuing through the subject property in line with the former drainage course (now a pond) to the north of the proposed gymnasium and classroom buildings proposed in Phase 1 of the Master Plan.

These reports have been reviewed and accepted by the Environmental Planning Section of the Planning Department (Attachment 6). The reports conclude that the identified fault traces do not pass through either of the proposed building sites for the gymnasium or classroom, that fault rupture does not pose a significant threat to the proposed development, and that seismic shaking can be managed by following the recommendations in the geologic and geotechnical reports referenced above (including over-excavation and re-compaction of soil beneath building foundations) and the requirements of the California Building Code.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐

The geotechnical reports cited above did not identify a significant potential for damage caused by any of these hazards.

3. Develop land with a slope exceeding 30%?	☐	☐	☐	☒

No improvements are proposed on slopes in excess of 30%.

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

Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because proposed development areas are level or gently sloped 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 Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☐	☒	☐

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

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems where sewers are not available?	☐	☐	☒	☐

The proposed project would continue to use the existing an onsite sewage disposal system with no increase in student enrollment or residential capacity on the project site. County Environmental Health Services has reviewed and approved the existing on-site sewage treatment system and no changes to the on-site treatment system are proposed as a component of this project.

7. Result in coastal cliff erosion?	☐	☐	☐	☒

The proposed project is not located in the vicinity of a coastal cliff or bluff; and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

therefore, would not contribute to coastal cliff erosion.

B. HYDROLOGY, WATER SUPPLY, AND WATER QUALITY

Would the project:

1.	Place development within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

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 within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

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

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

The project would rely on a private water system for water supply and no increase in student enrollment or residential capacity on the project site. The project is located in a mapped groundwater recharge area and includes a system of on-site drainage retention ponds and waste water treatment ponds. The private water system and on-site septic treatment system have been reviewed and approved by County Environmental Health Services as a component of the 1995 Master Plan. No changes to the existing water system or sewage treatment system are proposed as a part of this project.

5.	Substantially degrade a public or private water supply? (Including the contribution of urban contaminants,	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

nutrient enrichments, or other agricultural chemicals or seawater intrusion).

See response B-4 above. The project would not discharge runoff either directly or indirectly into a public or private water supply. No commercial or industrial activities are proposed that would generate a substantial amount of contaminants. An existing manure management plan has been reviewed and approved by County Environmental Health Services as a component of the 1995 Master Plan, and no changes are proposed to the equestrian or manure management facilities. The impervious areas associated with the project would incrementally contribute urban pollutants to the environment; however, the contribution would be minimal given the size of the driveway and parking area. Potential siltation from the proposed project will be addressed through implementation of erosion control measures.

6. Degrade septic system functioning? ☐ ☐ ☒ ☐

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

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

The proposed project would not alter the existing overall drainage pattern of the site. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage for the Master Plan. Department of Public Works Drainage Section staff will review detailed drainage plans for each individual stage as they are initiated.

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

Drainage Calculations prepared by C2G, dated 5/12, have been reviewed for potential drainage impacts and accepted by the Department of Public Works (DPW) Drainage Section staff. The runoff rate from the property would be controlled by existing and proposed on-site drainage facilities and sufficient area exists for the construction of new drainage facilities to treat the structures and improvements proposed in each phase. For the first phase of the Master Plan, a stormwater detention basin is proposed to handle runoff from the proposed gymnasium and classroom and a rock filled trench is proposed to handle runoff from the proposed water tank. Water from the tennis courts would be directed to vegetated swales and would run across landscaped

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

areas. Later phases of the Master Plan would be designed separately, with specific areas for future detention facilities designated on the project plans. DPW staff have 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.

9.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
10.	Otherwise substantially degrade water quality?	☐	☐	☒	☐

See response B-5 above.

C. BIOLOGICAL RESOURCES

Would the project:

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

A Biotic Report was prepared for this project by Dana Bland, dated 4/7/11 (Attachment 7). The report focused on evaluating the presence of California Red-Legged Frog (CRLF) on the subject property and the project site. All five phases of the Master Plan were considered in the biotic assessment. Potential aquatic habitat for the CRLF was evaluated on and near the subject property and no evidence of CRLF was found. However, due to the number and location of existing aquatic habitats, it is possible that the subject property is used as a dispersal or transit route for CRLF and that individual CRLFs may occasionally be present on the subject property. The biotic report provides recommendations to avoid potential impacts to CRLF during construction activities. These recommended mitigations are as follows:

(1) No more than 48 hours prior to ground stripping or grading, a qualified biologist shall conduct a preconstruction survey of the building sites located in turf or non-native grassland areas to search for CRLF. If any CRLF are observed within or along the perimeter of the building site, construction shall be postponed until the frog leaves of its own accord and retreats into suitable riparian or aquatic habitat. The U.S. Fish and Wildlife Service (USFWS) shall be contacted for further guidance. In no case shall a biologist capture and relocate any CRLF without approval from the USFWS.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

(2) A qualified biologist shall give a worker training session on the first morning of construction to all construction personnel. The training shall include information on identification of the species, its life history, and measures implemented for this project to avoid any harm to the species. The training may include flyers, photographs, or books with pertinent information.

(3) Prior to commencement of ground clearing or grading, the applicant shall install silt fencing along the perimeter of construction areas closest to Pond A (i.e., new gym, classrooms, and new weight room/field house) to prevent any loose sediment from entering aquatic areas, and to discourage frogs from entering construction sites. The silt fencing shall be maintained throughout the construction period.

(4) All fueling of construction equipment shall take place at least 20 meters from any aquatic habitat. The construction foreman shall inform the construction workers of plans to properly contain and clean up any accidental petroleum spills.

The biotic report has been reviewed and accepted by the Planning Department Environmental Planning Section. No other special status species have been identified on the subject property in either the Biotic Report or in site visits by Planning Department staff.

2.	Have a substantial adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations (e.g., wetland, native grassland, special forests, intertidal zone, etc.) or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

See response C-1 above. The first phase of the project would include the construction of a gymnasium and classroom building to the south of an existing pond. Although the classroom is designed to comply with the 100 foot riparian setback from the pond, the proposed gymnasium building would be located approximately 79 feet from the existing pond. The construction of the gymnasium in this location would require a Riparian Exception to reduce the 100 foot setback to a pond. The area is disturbed (as the existing junior varsity softball field) and the request for a Riparian Exception has been reviewed by Environmental Planning staff. No further modifications or mitigations have been requested to comply with the Riparian and Wetland Protection Ordinance. There are no other mapped or designated sensitive biotic communities on or adjacent to the project site.

3.	Interfere substantially with the movement of any native resident or	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

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?

See response C-1 above. 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 would substantially illuminate wildlife habitats? ☐ ☒ ☐ ☐

The development area is adjacent to a riparian corridor, which could be adversely affected by a new or additional source of light that is not adequately deflected or minimized. The following mitigation measures will be added to the project, such that any potential impact will be reduced to a less than significant level: All new outdoor and building lighting shall be directed downward and away from riparian areas and ponds.

5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☒ ☐

The project will not include activities that will have an adverse effect on any federally protected wetlands.

6. Conflict with any local policies or ordinances protecting biological resources (such as the Sensitive Habitat Ordinance, Riparian and Wetland Protection Ordinance, and the Significant Tree Protection Ordinance)? ☐ ☐ ☐ ☒

The project would not conflict with any local policies or ordinances. A Riparian Exception has been requested in compliance with the requirements of the Riparian and Wetland Protection Ordinance.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? ☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

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

D. AGRICULTURE AND FOREST RESOURCES

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

1.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

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

2.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐

The main campus (located on Assessor's Parcel Number 109-331-01) is zoned PF (Public Facilities), which is not considered to be an agricultural zone. The other parcels are zoned as follows: 109-141-24 & -25 are zoned A (Agriculture) and 109-141-20 & -54 are zoned RA (Residential Agriculture). The A and RA zoned parcels are located within the Rural Residential General Plan Land Use Designation and are not intended for commercial agricultural uses. None of the subject property is under a Williamson Act Contract.

The construction of the proposed tennis courts and the proposed junior varsity softball field will be located within 200 feet of existing CA (Commercial Agriculture) zoned parcels, with ongoing commercial agricultural activities on these properties. An

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Agricultural Buffer Setback Reduction is required to locate new habitable areas (or areas of intense outdoor human activity) within 200 feet of land designated for commercial agriculture in order to protect existing agricultural resources. This application includes a request to reduce the required agricultural buffer setback to 90 feet (to the west) for the proposed tennis courts and to 60 feet (to the west) and 115 feet (to the north) of the proposed junior varsity softball field. The request for Agricultural Buffer Setback Reductions was heard by the Agricultural Policy Advisory Commission on 11/15/12, and was approved with conditions at the public hearing (Attachment 8). The standard conditions of the Agricultural Buffer Setback Reduction will ensure protection of existing agricultural resources and the project will not adversely affect existing commercial agricultural operations on the adjacent parcels.

3.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
4.	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

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

5.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

See responses D-2 and D-4 above.

E. MINERAL RESOURCES

Would the project:

1.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

The site does not contain any known mineral resources that would be of value to the region and the residents of the state. Therefore, no impact is anticipated from project implementation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

The project site is zoned PF (Public Facilities), A (Agriculture) and RA (Residential Agriculture), which are not considered to be an Extractive Use Zone (M-3) and the property does not have a Quarry Designation Overlay (Q) (County of Santa Cruz General Plan, 1994). Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan would occur as a result of this project.

F. VISUAL RESOURCES AND AESTHETICS

Would the project:

1. Have an adverse effect on a scenic vista?	☐	☐	☐	☒

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

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

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

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

The existing visual setting is a rural residential neighborhood with agricultural activities and an existing public school facility. The proposed project is designed and landscaped so as to fit into this setting.

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

The project would create an incremental increase in night lighting. However, this

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

increase would be small, and would be similar in character to the lighting associated with the surrounding existing uses.

G. CULTURAL RESOURCES

Would the project:

1.	Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	☐	☐	☒	☐

The existing structures on the property are not designated as a historic resource on any federal, state or local inventory.

2.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	☐	☐	☒	☐

Portions of the subject property are mapped as potentially containing archaeological resources, although the majority of the parcel containing the main campus (APN 109-331-01) does not contain this designation. Archaeology was reviewed as a component of the 1995 Master Plan and a site survey was performed (Attachment 9) and did not find any evidence of pre-historic cultural resources on the property. The 1995 archaeological survey followed an earlier survey which also had negative results. No additional surveys or reports have been requested as a component of the current application to update the Master Plan. However, pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction, 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?	☐	☐	☒	☐

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 or unique geologic feature?	☐	☐	☐	☒

H. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
1.	Create a significant hazard to the public or the environment as a result of the routine transport, use or disposal of hazardous materials?	☐	☐	☐	☒
2.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
3.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
4.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐

Although the project site is included on the Environmental Health Services list of potentially hazardous sites in Santa Cruz County compiled pursuant to the specified code, the list indicates that the County Department of Environmental Health Services closed and resolved the case (involving hydrocarbons) on 4/1/2005.

5.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

The subject property is over 3 miles from the Watsonville Airport and is not within the boundaries of an airport land use plan.

6.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

The school has an existing emergency preparedness plan as required by the California Office of Emergency Services and applicable State laws. The proposed update to the Master Plan would not impair implementation of the emergency preparedness plan. The existing the emergency preparedness plan would be updated, as needed, to reflect the new buildings and improvements proposed as a component of this project.

8. Expose people to electro-magnetic fields associated with electrical transmission lines?	☐	☐	☐	☒
9. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

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

I. TRANSPORTATION/TRAFFIC

Would the project:

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

The proposed Master Plan update would not generate additional traffic as there is no proposed increase in enrollment or residential density on the subject property.

2. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
3. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
4. Result in inadequate emergency access?	☐	☐	☒	☐

The existing road access and circulation within the project site provides adequate emergency access. All building plans and proposed improvements will comply with the requirements of the local fire agency.

5. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?	☐	☐	☒	☐

The project does not include an increase in student enrollment or residential density and the current parking facilities are adequate to accommodate parking demand.

6. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒
7. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the County General Plan for designated intersections, roads or highways?	☐	☐	☒	☐

See response I-1 above.

J. NOISE

Would the project result in:

1. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

The project does not include an increase in student enrollment or residential density. The existing activities on the subject property would shift in location as a result of the proposed Master Plan and noise associated with these activities may increase in some areas while decreasing in others. However, any increase in noise generated would be small, and would be similar in character to noise generated by the existing school and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

surrounding existing uses.

2.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Ground vibrations generated during construction or grading activities may temporarily increase the groundborne noise levels for adjoining areas. Construction would be temporary, however, and given the limited duration of this impact it is considered to be less than significant.

3.	Exposure of persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐

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. The proposed project would not generate noise in excess of these levels or expose individuals to noise in excess of the established thresholds.

4.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

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

5.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
6.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

K. AIR QUALITY

Where available, the significance criteria established by the Monterey Bay Unified

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

Air Pollution Control District (MBUAPCD) may be relied upon to make the following determinations. Would the project:

1.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

The North Central Coast Air Basin does not meet state standards for ozone and particulate matter (PM_{10}). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NO_x]), and dust.

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

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

2.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒

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

3.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
4.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
5.	Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

The existing equestrian facilities currently utilize a manure management plan which was reviewed and approved by the County Department of Environmental Health Services as a component of the 1995 Master Plan. No changes to the existing equestrian facilities or manure management plan are proposed as a part of this project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

L. GREENHOUSE GAS EMISSIONS

Would the project:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

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

2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

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

M. PUBLIC SERVICES

Would the project:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a. Fire protection?	☐	☐	☒	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☒	☐
d. Parks or other recreational activities?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e. Other public facilities; including the maintenance of roads?	☐	☐	☒	☐

While the project may require an incremental contribution to the need for services, the increase would be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency, and school, park, and transportation fees to be paid by the applicant would be used to offset the incremental increase in demand for school and recreational facilities and public roads.

N. RECREATION

Would the project:

1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

The proposed Master Plan update would include relocation and expansion of existing indoor and outdoor recreational facilities. The construction of these facilities is included as a component of the review of this application and the potential physical effect of these recreational facilities on the environment has been evaluated in this document.

O. UTILITIES AND SERVICE SYSTEMS

Would the project:

1. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

See response B-8 above.

2. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

The school relies on an existing individual water system for water supply and no increase in water demand is anticipated as a result of this project. Public water delivery facilities would not have to be expanded.

The school is served by an existing on-site sewage disposal system (with on site septic system and treatment ponds) for wastewater disposal. No increase in sewage waste water flows are anticipated as a result of this project.

3. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐

The existing wastewater treatment system was reviewed and approved by the County Department of Environmental Health Services as a component of the 1995 Master Plan. No increase in student enrollment or residential density is proposed as a part of this project, and no increase in waste water flows are anticipated. The existing wastewater treatment system is not proposed to be modified as a result of this project.

4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

The school relies on an existing individual water system for water supply and no increase in water demand is anticipated as a result of this project.

5. Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

The school is served by a private on-site sewage disposal system.

6. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒

No increase in waste disposal in anticipated as a result of this project.

7. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

P. LAND USE AND PLANNING

Would the project:

1. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

The proposed project does not conflict with any regulations or policies adopted for the purpose of avoiding or mitigating an environmental effect. No impact is anticipated.

2. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

The subject property is not located in an area covered by a conservation plan.

3. Physically divide an established community?	☐	☐	☐	☒

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

Q. POPULATION AND HOUSING

Would the project:

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

The proposed project is an update to an existing approved Master Plan. The update includes relocation of existing structures and improvements on the property and no increase in student enrollment or residential density is proposed. Additionally, 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.

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

Later phases of the project would result in the demolition of existing residential structures for the construction of a new swimming pool. The removal of these

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact

residential units would not be substantial (less than 4 units total) and construction of replacement housing would not be required as a result of this project.

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

See response Q-2 above

R. MANDATORY FINDINGS OF SIGNIFICANCE

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

The potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in Section III of this Initial Study. Resources that have been evaluated as significant would be potentially impacted by the project, particularly biotic resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes specific recommendations to ensure protection of California Red-Legged Frogs (CRLF). As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒

In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to transportation and traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes payment of the transportation impact fee. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant Impact	No Impact
3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to specific questions in Section III. As a result of this evaluation, there is no substantial evidence that there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

IV. TECHNICAL REVIEW CHECKLIST

	REQUIRED	DATE COMPLETED
Agricultural Policy Advisory Commission (APAC) Review	Yes ☒ No ☐	11/15/12
Archaeological Review	Yes ☒ No ☐	5/15/95
Biotic Report/Assessment	Yes ☒ No ☐	4/7/11
Geologic Hazards Assessment (GHA)	Yes ☒ No ☐	11/3/11
Geologic Report	Yes ☐ No ☐	
Geotechnical (Soils) Report	Yes ☒ No ☐	4/5/11 & 11/9/11
Riparian Pre-Site	Yes ☐ No ☐	
Septic Lot Check	Yes ☐ No ☐	
Other:	Yes ☐ No ☐	

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

County of Santa Cruz 1994

1994 General Plan and Local Coastal Program for the County of Santa Cruz, California. Adopted by the Board of Supervisors on 5/24/94, and certified by the California Coastal Commission on 12/15/94.

County of Santa Cruz 1995

Mitigated Negative Declaration for Monte Vista Christian School Master Plan Update 95-0034. Approved by Environmental Coordinator on 11/4/97 and adopted by the Zoning Administrator on 1/16/98.

Geological and Geophysical Investigation for Fault Location, Monte Vista Christian School, prepared by Geoconsultants, Inc., dated 6/16/78.

Supplemental Data for Fault Location Investigation, Monte Vista Christian School, prepared by Geoconsultants, Inc., dated 7/19/78.

Addendum Report on Results of Exploratory Trenching, Investigation for Fault Location, Monte Vista Christian School, prepared by Geoconsultants, Inc., dated 9/21/78.

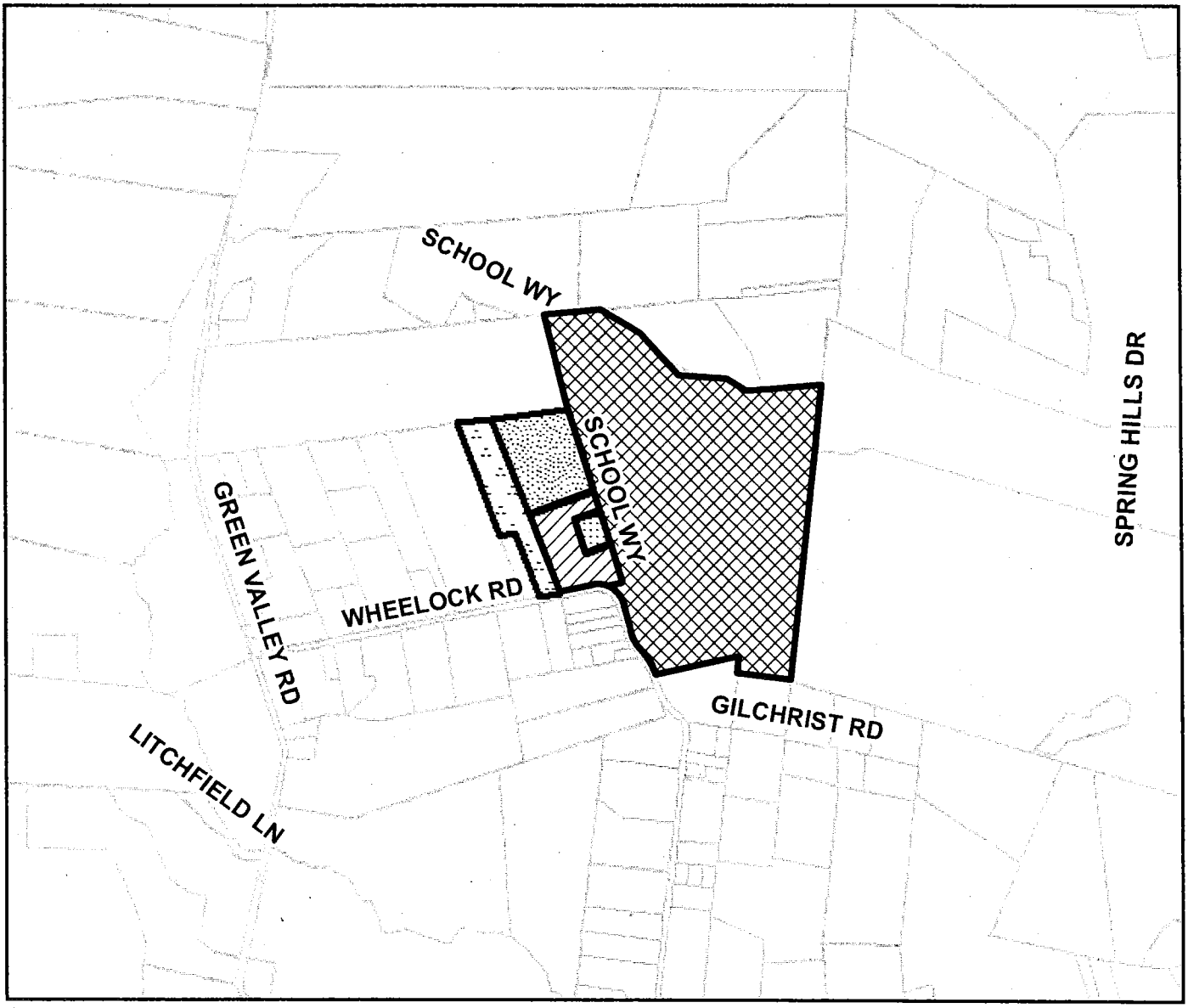
Summary Letter of Fault Location Studies, Monte Vista Christian School, prepared by Geoconsultants, Inc., dated 9/28/98.

Drainage Calculations, prepared by C2G/Civil Consultants Group Inc., revised 5/12.

VI. ATTACHMENTS

1. Vicinity map, Map of Zoning Districts; Map of General Plan Designations; and Assessors Parcel Map.
2. Master Plan Summary, dated 6/11; Master Plan Improvement Exhibit, dated 12/5/12; & Project plans "Monte Vista Christian School", revised 3/14/12, prepared by C2G/Civil Consultants Group Inc.
3. Geologic Hazards Assessment "Fault Delineation Study" (Report Summary, Conclusions & Recommendations), prepared by Haro, Kasunich and Associates, dated 11/5/11.
4. Geotechnical Investigation for proposed gymnasium, classroom building, and tennis courts (Report Summary, Conclusions & Recommendations), prepared by Haro, Kasunich and Associates, dated 4/5/11.
5. Geotechnical Investigation for proposed water tank (Report Summary, Conclusions & Recommendations), prepared by Haro, Kasunich and Associates, dated 11/9/11.
6. Geologic and Geotechnical Review Letters, prepared by Joe Hanna, County Geologist, dated 12/7/11 & 2/29/12.
7. Biotic Report "Site Assessment for California Red-Legged Frog" (Report Summary, Conclusions & Recommendations), prepared by Dana Bland, dated 4/7/11.
8. Staff report and minutes from the Agricultural Policy Advisory Commission, 11/15/12 public hearing.
9. Archeological Reconnaissance Survey Letter, prepared by Suzanne Smith, dated 5/15/95.

Location Map



LEGEND

- APN: 109-331-01
- APN: 109-141-54
- APN: 109-141-25
- APN: 109-141-24
- APN: 109-141-20
- Assessors Parcels
- Streets
- SWALE
- Lakes

N
W E
S

Map Created by
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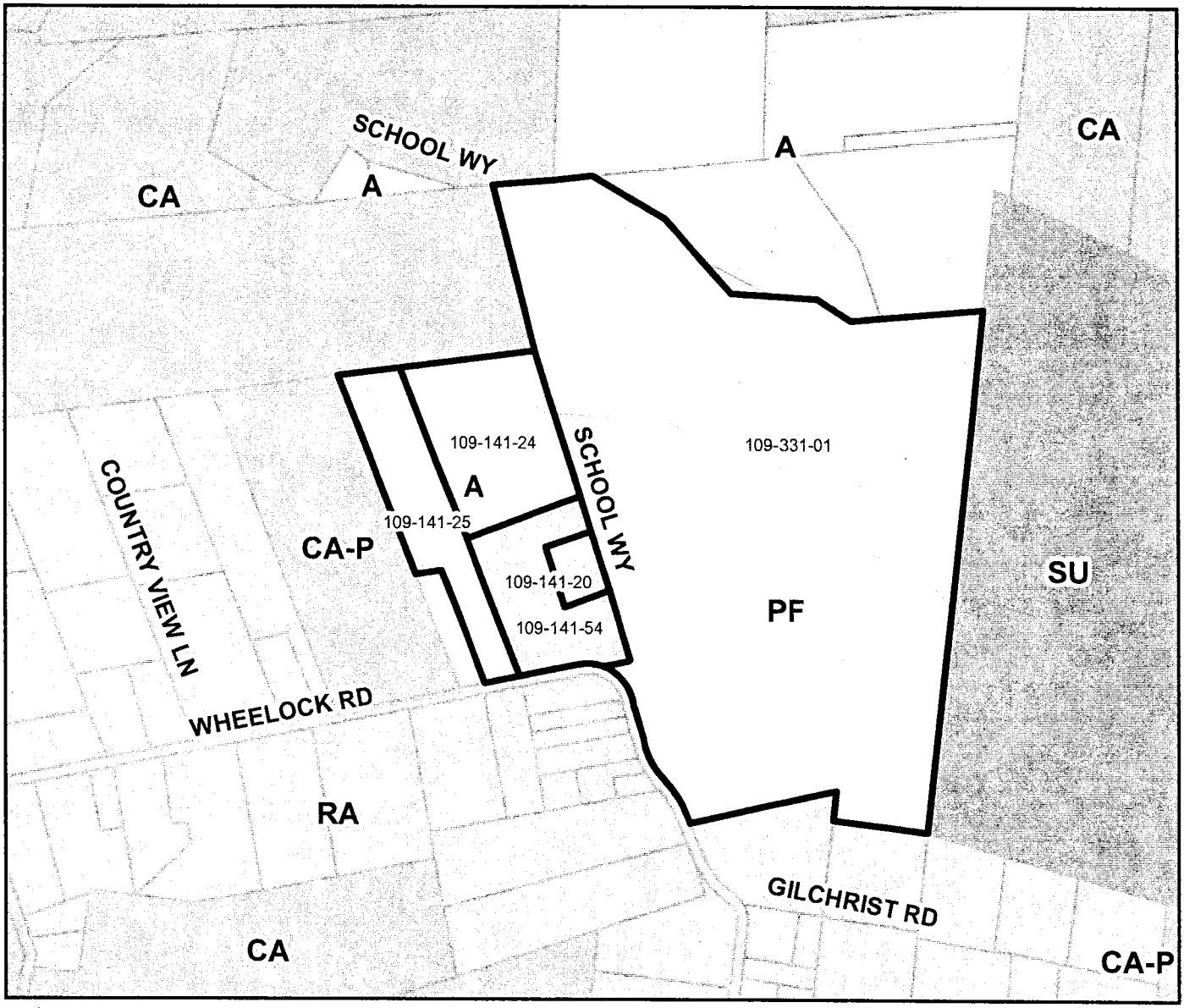
Planning Department
July 2011

ATTACHMENT 1

Zoning Map



870 435 0 870 1,740 2,610 3,480 Feet

LEGEND

- APN: 109-331-01
- APN: 109-141-54
- APN: 109-141-25
- APN: 109-141-24
- APN: 109-141-20
- Assessors Parcels
- Streets
- SWALE
- PUBLIC FACILITY
- AGRICULTURE
- AGRICULTURE RESIDENTIAL
- AGRICULTURE COMMERCIAL
- SPECIAL USE

N W E S

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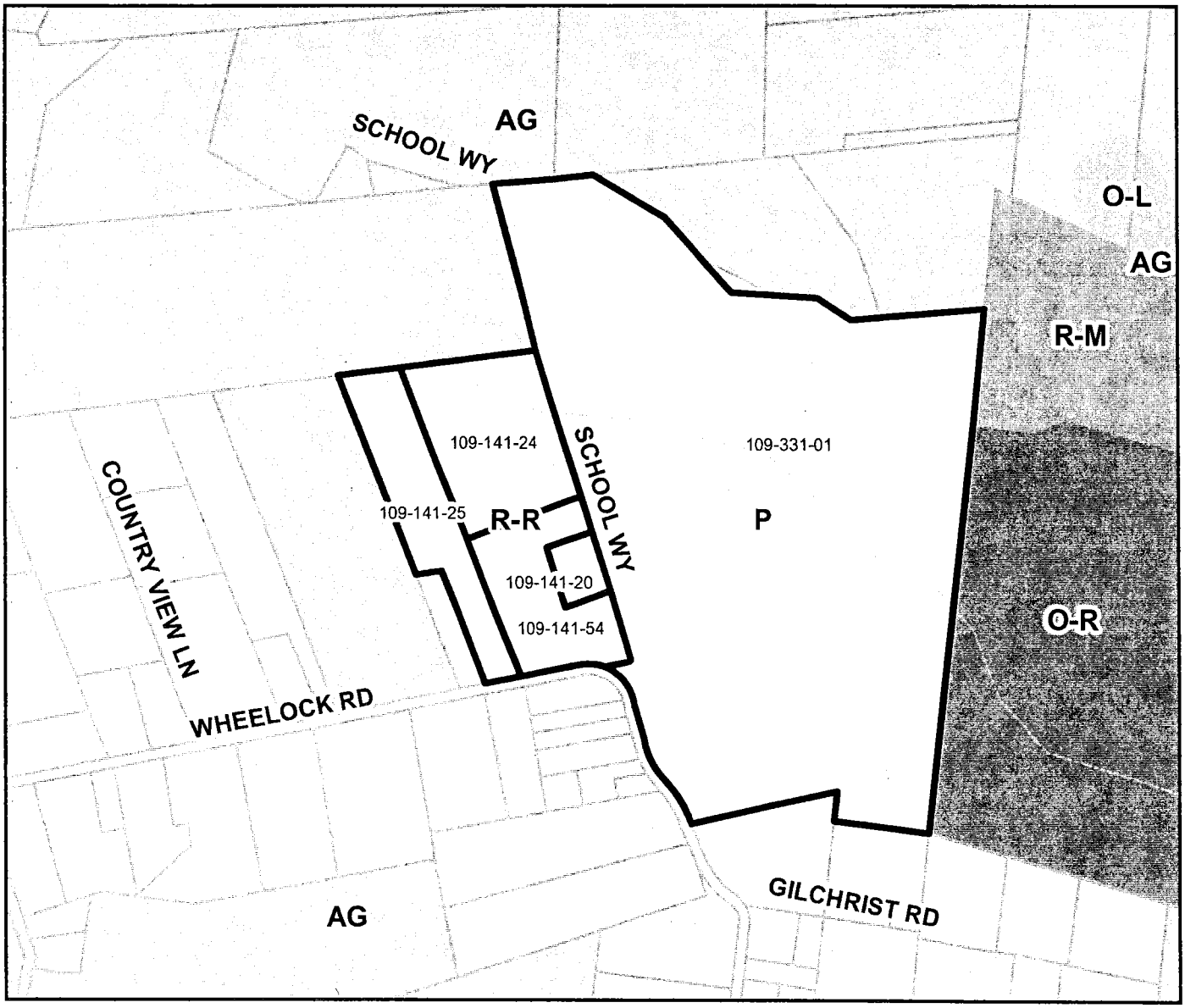
July 2011

General Plan Designation Map



860 430 0 860 1,720 2,580 3,440 Feet

LEGEND

- APN: 109-331-01
- APN: 109-141-54
- APN: 109-141-25
- APN: 109-141-24
- APN: 109-141-20
- Assessors Parcels
- Streets
- SWALE
- Public Facilites
- Residential-Rural
- Agriculture
- Lake
- Residential-Mountain
- Parks and Recreation

N W E S

Map Created by
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July 2011

FOR TAX PURPOSES ONLY

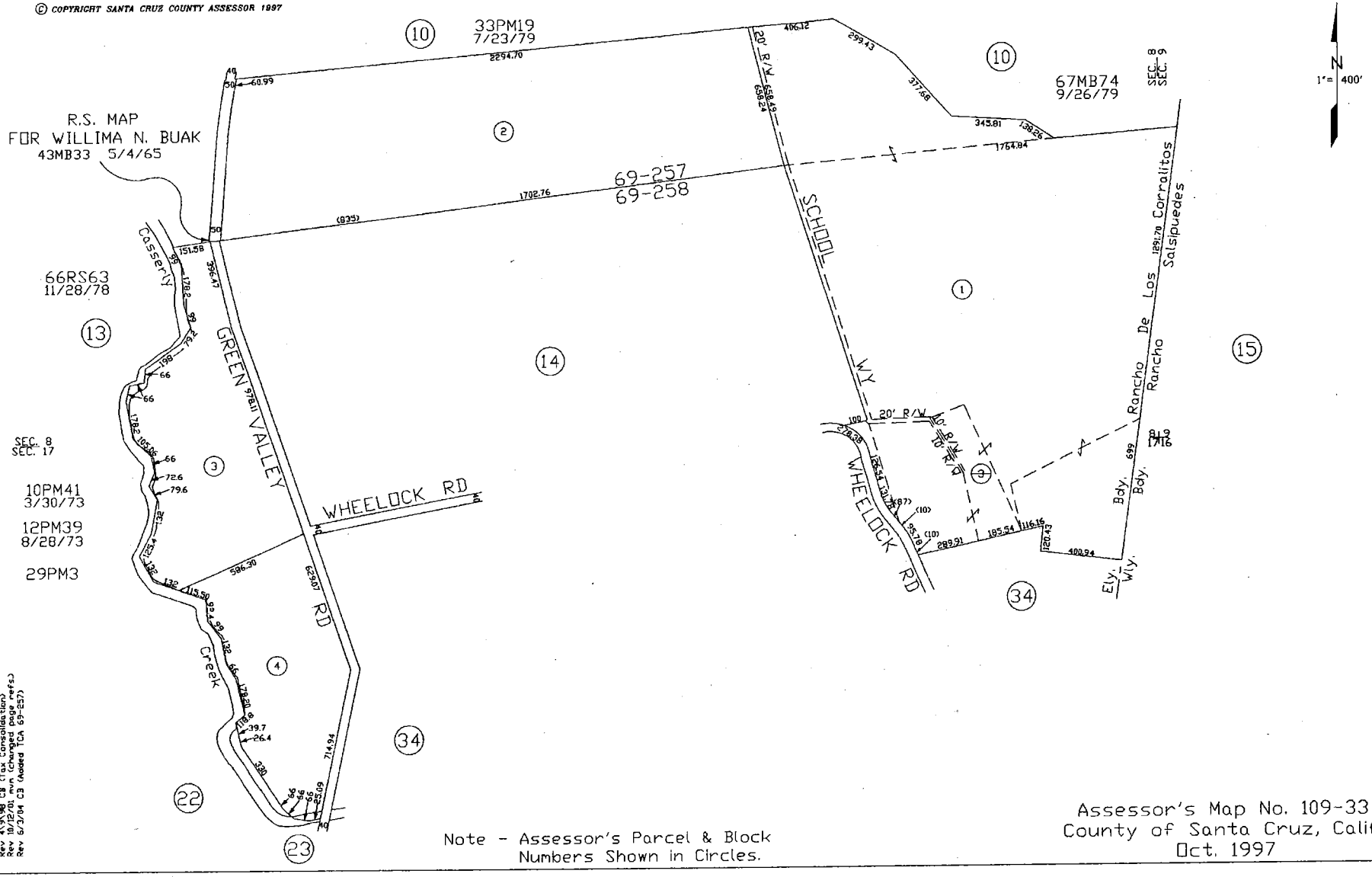
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

RANCHO DE LOS CORRALITOS

POR. SECS. 8 & 17, T.11S., R.2E., M.D.B. & M.

Tax Area Code
69-257 69-258

109-33



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

Assessor's Map No. 109-33
County of Santa Cruz, Calif.
Oct. 1997

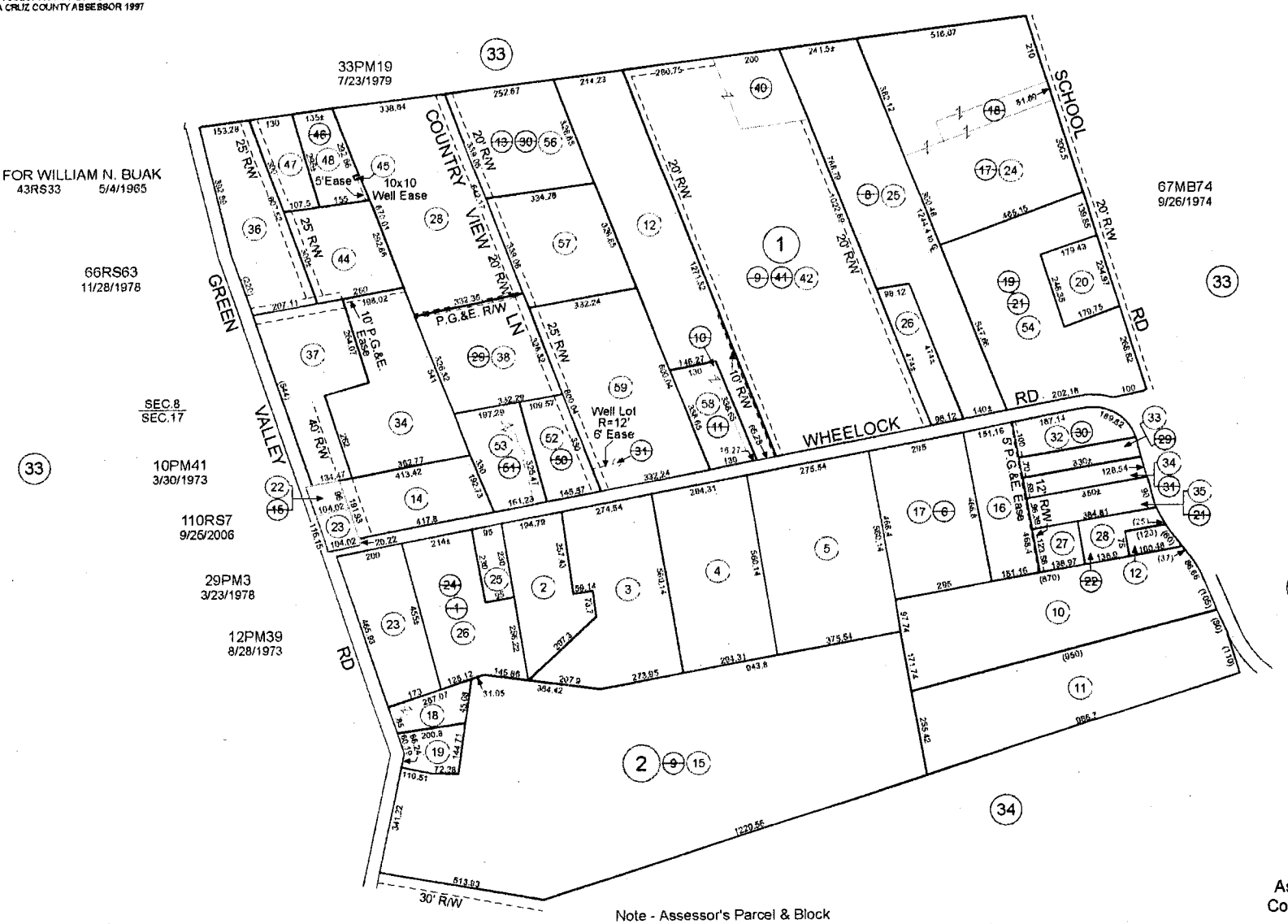
Electronically drawn 10/9/97 KSA
Rev. 10/10/97 KSA (Por. From 109-14)
Rev 4/9/98 CB (Tax Consolidation)
Rev 10/12/01 mvn (Changed page refs.)
Rev 6/3/04 CB (Added TCA 69-257)

FOR TAX PURPOSES ONLY

RANCHO DE LOS CORRALITOS
POR. SEC. 8 & 17, T.11S., R.2E., M.D.B. & M.

Tax Area Code
69-258

109-14



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

Assessor Map No. 109-14
County of Santa Cruz, Calif.
Oct. 1997

-46-

Electronically drawn 10/10/97 KSA
Rev. 10/10/97 KSA (Por. to 109-33)
Rev. 4/9/98 CB (Tax Consolidation)
Rev. 10/12/01 mam (changed page refs.)
Rev. 6/4/04 GG (Removed R/W 1-36 & 47, as per 2004-0030362 & 0028447
Rev. 4/21/05 mvm (Added County View Ln)
Rev. 1/1/508 td (11ORS7)

June, 2011

MONTE VISTA CHRISTIAN SCHOOL
MASTER PLAN AND USE PERMIT AMENDMENTS

APN's: 109-331-01, 109-141-20, 24, 25, & 54
Address: 2 School Way, Watsonville, CA 95076

Construction Phase 1: Construct new (replacement) middle school gym (approx. 14,000 sq ft) with bathrooms but no showers and 4 new (replacement for 2) classrooms with sinks (approx. 3,000 sq ft) on location of current JV softball field. Construct 6 new tennis courts (to replace 2 existing). Construct a new water tank of approx. 180,000 gal and a new fire hydrant to handle fire suppression for the new construction. (This is the current project) (See Phase 5 for relocation of JV softball field.)

Construction Phase 2: Demolition of old middle school gym, existing modular classrooms, & 2 tennis courts; construct a new chapel in the location of the demolished buildings. This chapel is to be used for school musical, performing arts and chapel programs only. Guests of the school may attend programs, such as parents. The chapel will not be rented out to the public. It is not a public performing arts center. It is a private chapel and performing arts venue for school use only. It is to be used for existing school functions which are now held in the large gym. The chapel will not intensify the school's uses. It will be approximately a 500 seat chapel, large enough for half the school to have chapel services at one time.

Construction Phase 3: Construct new music/performing arts classrooms near chapel (these classes are now held in the gym); convert existing weight room to Instrumental classroom and storage (also now done in the gym); Construct a new field house near football field (changing rooms for football players).

Construction Phase 4: Construct new replacement swimming pool, to be a competition size pool with bathroom facilities for sports complex: to serve baseball fields and tennis courts as well as swimming pool. Remove current swimming pool and use area as part of main campus quad. New pool will be constructed so as to be able to provide fire flow capacity, as did existing pool.

Construction Phase 5: Expand existing café seating and create student activity center next to existing cafeteria. Again, there will be no intensification of uses. The students now meet outdoors. Relocate JV softball field to near water tank.

Phases 2, 3, 4, and 5 are approximately located on the Master site plan but building plans are to be processed separately later as Level 4 applications.

ATTACHMENT 2

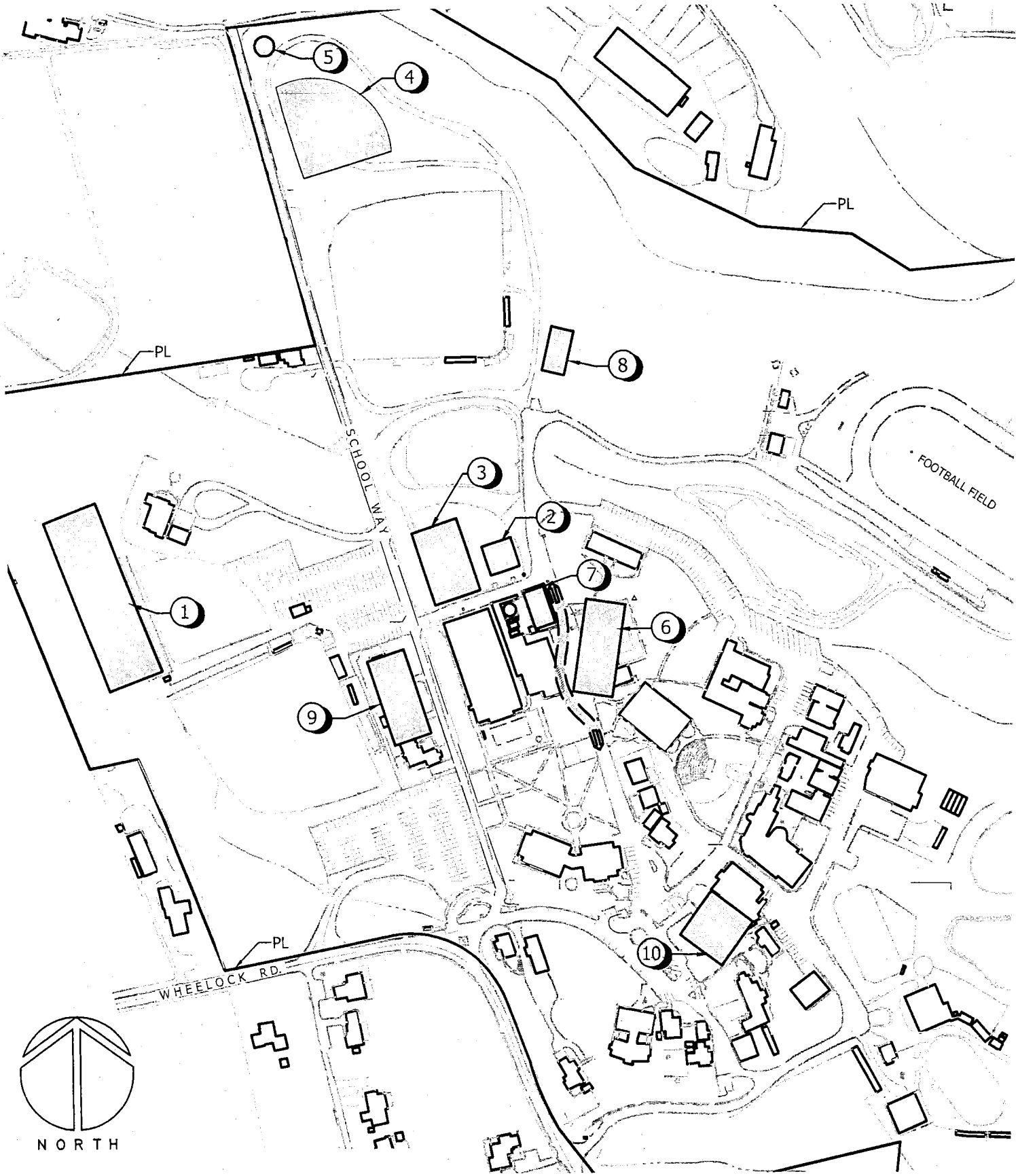
Requires a Master Plan Amendment and Amendments to existing Use Permits 95-0034, 96-0224, 01-0212, and 07-0468.

Construction Phase 1 also requires a Riparian Exception for construction of the new gym and classrooms within 100 feet of a pond. The new buildings are located plus 50 feet from the willows around the pond. Our reasons for this request are as follows: The use is an existing school and this location is already a disturbed site in that it has been a softball field for many years. This area was shown on the approved 1995 Master Plan as a school use area. We are not intensifying the school use, but this area is needed for buildings now. The school is approved for 1000 students, and we are not changing this number in this Master Plan Amendment. The pond is a man-made drainage pond and is part of the percolation drainage system for the school. It is aerated to keep down the algae. Please see accompanying red-legged frog assessment for the unlikelihood of red-legged frogs being there.

Construction of Phase 1 also requires an Agricultural Buffer setback reduction from 200 feet to 90 feet. The new courts are located as close to the rest of the existing sports fields as possible. There is no other good place for such a facility. The school proposes a solid fence with a double row of trees along the property line 90 feet away.

MASTER PLAN TEAM CONTACT LIST

Steve Sharp, School Headmaster	Chief School Administrator	722-8178
Jimmie Brewer, Asst. to Headmaster	Internal Project Manager	768-6161
Betty Cost, Planning Consultant	**External Project Manager & main contact for County planners**	**724-4597**
Wayne Johnson, Plant Manager	Construction Manager	722-8178 Ext. 164 (cell 750-2576)
Cheryl Sharp, Campus Décor Consultant	Décor Integrative Consultant	722-8178
Mike Bridgette, Surveyor	Topography & Site Map	722-5800
Steve Pollock, Theatrical and Audio Consultant	Chapel Interior Design	415-392-7528
Jeffrey Berg, Steinberg Architects	Chapel Architecture	408-817-3176
Brian Spector, WRD Architects	Gym and Classrooms drawings	649-4642 (cell 595-4784)
Todd Creamer & Dave Dauphin, C2G Engineers	Civil Engineering	438-4420
Jeff Martin, Steelhead Engineering	Structural Engineering	



C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-5829

MASTER PLAN IMPROVEMENT EXHIBIT

MONTE VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY, WATSONVILLE, CA

DATE: 12.5.12 *DRAWN: DD*
SCALE: 1":250' *SHEET: 1 OF 2*

Phase	ID #	Description	Size	Unit of measurement
1	1	New Tennis Courts	39,960	Sq.Ft.
1	2	New Classroom Bldg	3,600	Sq.Ft.
1	3	New M.S. Gymnasium	14,250	Sq.Ft.
1	4	New J.V. Softball Field	31,000	Sq.Ft.
1	5	New Water Tank	192,000	Gallons
2	6	New Chapel / Perf. Arts	16,500	Sq.Ft.
3	7	Drama & Storage Room	3,150	Sq.Ft.
3	8	New Weight Room	7,300	Sq.Ft.
4	9	New Swimming Pool	14,000	Sq.Ft.
5	10	Expanded Café Seating	11,200	Sq.Ft.

MASTER PLAN SCHEDULE

PHASE 1 - (1 TO 2 YEAR CONSTRUCTION)
- NEW MIDDLE SCHOOL GYMNASIUM & CLASSROOM RELOCATION
- NEW TENNIS COURT RELOCATION & EXPANSION
- DOMESTIC WATER STORAGE IMPROVEMENTS
- NEW JV SOFTBALL FIELD

PHASE 2 - (2 TO 3 YEAR CONSTRUCTION)
- DEMOLITION OF EXISTING MIDDLE SCHOOL GYMNASIUM & REDIRECT ACCESS ROAD
- DEMOLITION OF EXISTING TENNIS COURTS
- DEMOLITION OF (E) PORTABLES
- NEW CHAPEL / PERFORMING ARTS BUILDING

PHASE 3 - (1 TO 2 YEAR CONSTRUCTION)
- CHOIR ROOM & INSTRUMENT ROOM IN CHAPEL / P. ARTS BLDG
- CONVERT EXISTING WEIGHT ROOM TO DRAMA / STORAGE ROOM
- NEW WEIGHT ROOM / FIELD HOUSE

PHASE 4 - (1 TO 2 YEAR CONSTRUCTION)
- REMOVE HOUSING AS NECESSARY
- (N) COMPETITION SWIMMING POOL AND POOL FACILITIES
- REMOVE (E) SWIMMING POOL AFTER CONSTRUCTION OF NEW COMPETITION SWIMMING POOL TO MAINTAIN APPROVED FIRE STORAGE

PHASE 5 - (1 TO 2 YEAR CONSTRUCTION)
- EXPANDED CAFE SEATING / ACTIVITY CENTER

MASTER PLAN GRADING QUANTITIES

PHASE	CUT	FILL
1	4882	6520
2*	850	200
3*	250	100
4*	620	500
5*	120	100
TOTAL	6,722	7,420

* = QUANTITIES SHOWN ARE SCHEMATIC AND MAY VARY DURING THE DESIGN OF EACH PHASE.

ABOVE QUANTITIES REFLECT CHANGE IN EXISTING GRADE TO FINISH GRADE.

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-5829

MASTER PLAN IMPROVEMENT SCHEDULE

MONTE VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY, WATSONVILLE, CA

DATE: 12.5.12 DRAWN: DD
SCALE: NTS SHEET 2 OF 2

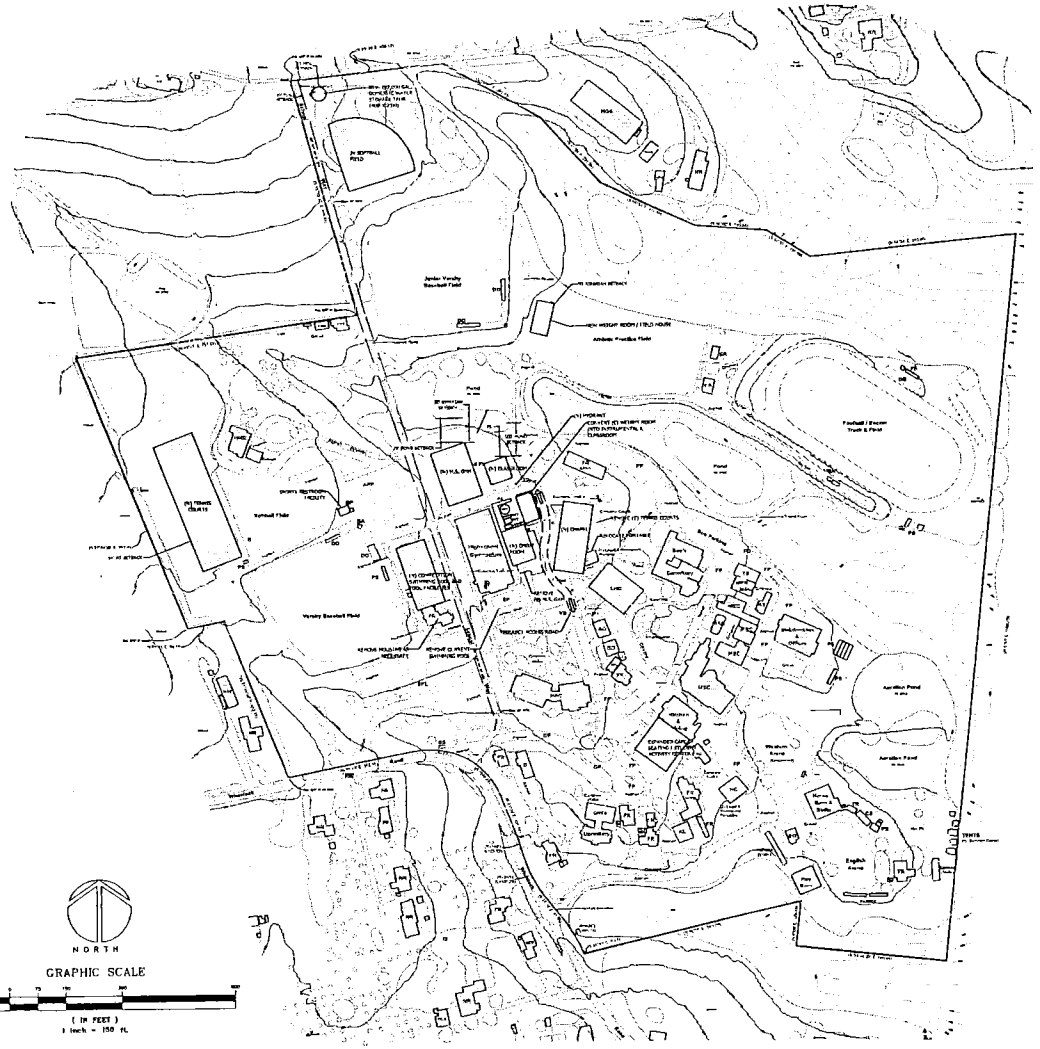
2011 MASTER PLAN AMENDMENT

MONTE VISTA CHRISTIAN SCHOOL

2 School Way, Watsonville, Ca 95076

Application # 111111

APN 109-331-01



Legend

AC	Audio Christy
AFP	Athletic Field Parking
AL	Art Lab
AO	Admissions Office
AS	Auto Shop
B	Bleachers
BA	Bleachers & Announcer's Booth
BC	Batting Cage
BO	Business Office
BP	Booster Pump
BR	Bathrooms
BS	Bus Stop
CC	Communication Christy
CO	Clean Out
COM	Communication
CS	Concession Stand
D	Drama Classroom
DO	Dog Out
EC	Electrical Christy
EO	Electrical Outlet
EPB	Electrical Panel Box
EQ	Equestrian Closeroom
FD	Fuel Dock
FH	Fire Hydrant
FM	Force Main
FP	Faculty Parking
FR	Faculty Residence
FS	Fire Sprinkler (Control)
GB	Guest Bleachers
GC	Gas Christy
GCB	Gate Call Box
GKS	Gate Key Scan
GP	Guest Parking
GS	Garage and or Storage
GT	Grease Trap
GV	Gas Valve
HAC	High School Administration & Classrooms
HB	Hose Bib
HBA	Home Bleachers & Announcer's Booth
HC	High School Classrooms
HMR	Head Master's Residence
IB	Internet Box
ICV	Irrigation Control Valve
IT	Irrigation Timer
JA	Joint Anchor
JP	Joint Pole
LHC	Library & High School Classrooms
LMB	Landscape & Maintenance Buildings
LT	Light
MH	Manhole
MPR	Master Planning Room
MSA	Middle School Administration
MSC	Middle School Classrooms
MSG	Middle School Gymnasium
NGS	Neighboring Garage and or Storage
NR	Neighboring Residence
PS	Portable Storage
S	Shed
SC	Sewer Christy
SCC	Sewer Control Christy
SD	Satellite Dish
SP	Swimming Pool
SPL	Student Parking Lot
SS	Sanitary Sewer
STA	Septic Tank Access (Lid)
TR	Track Room
TRF	Transformer
TS	Transportation Service
UC	Utility Closet
UCE	Utility Christy (Empty)
UP	Utility Pole
VB	Valley Ball Sand Court
WC	Water Christy
WCR	Water Control Building
WF	Water Faucet
WT	Water Tanks
WV	Water Valve
W	Street Light / Lamp Post

NORTH

GRAPHIC SCALE

(IN FEET)

1 inch = 150 ft.

MASTER PLAN SCHEDULE

PHASE 1 - (1 TO 2 YEAR CONSTRUCTION)
- NEW MIDDLE SCHOOL GYMNASIUM & CLASSROOM RELOCATION
- NEW TENNIS COURT RELOCATION & EXPANSION
- DOMESTIC WATER STORAGE IMPROVEMENTS
- JV SOFTBALL FIELD GRADING AND DRAINAGE

PHASE 2 - (2 TO 3 YEAR CONSTRUCTION)
- DEMOLITION OF EXISTING MIDDLE SCHOOL GYMNASIUM & REDIRECT ACCESS ROAD
- DEMOLITION OF EXISTING TENNIS COURTS
- RELOCATION OF (E) PORTABLE
- NEW CHAPEL

PHASE 3 - (1 TO 2 YEAR CONSTRUCTION)
- CHOIR ROOM
- CONVERT EXISTING WEIGHT ROOM TO INSTRUMENTAL ROOM
- NEW WEIGHT ROOM / FIELD HOUSE

PHASE 4 - (1 TO 2 YEAR CONSTRUCTION)
- REMOVE HOUSING AS NECESSARY
- (N) COMPETITION SWIMMING POOL AND POOL FACILITIES
- REMOVE (E) SWIMMING POOL AFTER CONSTRUCTION OF NEW COMPETITION SWIMMING POOL TO MAINTAIN APPROVED FIRE STORAGE

PHASE 5 - (1 TO 2 YEAR CONSTRUCTION)
- EXPANDED CAFE SEATING / ACTIVITY CENTER
- JV SOFTBALL FIELD

SHEET INDEX

MASTER PLAN GRADING QUANTITIES

PHASE	CUT	FILL
1	4952	6130
2*	850	290
3*	350	350
4*	630	500
5*	130	100
TOTAL	6,722	7,488

1 * = QUANTITIES SHOWN ARE SCHEMATIC AND MAY VARY DURING THE DESIGN OF EACH PHASE.

ABOVE QUANTITIES REFLECT CHANGE IN EXISTING GRADE TO PROPOSED GRADE.

SURVEY DATA TABLE	
PHOTOGRAPHY DATE:	13 July 2010
PHOTOGRAPHY SCALE:	1" = 400'
MAPPING DATE:	September 2010
BEARING BASE:	Vol. 67 Maps, Pg. 74
VERTICAL DATUM:	NAVD 88

Notes

Photogrammetry provided by:

AERIAL DATA INC. 1881 Northridge Drive Yuba City, CA 95991 (530) 671-5001

△ Horizontal & Vertical Survey Control Point - Aerial Targets

Bearing Base is taken from that Record of Survey Map recorded in Volume 67 of Maps, at Page 74, Santa Cruz County Records. Boundary lines shown have been compiled from 67 of 74 and recorded deeds.

Vertical Datum: NAVD 88 per GPS Surveying

Elevations shown on Sewer (SSMH, FM ...) are observed at center top of lid.

Utilities shown between the High School Admin./Classrooms (HAC), the Girl's Dormitory and the Kitchen & Dining Building are taken from the 1999 Topographic Survey for the Performing Arts Building, on file in the office of Bridgette Land Surveying.

EXISTING CAMPUS PARKING STALLS		ACTUAL	REQ.
STANDARD PARKING STALLS	=	475	178*
ACCESSIBLE STALLS	=	11	6

THE INFORMATION ABOVE, PROVIDED BY THE SCHOOL, MEETS THE REQUIRED AMOUNT OF ACCESSIBLE STALLS PER TABLE 11B-6 CALIFORNIA BUILDING CODE AND SANTA CRUZ COUNTY CODE REQUIREMENTS.

SANTA CRUZ COUNTY PARKING RATIO REQUIREMENTS		
1000 STUDENTS	=	100 STALLS (0.1 STALL / STUDENT)
140 STAFF	=	42 STALLS (0.3 STALL / STAFF)
12 RESIDENCES	=	36 STALLS
		178 STALLS REQUIRED (SEE TABLE ABOVE)

REVISIONS	BY
1 JULY 18, 2011 COUNTY COMMENTS	DD
2 DECEMBER 15, 2011 COUNTY COMMENTS	DD
3 MARCH 14, 2012 COUNTY COMMENTS	DD

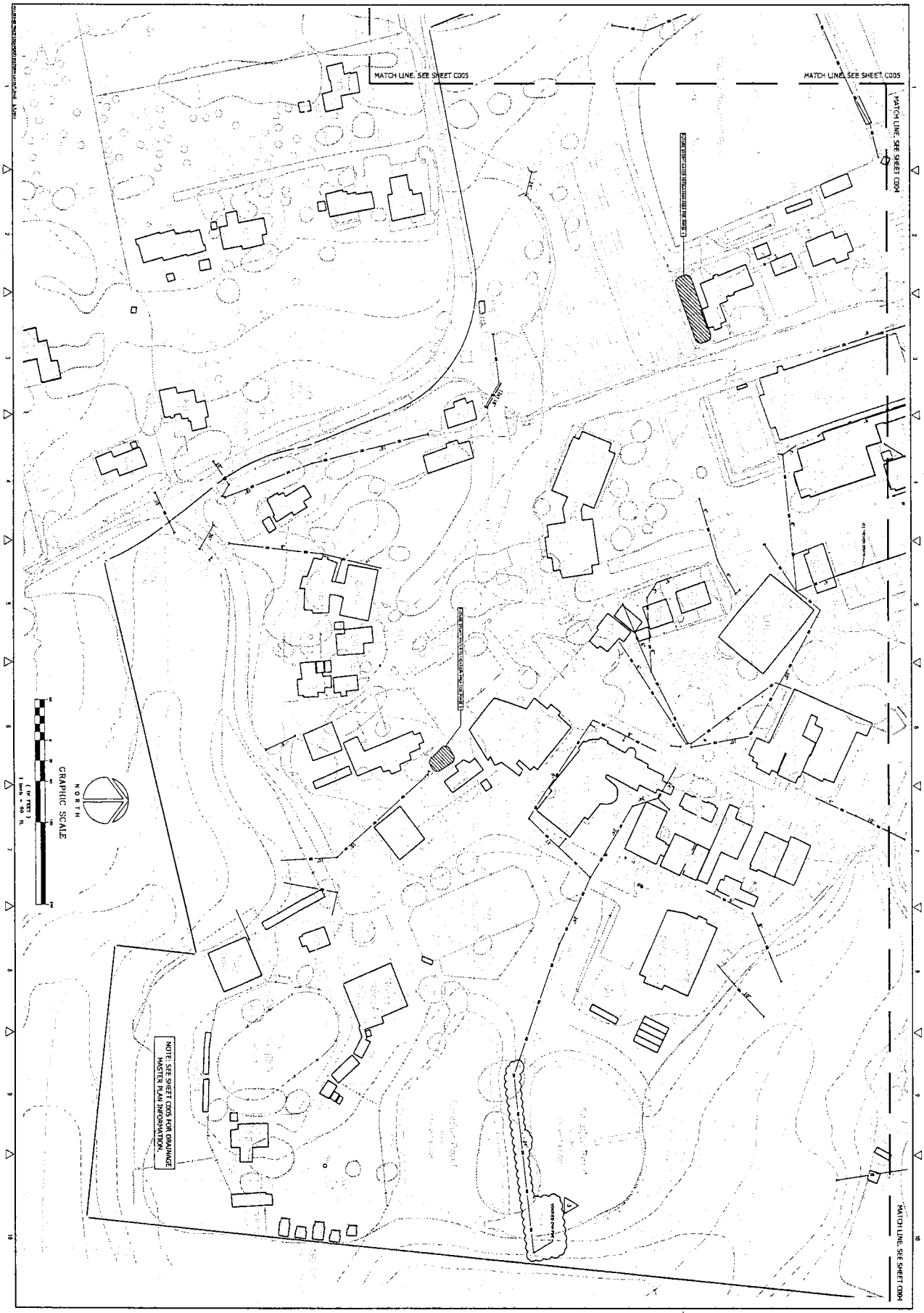
2011 MASTER PLAN AMENDMENT

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
Surveyors/Mapping/Land Use
Scotts Valley, CA 95066
T: (831) 438-4420 F: (831) 438-4479

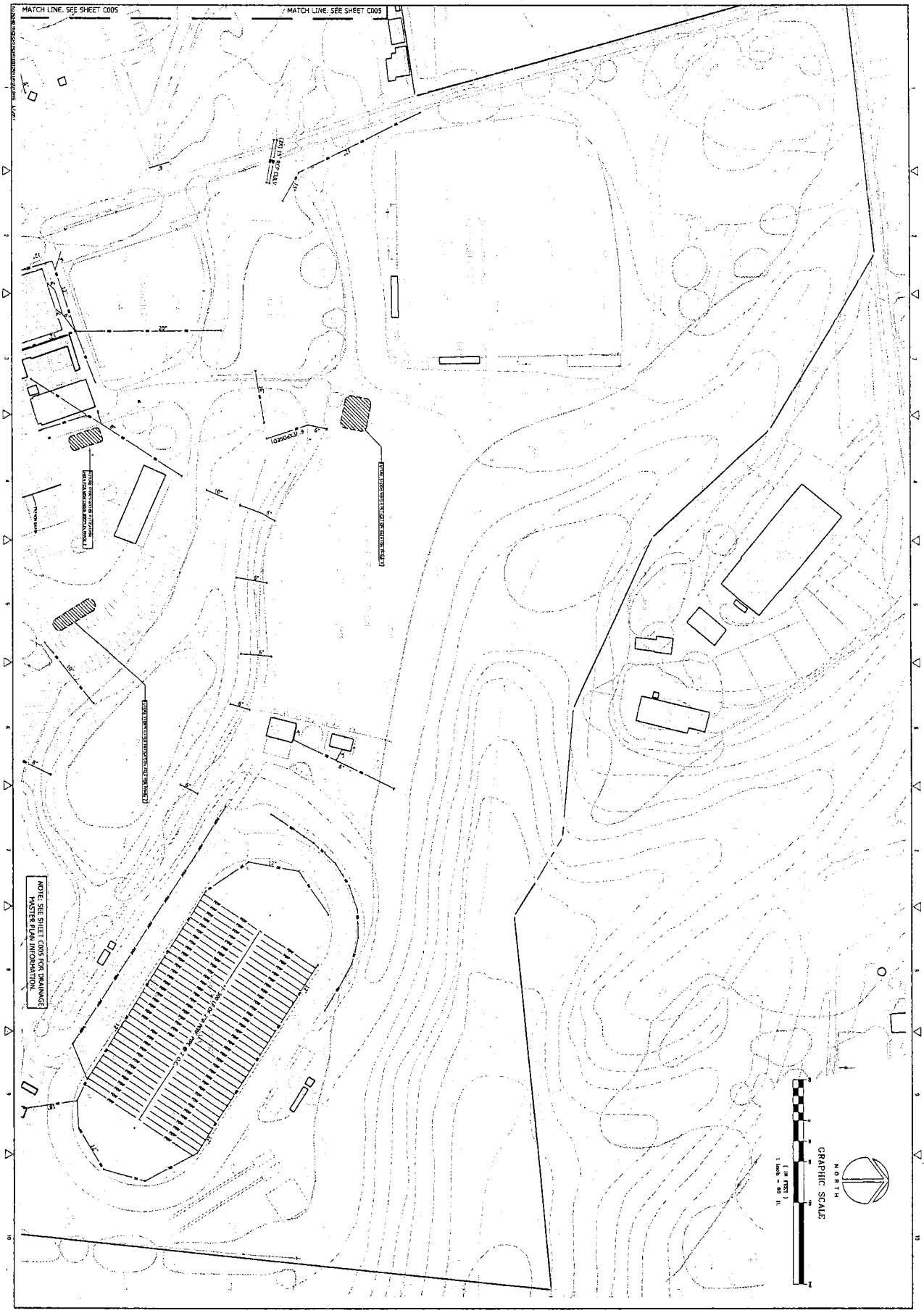
MONTE VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY
WATSONVILLE, CA 95076

Date: 04/06/11
Scale: NTS
Drawn: DD
Job: 383-00
Sheet: C001
Of Sheets

MONTE VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY
WATSONVILLE, CA 95076
Date: 01/06/11
Scale: 1"=60'
Drawn: DD
Job: 383-10
Sheet: C002
Of 8 Sheets
CGC/CMI Consultants Group, Inc.
Engineers/Planners
4444 Scotts Valley Drive / Suite B
Scotts Valley, CA 95066
(831) 438-4420
EXISTING SEPTIC LAYOUT
REVISIONS
BY
DD
DD
DD
(N) CLASS BLDG
(N) M.S. GYM
(E) STORAGE ROOM
(E) H.S. GYMNASIUM
(E) H.S. GYMNASIUM
(N) SS TO (E) SEPTIC SYSTEM - ENLARGED PLAN
(E) SEPTIC TANK - ENLARGED PLAN
NORTH
GRAPHIC SCALE



Sheet: C003 of Sheets	Date: 04/06/11 Scale: 1"=60' Drawn: DD Job: 385-10	MONTE VISTA CHRISTIAN SCHOOL 2 SCHOOL WAY WATSONVILLE, CA 95076	C2G /CIVIL CONSULTANTS GROUP, INC. Engineers/Planners 4444 Scotts Valley Drive / Suite 6 Scotts Valley, CA 95066 T (831) 438-4420 F (831) 438-5829	EXISTING STORM DRAINAGE & STORM WATER MANAGEMENT / DRAINAGE MASTER PLAN	1 DD 12.13.11 PLANNING SUBMITTAL COMMENTS 2 DD 03.30.12 PLANNING SUBMITTAL COMMENTS 3 DD 04.06.12 PLANNING SUBMITTAL COMMENTS REVISIONS BY



MONTE VISTA CHRISTIAN SCHOOL 2 SCHOOL WAY WATSONVILLE, CA 95076	C2G /CIVIL CONSULTANTS GROUP, INC. Engineers/Planners 5664 Scotts Valley Drive / Suite 6 Scotts Valley, CA 95066 T (831) 438-4420 F (831) 438-5829	EXISTING STORM DRAINAGE & STORM WATER MANAGEMENT / DRAINAGE MASTER PLAN	Date: 04/06/11 Scale: 1"=50' Drawn: DJD Job: 383-10 Sheet: C004 Of Sheets	BUILDING PERMIT SUBMITTAL 04/06/11 PLANNING SUBMITTAL 03/01/11 PLANNING COMMENTS 02/01/11 PLANNING COMMENTS 01/01/11

STORM WATER MITIGATION MEASURES FOR FUTURE PHASES OF THE MASTER PLAN

PHASE 2 DESIGNATED MITIGATION AREA

- AVERAGE SLOPE	= 6%
- SOIL TYPE PER USGA	= ELKHORN SANDY LOAM
* INFILTRATION RATE	= MODERATELY HIGH (0.20 TO 0.57 IN/HR)
- KNOWN UTILITY CONFLICTS	= NONE
- MORE THAN 50' FROM (E) LEACH FIELD	= YES

PHASE 3 DESIGNATED MITIGATION AREA

NEW CHOIR ROOM

- AVERAGE SLOPE	= 1%
- SOIL TYPE PER USGA	= ELKHORN SANDY LOAM
* INFILTRATION RATE	= MODERATELY HIGH (0.20 TO 0.57 IN/HR)
- KNOWN UTILITY CONFLICTS	= NONE
- MORE THAN 50 FROM (E) LEACH FIELD	= YES

NEW WEIGHT ROOM / FIELD HOUSE

- AVERAGE SLOPE	= 2%
- SOIL TYPE PER USGA	= ELKHORN SANDY LOAM
* INFILTRATION RATE	= MODERATELY HIGH (0.20 TO 0.57 IN/HR)
- KNOWN UTILITY CONFLICTS	= NONE
- MORE THAN 50' FROM (E) LEACH FIELD	= YES

PHASE 4 DESIGNATED MITIGATION AREA

- AVERAGE SLOPE	= 2%
- SOIL TYPE PER USGA	= ELKHORN SANDY LOAM
* INFILTRATION RATE	= MODERATELY HIGH (0.20 TO 0.57 IN/HR)
- KNOWN UTILITY CONFLICTS	= NONE
- MORE THAN 50' FROM (E) LEACH FIELD	= (E) LEACH FIELD NORTH OF STUDENT PARKING LOT TO BE REMOVED

PHASE 5 DESIGNATED MITIGATION AREA

- AVERAGE SLOPE	= 5%
- SOIL TYPE PER USGA	= ELKHORN SANDY LOAM
* INFILTRATION RATE	= MODERATELY HIGH (0.20 TO 0.57 IN/HR)
- KNOWN UTILITY CONFLICTS	= NONE
- MORE THAN 50' FROM (E) LEACH FIELD	= YES

IMPERVIOUS AREA CALCULATIONS

THE FOLLOWING QUANTITIES FOR FUTURE PHASE IMPROVEMENTS ARE PRELIMINARY AND APPROXIMATE. THESE QUANTITIES ARE FOR REFERENCE ONLY

PHASE #	DESCRIPTION	IMPERVIOUS ADD	IMPERVIOUS DEDUCT	TOTAL
PHASE 1	NEW MIDDLE SCHOOL GYMNASIUM AND WALKWAY	17855		25,296 S.F. OF ADDITIONAL IMPERVIOUS AREA (3)
	CLASSROOM RELOCATION	3600		
	NEW TENNIS COURT RELOCATION & EXPANSION	985		
	DOMESTIC WATER STORAGE IMPROVEMENTS	1,916 (3)		
	ACCESSIBILITY IMPROVEMENTS	1,140		
PHASE 2	DEMOLITION OF EXISTING MIDDLE SCHOOL GYMNASIUM		10750	28,279 S.F. OF IMPERVIOUS REMOVAL
	E.V.A ROADWAY		17,436	
	DEMOLITION OF EXISTING TENNIS COURTS		12,493	
	RELOCATION OF (E) PORTABLE		3,600	
	NEW CHAPEL	16,000		
PHASE 3	CHOIR ROOM	6,285		10,485 S.F. OF ADDITIONAL IMPERVIOUS AREA
	CONVERT EXISTING WEIGHT ROOM TO INSTRUMENTAL ROOM	-	-	
	NEW WEIGHT ROOM / FIELD HOUSE	4,200		
PHASE 4	REMOVE HOUSING AS NECESSARY		6,970	1,983 S.F. OF IMPERVIOUS REMOVAL
	(N) COMPETITION SWIMMING POOL AND POOL FACILITIES	13,758		
	REMOVE (E) SWIMMING POOL AND DECK AFTER CONSTRUCTION OF NEW COMPETITION SWIMMING POOL TO MAINTAIN APPROVED FIRE STORAGE		8,771	
PHASE 5	EXPANDED CAFE SEATING / ACTIVITY CENTER	PERVIOUS PAVERS PROPOSED TO BE USED		0 ADDITIONAL IMP. AREA
	JV SOFTBALL FIELD	-	-	
		66308	60020	6288 ADDITIONAL IMP. AREA

(3) APPROXIMATE EARTHWORK QUANTITIES FOR STORM WATER MITIGATION AREAS

REFER TO SHEETS C131, 231 & C301 FOR EARTHWORK VOLUMES FOR PHASE 1 CONSTRUCTION

IMPROVEMENTS ANTICIPATED IN PHASE 2 WILL HAVE A NET DEDUCT IN IMPERVIOUS AREA.

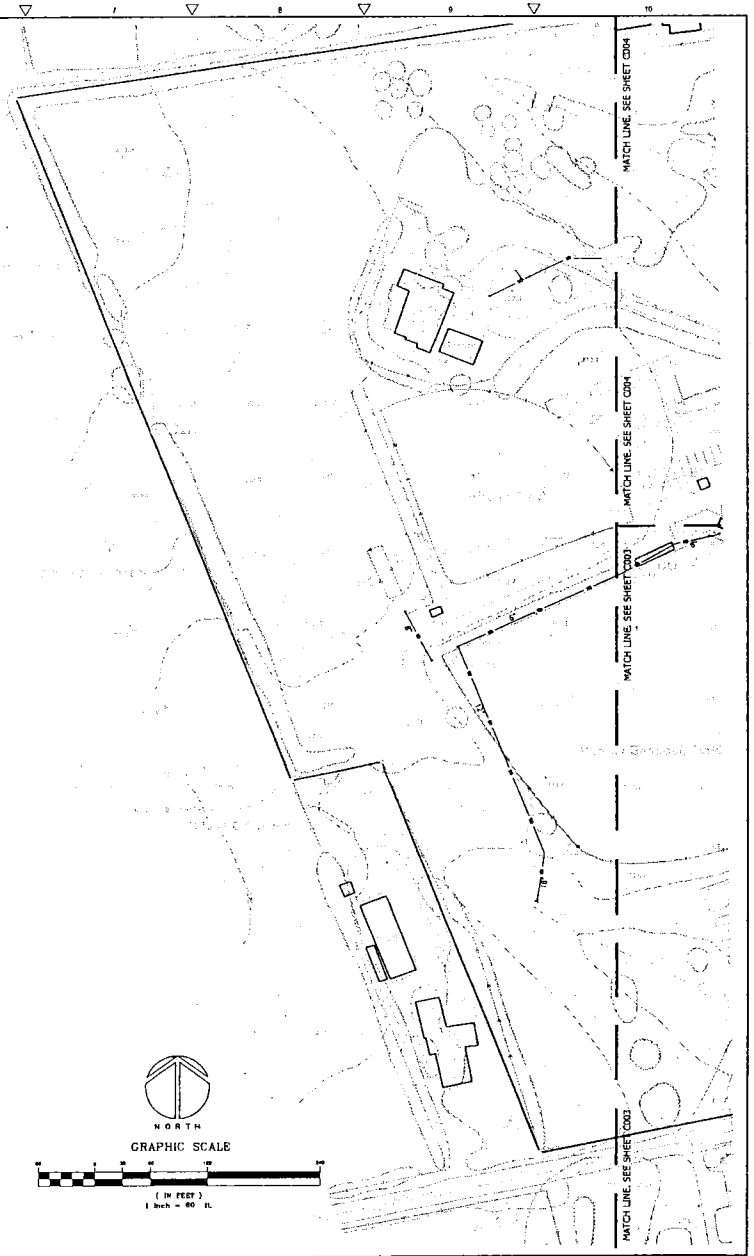
50 CUBIC YARDS IS ASSUMED FOR EARTHWORK ASSOCIATED TO STORM WATER MITIGATION DURING THIS PHASE

150 CUBIC YARDS IS ASSUMED FOR EARTHWORK ASSOCIATED TO STORM WATER MITIGATION DURING THIS PHASE

20 CUBIC YARDS IS ASSUMED FOR EARTHWORK ASSOCIATED TO STORM WATER MITIGATION DURING THIS PHASE

20 CUBIC YARDS IS ASSUMED FOR EARTHWORK ASSOCIATED TO STORM WATER MITIGATION DURING THIS PHASE

NOTE: ABOVE ESTIMATED QUANTITIES HAVE BEEN INCLUDED IN MASTER PLAN GRADING QUANTITIES TOTAL (SEE SHEET C003)



REVISIONS	BY
1 JULY 19, 2011 COUNTY COMMENTS	DD
2 OCTOBER 13, 2011 COUNTY COMMENTS	DD
3 MARCH 14, 2012 COUNTY COMMENTS	DD

EXISTING STORM DRAINAGE & STORM WATER MANAGEMENT / DRAINAGE MASTER PLAN

C2G / CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Rocky Valley Drive / Suite 6
Sonora, California 95370
(831) 325-3829

MONTE VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY
WATSONVILLE, CA 95076

Date: 04/06/11
Scale: 1" 60'
Drawn: DD
Job: 383-10
Sheet: C005
Of Sheets

MONTE VISTA CHRISTIAN SCHOOL
TENNIS COURT EXPANSION & RELOCATION PROJECT
APN 109-14-125
WATSONVILLE, CA 95076

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE DESIGN PROFESSIONAL FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

EROSION CONTROL NOTES

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SCOTTS VALLEY AND THE ASSOCIATION OF BAY AREA GOVERNMENTS

CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.

SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.

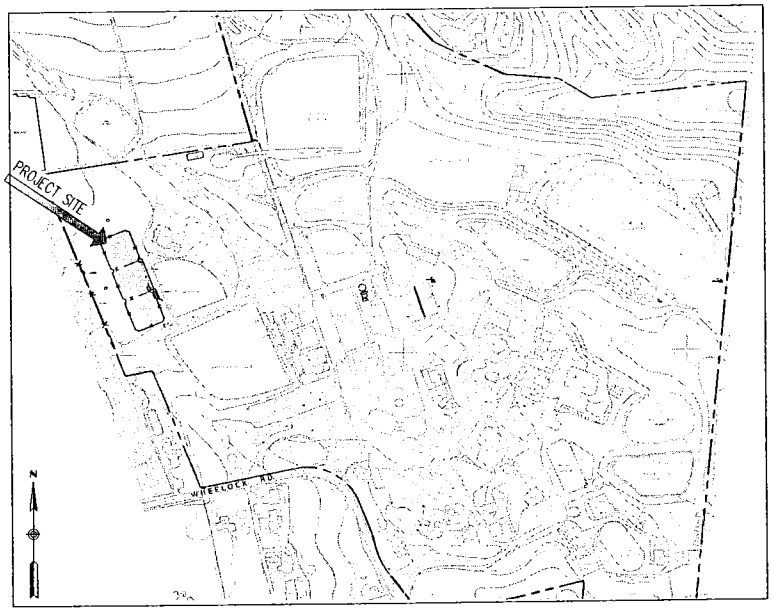
CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS).

CONSTRUCTION SURVEYING / STAKING

CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SURVEYING AND OR STAKING BY A LICENSED SURVEYOR FOR ALL CONSTRUCTION PURPOSES.

GENERAL NOTES

1. THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
2. THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER (831-454-2160) 24 HOURS PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES AND CONSTRUCTIONS, PRIOR TO FURTHER CONSTRUCTION. HOWEVER, THE ENGINEER MUST BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES THAT MAY EXIST.
4. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING, AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
5. UNLESS OTHERWISE NOTED, THE TERMS "INSTALL" AND "CONSTRUCT" MEAN THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.
6. BOUNDARY SHOWN IS APPROXIMATE AND IS BASED ON PIPE FOUND. THEREFORE, BUILDING SET BACKS ARE APPROXIMATE.
7. NO CHANGE TO THE GRADING PLAN SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES.
8. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
9. UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WEEKS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK, AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.
11. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.
12. "HARDSCAPE (NEW)" SHOWN IN GRADING VOLUME TABLES REFER TO THE APPROXIMATE VOLUME OF IMPORTED HARDSCAPE (CONC, ASPHALT, ETC.). THE QUANTITY REFLECTED ON SHEET C131 (619 CU YDS) REPRESENTS THE 1,200 SF OF (N) CONCRETE AS WELL AS THE 39,800 SF OF NEW PERVIOUS TENNIS COURT.



VICINITY MAP

GENERAL GRADING NOTES

1. DESIGNATE A "DISTURBANCE COORDINATOR" TO RESPOND TO CITIZEN COMPLAINTS AND INJURIES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME PURPOSE AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM THE OFF-SITE DURING THE ENTIRE TIME THE PROJECT GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.
2. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE WINTER EROSION CONTROL PLAN IS APPROVED BY THE PLANNING DIRECTOR.
3. NO LAND DISTURBANCE SHALL TAKE PLACE PRIOR TO THE ISSUANCE OF BUILDING PERMITS, EXCEPT THE MINIMUM REQUIRED TO INSTALL STREET IMPROVEMENTS, PROVIDE ACCESS FOR COUNTY REQUIRED TESTS OR TO CARRY OUT OTHER WORK SPECIFICALLY REQUIRED BY ANOTHER OF THESE CONDITIONS.
4. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACE AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE DAY.
5. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCK TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
6. 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 ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
7. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
B/SS	BOTTOM OF SANITARY SEWER
BFC	BOTTOM FACE OF CURB
B/STEP	BOTTOM OF STEP
BFW	BOTTOM FACE OF WALL
B/T	BOTTOM OF TRENCH
BTM	BOTTOM
E	ELECTRICAL (PG&E)
(E)	EXISTING
EP	EDGE OF PAVEMENT
C	AT&T CABLE
CB	CATCH BASIN
FH	FIRE HYDRANT
FG	FINISHED GROUND
G	GAS
GV	GATE VALVE
HYD	HYDRANT
(N)	NEW
OH	OVERHEAD LINES
P	PAVEMENT
PP	POWER POLES
REC	RECLAIMED WATER
PE	POLY ETHYLENE TUBING
SAN	SANITARY
SSCO	SANITARY SEWER CLEAN OUT
SD	STORM DRAIN
STA	STATION
T	TELEPHONE
T/REC	TOP OF REC WATER LINE
TC	TOP OF CURB
TW	TOP OF WALL
T/STEP	TOP OF STEP
SW	TOP OF SIDEWALK
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		STORM MANHOLE
		CURB INLET
		BOX/DROP INLET
		SEWER MANHOLE
		GATE VALVE
		FLOW DIT
SS	SS	SEWER LATERAL
		WATER SERVICE
		FIRE HYDRANT
		CLEAN OUT
		STORM DRAIN
		SANITARY SEWER
		WATER MAIN
		GAS
		ELECTRICAL
		PROPERTY LINE
		CENTER LINE
		CONTOURS
		VALLEY GUTTER
		RETAINING WALL

SHEET INDEX

CIVIL

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS

APPLICANT:	PLANNER:	CIVIL ENGINEER:	GEOTECHNICAL ENGINEER:
MONTE VISTA CHRISTIAN SCHOOL 2 SCHOOL WAY WATSONVILLE, CA 95076 (831)722-8178	COST PLANNING & PERMIT SERVICES P.O. BOX 355 AROMAS, CA 95004 (831)724-4597	C2G/CIVIL CONSULTANTS GROUP, INC 4444 SCOTTS VALLEY DRIVE STE. 6 SCOTTS VALLEY, CA 95066 OFFICE: 831-438-4420	Haro Kasunich & Associates 116 E. Lake Street Watsonville, CA 95076 (831) 722-4175

REVISIONS	BY
1 JULY 18, 2011 COUNTY COMMENTS	DD
2 DECEMBER 13, 2011 COUNTY COMMENTS	DD
3 MARCH 14, 2012 COUNTY COMMENTS	DD

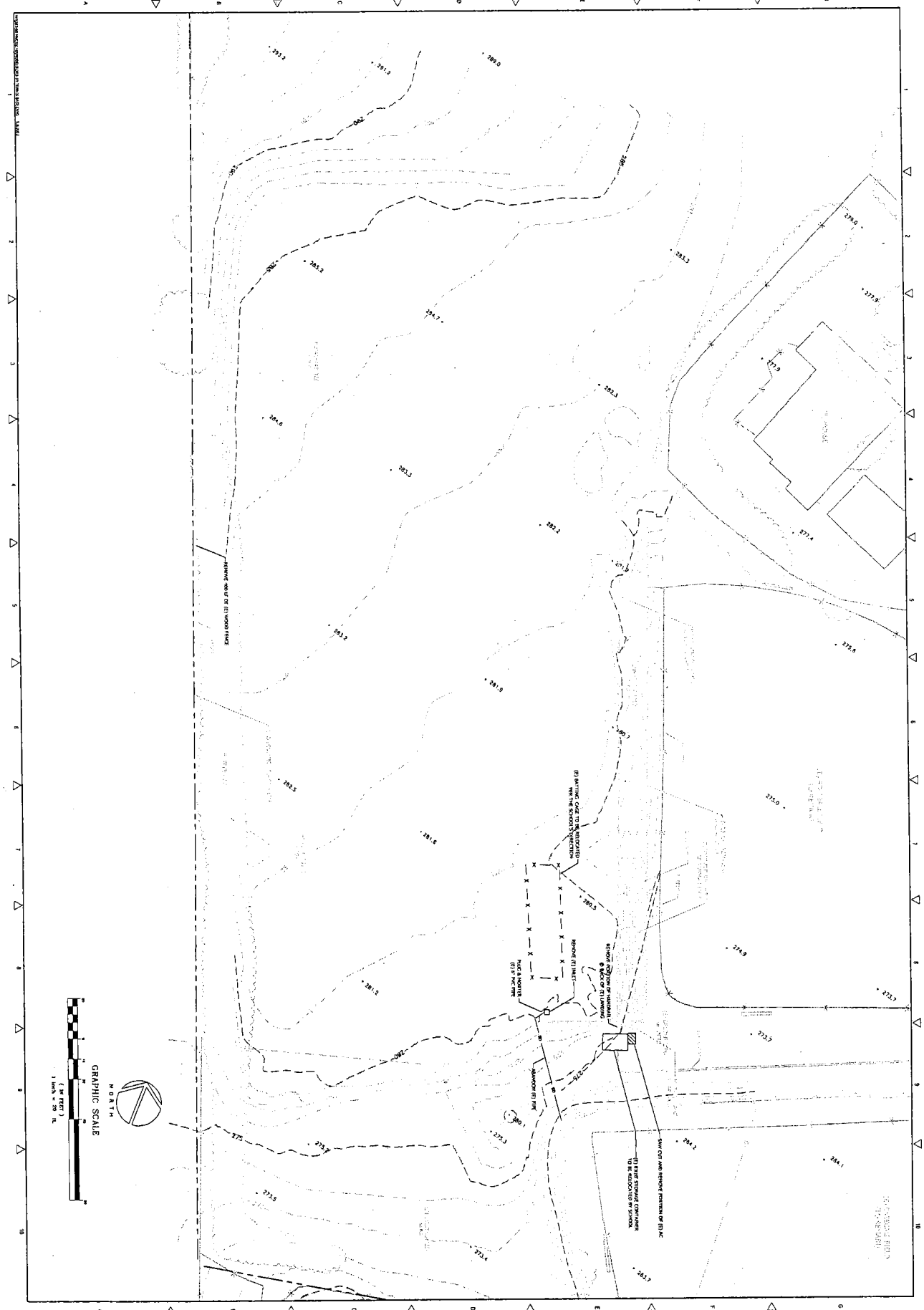
COVER SHEET

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-5829

Monte Vista Christian School
2 School Way
Watsonville, CA 95076

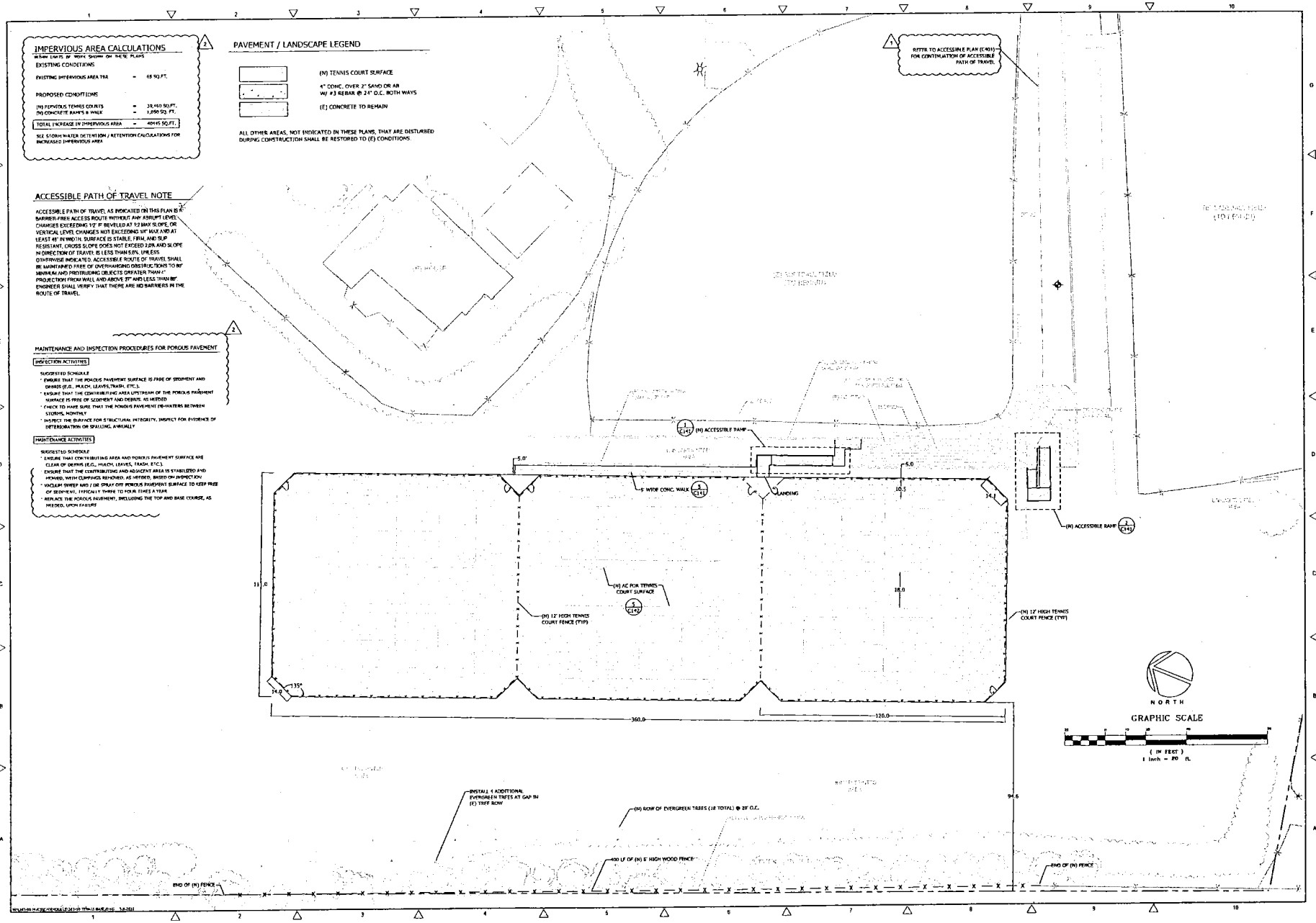
Date: 04/06/11
Scale: NTS
Drawn: DD
Job: 283-10
Sheet: C101
Of Sheets

-56-



Monte Vista Christian School 2 School Way Watsonville, CA 95076	C2G /CIVIL CONSULTANTS GROUP, INC. Engineers/Planners 4444 Scotts Valley Drive / Suite 6 Scotts Valley, CA 95066 T (831) 438-4420 F (831) 438-5829	TENNIS COURT IMPROVEMENTS EXISTING TOPO & DEMOLITION PLAN	REVISIONS 1 AUG 16, 2011 COUNTY COMMENTS DD 2 NOV 14, 2011 COUNTY COMMENTS DD	BY

Date: 04/06/11
Scale: 1"=20'
Drawn: DD
Job: 981-10
Sheet: C111
Of Sheets



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TENNIS COURT IMPROVEMENTS
HORIZONTAL CONTROL & PAVING PLAN

C2G /CIVIL CONSULTANTS GROUP, INC
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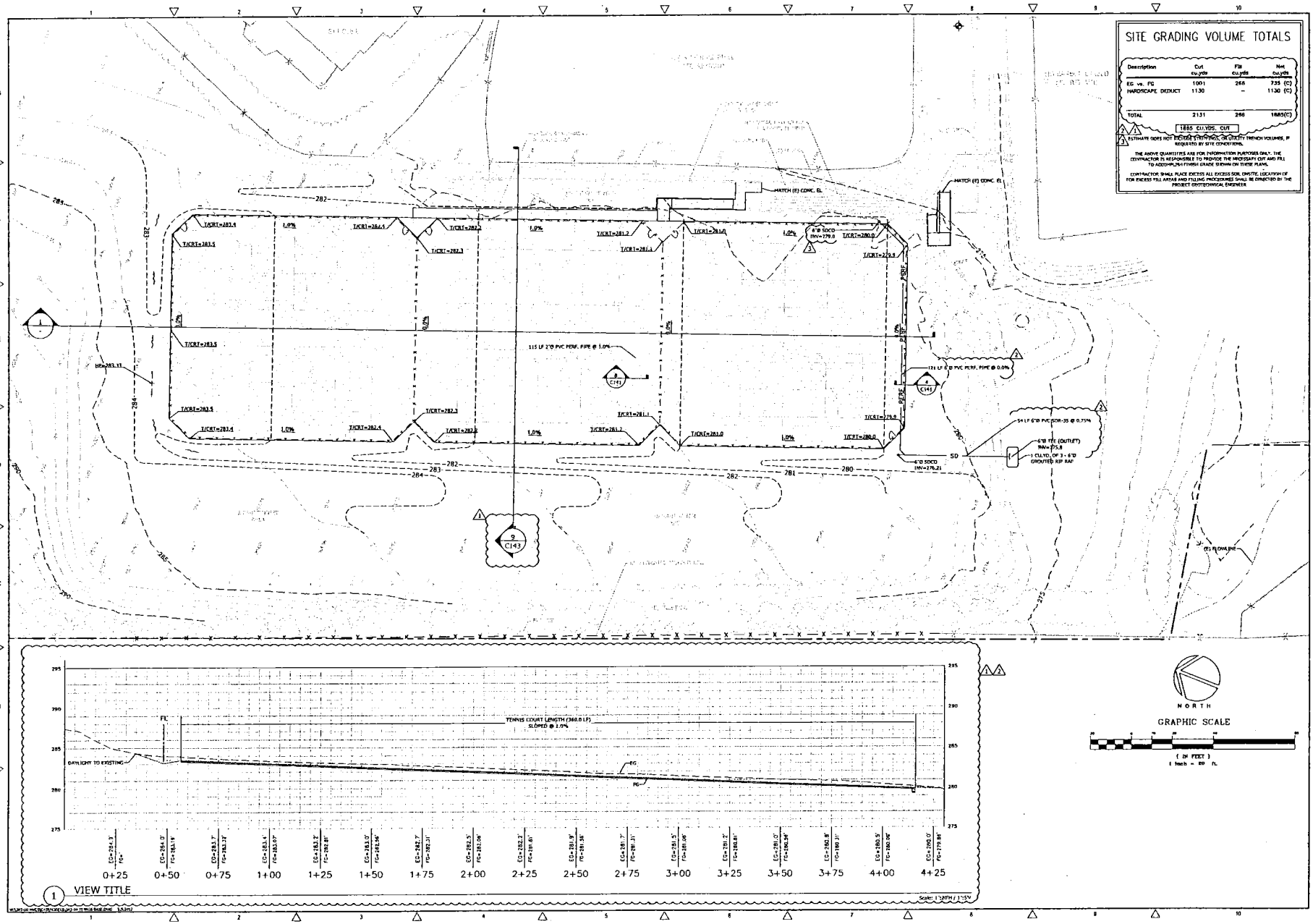
444 Airport Blvd. Suite 106 / Suite 5
Watsonville, CA 95076
T (831) 728-0405 F (831) 728-0429

Monte Vista Christian School
2 School Way
Watsonville, CA 95076

Date: 04/06/11
Scale: 1": 20'
Drawn: DD
Job: 383-10
Sheet: C121
Of Sheets



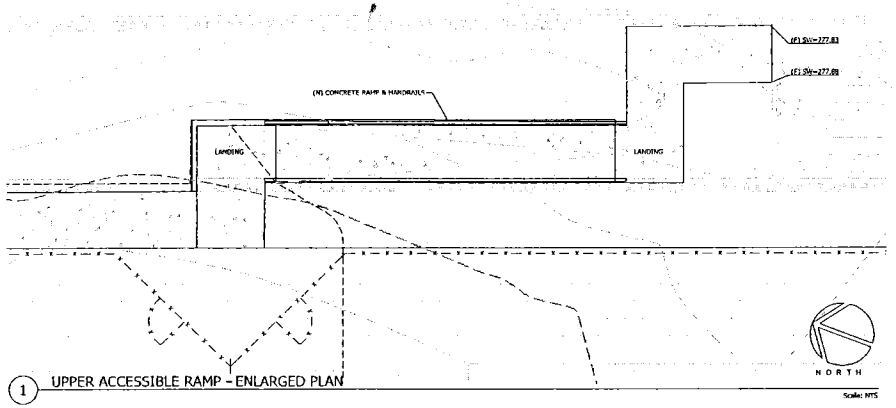
REVISIONS	BY
1 JULY 19, 2011 COUNTY COMMENTS	DD
2 DECEMBER 16, 2011 COUNTY COMMENTS	DD
3 MARCH 19, 2012 COUNTY COMMENTS	DD

TENNIS COURT IMPROVEMENTS GRADING & DRAINAGE PLAN

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners

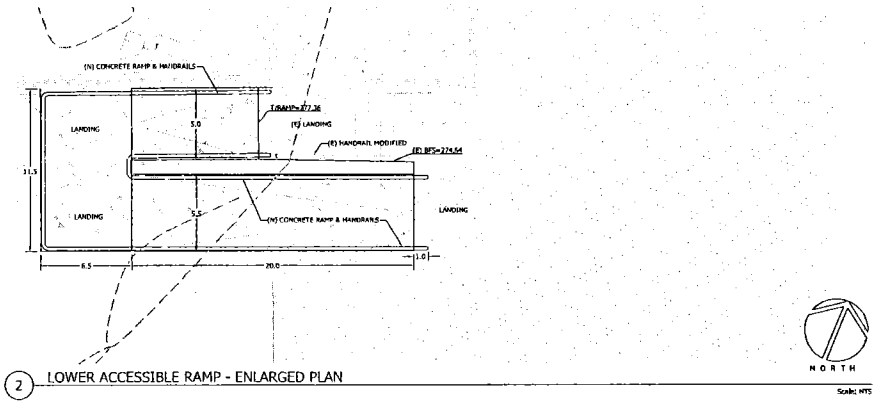
Monte Vista Christian School
2 School Way
Watsonville, CA 95076

Date: 04/06/11
Scale: 1":20'
Drawn: DD
Job: 383-10
Sheet: C131
Of Sheets



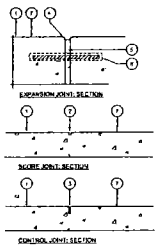
1 UPPER ACCESSIBLE RAMP - ENLARGED PLAN

Scale: NTS



2 LOWER ACCESSIBLE RAMP - ENLARGED PLAN

Scale: NTS



LEGEND

1. FINISH SURFACE OF PAVING.
2. SCORE JOINT, TOOLED, 1/4" WIDE AND 3/8" DEEP LOCATE PER PLAN.
3. CONTROL JOINT, TOOLED, 1/4" WIDE; DEPTH TO EQUAL 1/3 OF SLAB THICKNESS, (INCLUDING WHERE SLABS THICKEN) LOCATE PER PLAN.
4. 1/2" TOOLED EDGE AT CONCRETE PAVING.
5. 1/2" THICK EXPANSION JOINT FILLER SHALL BE ASPHALT IMPREGNATED FELT, DEPTH TO MATCH SLAB THICKNESS.
6. DOWEL ¾" SMOOTH REBAR X 12" LONG @ 18" O.C. AND 8" CLEAR FROM EDGE OF SLAB, SLIP ONE END, WHERE ABUTTING EXISTING CONCRETE, DRILL AND EPOXY DOWEL INTO EXISTING CONCRETE AND SLIP ONE END.
7. CONCRETE PAVING.

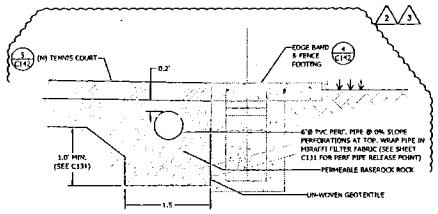
NOTES

A. CONTROL JOINTS SHALL OCCUR WHERE SHOWN ON PLAN.

B. EXPANSION JOINTS SHALL BE LOCATED WHERE CONCRETE PAVING MEETS THE BACK OF CURBS, FACE OF BUILDING OR SITE WALLS, AND WHERE SHOWN ON PLAN.

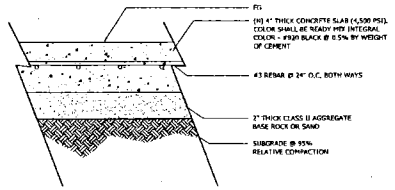
3 JOINTS AT CONCRETE PAVING

Scale: NTS



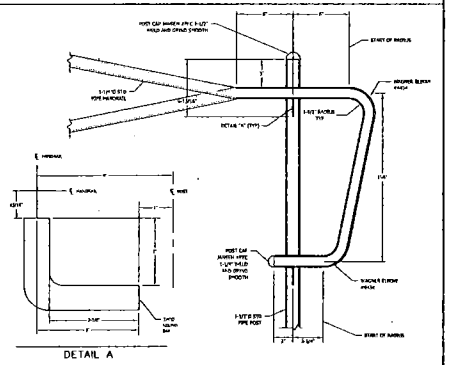
4 PERF. PIPE SECTION AT TENNIS COURT EDGE

Scale: NTS



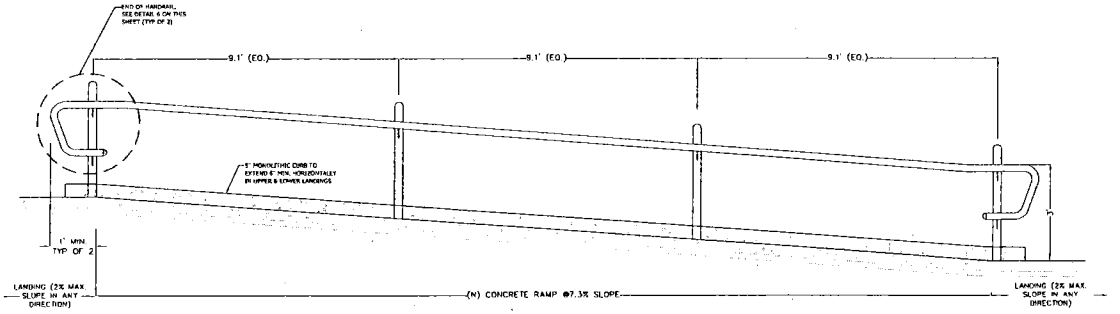
5 STANDARD CONRETE SECTION

Scale: NTS



6 END OF HANDRAIL DETAIL

Scale: NTS



7 UPPER ACCESSIBLE RAMP & HANDRAIL DETAIL

Scale: NTS

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/13 CIVIL STATE OF CALIFORNIA

REVISIONS	BY
1 JULY 18, 2013 COUNTY COMMENTS	DD
2 OCTOBER 15, 2013 COUNTY COMMENTS	DD
3 MARCH 14, 2013 COUNTY COMMENTS	DD

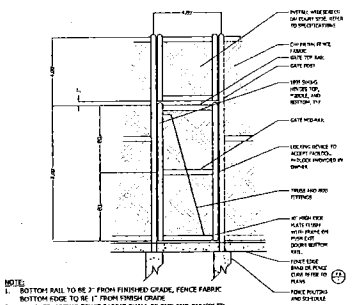
CONSTRUCTION DETAILS

C2G/CIVIL CONSULTANTS GROUP, INC
Civil Engineering • Surveying
6640 Sierra Lane, Suite 6
Dublin Valley, CA 94568
T (925) 829-4220 F (925) 829-5039

Monte Vista Christian School
2 School Way
Watsonville, CA 95076

Date: 04/08/11
Scale: NTS
Drawn: DD
Job: 383-10
Sheet: C141
Of Sheets

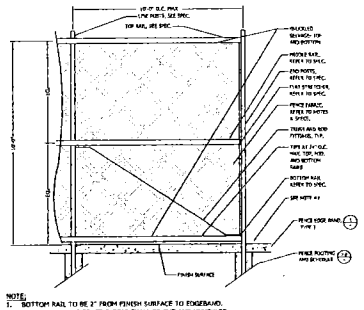
-60-



NOTE:
1. BOTTOM RAIL TO BE 3" FROM FINISHED GRADE. FENCE FABRIC BOTTOM EDGE TO BE 1" FROM FINISH GRADE.
2. ALL OVERLAPPING FENCE FABRIC SHALL BE CUT AND KNUCKLED TOGETHER.
3. PLACE FENCE FABRIC ON COURT SIDE
4. SUBMIT SHOP DRAWINGS FOR ALL FENCE, GATE TYPES AND HEIGHTS FOR ACCEPTANCE BY DISTRICT REPRESENTATIVE PRIOR TO INSTALLATION.

1 GATE DETAIL

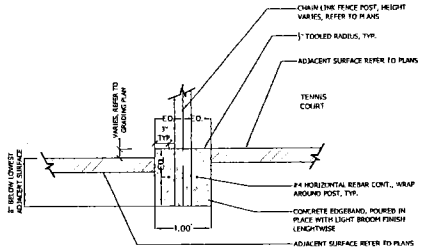
Scale: NTS



NOTE:
1. BOTTOM RAIL TO BE 3" FROM FINISH SURFACE TO EDGEBAND.
2. ALL OVERLAPPING FENCE FABRIC SHALL BE CUT AND KNUCKLED TOGETHER
3. PLACE FENCE FABRIC ON TENNIS COURT SIDE
4. SUBMIT SHOP DRAWINGS FOR ALL FENCE, GATE TYPES, AND HEIGHTS FOR ACCEPTANCE BY DISTRICT REPRESENTATIVE PRIOR TO INSTALLATION.

2 12' HIGH CHAIN LINK FENCE

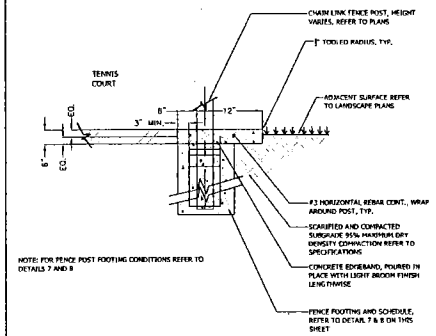
Scale: NTS



NOTES:
FOR FENCE POSTS FOOTING CONDITIONS, REFER TO DETAILS 7 AND 8

3 FENCE EDGEBAND, TYPE 1

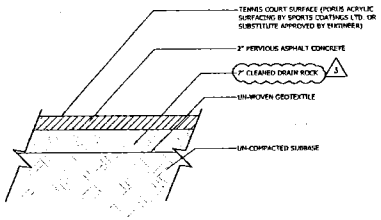
Scale: NTS



NOTE: FOR FENCE POST FOOTING CONDITIONS REFER TO DETAILS 7 AND 8

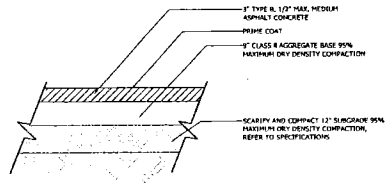
4 FENCE EDGEBAND, TYPE 2

Scale: NTS



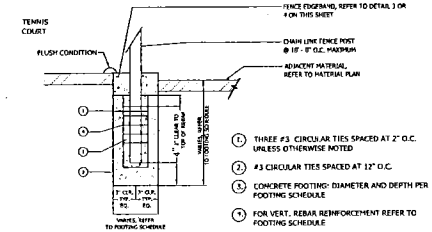
5 ASPHALT PAVING - TENNIS COURTS

Scale: NTS



6 VEHICULAR ASPHALT PAVING STANDARD

Scale: NTS



NOTE:
1. FOOTING DIMENSION NOT TO INCLUDE DEPTH OF EDGEBAND
2. REFER TO DETAIL 8, THIS SHEET FOR FOOTING SCHEDULE
3. SEE DETAIL 3 SHEET C5.3 FOR POOL DECK RETAINING WALL TO REPLACE EDGE BAND

7 FENCE FOOTING

Scale: NTS

DESCRIPTION	HEIGHT	LINE (STD. GALV. PIPE)	CORNER/END (STD. GALV. PIPE)	FOOTING	MIN. VERT. REBAR REQ.
CHAIN LINK FENCE	3'-6"	1.90" DIA. STD.	2.375" DIA STD.	9" DIA. X 2.5' DEEP	-
CHAIN LINK FENCE	6'	2 1/2" DIA STD.	3" DIA. STD.	12" DIA. X 3.5' DEEP	-
CHAIN LINK FENCE	10'	3 1/2" DIA STD.	3.5" DIA. STD.	12" DIA. X 6' DEEP	4 - #4
CHAIN LINK FENCE	12'	3 1/2" DIA STD.	3.5" DIA. STD.	12" DIA. X 7' DEEP	4 - #4

8 FOOTING SCHEDULE

Scale: NTS

REVISIONS	BY
1 JULY 18, 2011 COUNTY COMMENTS	DD
2 OCTOBER 19, 2011 COUNTY COMMENTS	DD
3 MARCH 14, 2012 COUNTY COMMENTS	DD

CONSTRUCTION DETAILS

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4423

Monte Vista Christian School
2 School Way
Watsonville, CA 95076

Date: 04/06/11
Scale: 1": 20'
Drawn: DD
Job: 383-10
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Of Sheets

MONTE VISTA CHRISTIAN SCHOOL
MIDDLE SCHOOL GYMNASIUM & CLASSROOM RELOCATION PROJECT

APN 109-14-125

WATSONVILLE, CA 95076

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE DESIGN PROFESSIONAL FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

EROSION CONTROL NOTES

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SCOTTS VALLEY AND THE ASSOCIATION OF BAY AREA GOVERNMENTS

CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.

SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.

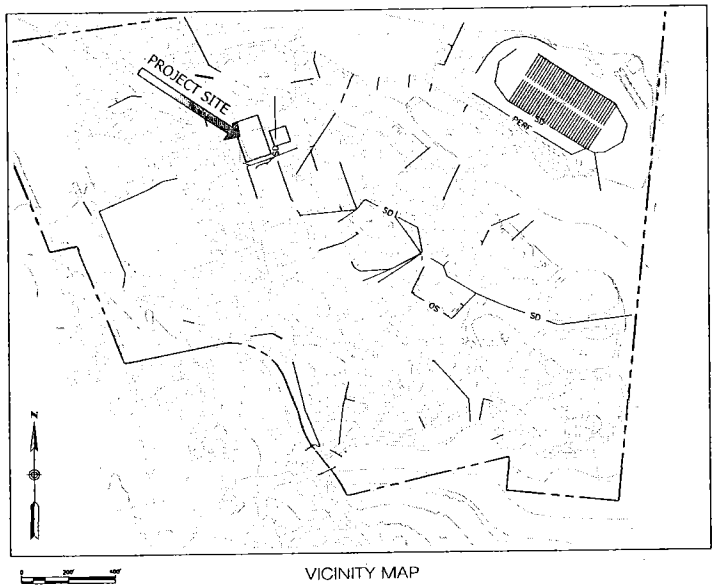
CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS).

CONSTRUCTION SURVEYING / STAKING

CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SURVEYING AND OR STAKING BY A LICENSED SURVEYOR FOR ALL CONSTRUCTION PURPOSES.

GENERAL NOTES

1. THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
2. THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER (831-454-2160) 24 HOURS PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES PRIOR TO FURTHER CONSTRUCTION. MOREOVER, THE ENGINEER MUST BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES THAT MAY EXIST.
4. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
5. UNLESS OTHERWISE NOTED, THE TERMS "INSTALL" AND "CONSTRUCT" MEAN THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.
6. BOUNDARY SHOWN IS APPROXIMATE AND IS BASED ON PIPE FOUND. THEREFORE, BUILDING SET BACKS ARE APPROXIMATE.
7. NO CHANGE TO THE GRADING PLAN SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES.
8. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
9. UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WEEKS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.
11. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.



VICINITY MAP

SHEET INDEX

CIVIL

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS

GENERAL GRADING NOTES

1. DESIGNATE A "DISTURBANCE COORDINATOR" TO RESPOND TO CITIZEN COMPLAINTS AND INJURIES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME PURPOSE AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM THE OFF-SITE DURING THE ENTIRE TIME THE PROJECT GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLIANT OR INQUIRY.
2. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE WINTER EROSION CONTROL PLAN IS APPROVED BY THE PLANNING DIRECTOR.
3. NO LAND DISTURBANCE SHALL TAKE PLACE PRIOR TO THE ISSUANCE OF BUILDING PERMITS, EXCEPT THE MINIMUM REQUIRED TO INSTALL STREET IMPROVEMENTS, PROVIDE ACCESS FOR COUNTY REQUIRED TESTS OR TO CARRY OUT OTHER WORK SPECIFICALLY REQUIRED BY ANOTHER OF THESE CONDITIONS.
4. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACE AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE DAY.
5. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCK TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS
6. 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 ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100. SHALL BE OBSERVED.
7. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
B/SS	BOTTOM OF SANITARY SEWER
BFC	BOTTOM FACE OF CURB
B/STEP	BOTTOM OF STEP
B/W	BOTTOM FACE OF WALL
B/T	BOTTOM OF TRENCH
BTM	BOTTOM
E	ELECTRICAL (PG&E)
(E)	EXISTING
EP	EDGE OF PAVEMENT
C	AT&T CABLE
CB	CATCH BASIN
FH	FIRE HYDRANT
FG	FINISHED GROUND
G	GAS
GV	GATE VALVE
HYD	HYDRANT
(N)	NEW
OH	OVERHEAD LINES
P	PAVEMENT
PP	POWER POLES
REC	RECLAIMED WATER
PE	POLY ETHYLENE TUBING
SAN	SANITARY
SSCO	SANITARY SEWER CLEAN OUT
SD	STORM DRAIN
STA	STATION
T	TELEPHONE
T/REC	TOP OF REC WATER LINE
TC	TOP OF CURB
TW	TOP OF WALL
T/STEP	TOP OF STEP
SW	TOP OF SIDEWALK
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		STORM MANHOLE
		CURB INLET
		BOTTOM/GRATE INLET
		SEWER MANHOLE
		GATE VALVE
		BLOW OFF
SS	SS	SEWER LATERAL
		WATER SERVICE
		FIRE HYDRANT
		CLEAN OUT
SD	SD	STORM DRAIN
		SANITARY SEWER
		WATER MAIN
GAS	GAS	GAS
E	E	ELECTRICAL
		PROPERTY LINE
		CENTER LINE
		CONTOURS
		RETAINING WALL

APPLICANT:	PLANNER:	CIVIL ENGINEER:	GYMNASIUM & CLASSROOM DESIGNER:	GEOTECHNICAL ENGINEER:	ARCHITECT:
MONTE VISTA CHRISTIAN SCHOOL 2 SCHOOL WAY WATSONVILLE, CA 95076 (831)722-8178	COST PLANNING & PERMIT SERVICES P.O. BOX 355 ARDMAS, CA 95004 (631)724-4597	C2G/CIVIL CONSULTANTS GROUP, INC 4444 SCOTTS VALLEY DRIVE STE. 6 SCOTTS VALLEY, CA 95066 OFFICE: 831-438-4420	GENERAL STEEL Corp. 10639 W. Bradford Rd. Littleton, CO 80127 1 (800) 745 - 2685	Haro Kasunich & Associates 116 E. Lake Street Watsonville, CA 95076 (831) 722-4175	WALD, RUHNKE, & DOST ARCHITECTS 2340 Garden Road, Suite 100 Monterey, CA 93940 (831) 649-4642

REGISTERED PROFESSIONAL ENGINEER — TODD R. CREAMER — No. C 84581 Exp. 6/30/13 — CIVIL — STATE OF CALIFORNIA

REVISIONS	BY
1 JULY 27, 2011 COUNTY COMMENTS	DD
2 DECEMBER 15, 2011 COUNTY COMMENTS	DD
3 MARCH 19, 2012 COUNTY COMMENTS	DD

M.S. GYMNASIUM & CLASSROOM RELOCATION PROJECT
COVER SHEET

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-0423

Monte Vista Christian School
2 School Way
Watsonville, CA 95076

Date: 04/06/11
Scale: NTS
Drawn: DD
Job: 381-10
Sheet: C201
Of 8 Sheets

REVISIONS	BY
1 04/14/11 (CITY COMMENTS)	DD
2 05/19/11 (CITY COMMENTS)	DD
3 06/07/11 (CITY COMMENTS)	DD

M.S. GYMNASIUM & CLASSROOM RELOCATION PROJECT
DEMOLITION PLAN

CZG /CIVIL CONSULTANTS GROUP, INC
Engineering/Planners
2444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-2429 F (831) 438-9829

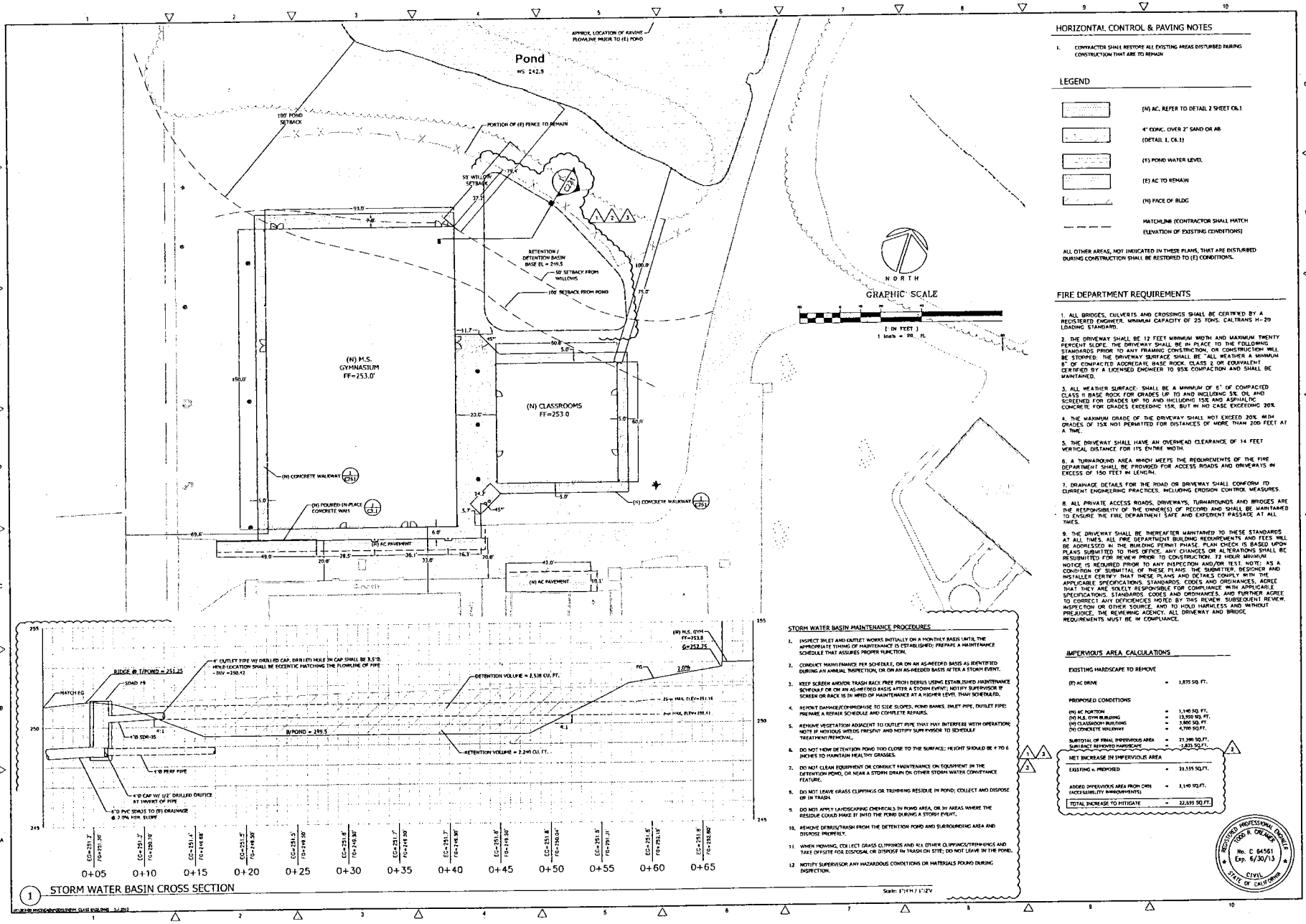
Monte Vista Christian School
2 School Way
Watsonville, CA 95076

Date:	04/06/11
Scale:	1" = 20'
Drawn:	DD
Job:	383-10
Sheet:	C211
	of 8 Sheets

DEMOLITION NOTES

(1) REMOVE (E) CHAIN LINK FENCE, POST & FOOTINGS
(2) RELOCATE (E) BATTING CAGE PER SCHOOL'S DIRECTION
(3) RELOCATE (E) PORTABLE BLEACHERS PER SCHOOL'S DIRECTION
(4) DEMOLISH (E) BLOCK RETAINING WALL
(5) REMOVE (E) TIMBER RETAINING WALL
(6) REMOVE (E) SOFTBALL BACKSTOP
(7) SAWCUT (E) AC PAVEMENT
(8) REMOVE PORTION OF PAVEMENT SECTION
(9) (E) STORM LINE TO REMAIN. LOCATION SHOWN IS APPROXIMATE
(10) (E) PORTION OF CHAIN LINK FENCE TO REMAIN
(11) REMOVE (E) STORAGE SHED

REGISTERED PROFESSIONAL ENGINEER
GREGORY R. GRUNDER
No. C 64561
Exp. 6/30/13
CIVIL
STATE OF CALIFORNIA



HORIZONTAL CONTROL & PAVING NOTES

1. CONTRACTOR SHALL RESTORE ALL EXISTING AREAS DISTURBED DURING CONSTRUCTION THAT ARE TO REMAIN

LEGEND

- (N) AC, REFER TO DETAIL 2 SHEET C6.1
- 4" CONC. OVER 2" SAND OR AB (DETAIL 1, C6.1)
- (E) POND WATER LEVEL
- (E) AC TO REMAIN
- (N) FACE OF BLDG
- MATCHLINE (CONTRACTOR SHALL MATCH ELEVATION OF EXISTING CONDITIONS)

ALL OTHER AREAS, NOT INDICATED IN THESE PLANS, THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO (E) CONDITIONS.

FIRE DEPARTMENT REQUIREMENTS

1. ALL BRIDGES, CULVERTS AND CROSSINGS SHALL BE CERTIFIED BY A REGISTERED ENGINEER. MINIMUM CAPACITY OF 25 TONS. CALTRANS H-20 LOADING STANDARD.

2. THE DRIVEWAY SHALL BE 12 FEET MINIMUM WIDTH AND MAXIMUM TWENTY PERCENT SLOPE. THE DRIVEWAY SHALL BE IN PLACE TO THE FOLLOWING STANDARDS PRIOR TO ANY FRAMING CONSTRUCTION, OR CONSTRUCTION WILL BE STOPPED: THE DRIVEWAY SURFACE SHALL BE "ALL WEATHER A MINIMUM 6" OF COMPACTED AGGREGATE BASE ROCK, CLASS 2 OR EQUIVALENT CERTIFIED BY A LICENSED ENGINEER TO 95% COMPACTION AND SHALL BE MAINTAINED.

3. ALL WEATHER SURFACE: SHALL BE A MINIMUM OF 6" OF COMPACTED CLASS II BASE ROCK FOR GRADES UP TO AND INCLUDING 5% OIL AND SCREENED FOR GRADES UP TO AND INCLUDING 15% AND ASPHALTIC CONCRETE FOR GRADES EXCEEDING 15%, BUT IN NO CASE EXCEEDING 20%

4. THE MAXIMUM GRADE OF THE DRIVEWAY SHALL NOT EXCEED 20% WITH GRADES OF 15% NOT PERMITTED FOR DISTANCES OF MORE THAN 200 FEET AT A TIME.

5. THE DRIVEWAY SHALL HAVE AN OVERHEAD CLEARANCE OF 14 FEET VERTICAL DISTANCE FOR ITS ENTIRE WIDTH.

6. A TURNAROUND AREA WHICH MEETS THE REQUIREMENTS OF THE FIRE DEPARTMENT SHALL BE PROVIDED FOR ACCESS ROADS AND DRIVEWAYS IN EXCESS OF 150 FEET IN LENGTH.

7. DRAINAGE DETAILS FOR THE ROAD OR DRIVEWAY SHALL CONFORM TO CURRENT ENGINEERING PRACTICES, INCLUDING EROSION CONTROL MEASURES.

8. ALL PRIVATE ACCESS ROADS, DRIVEWAYS, TURNAROUNDS AND BRIDGES ARE THE RESPONSIBILITY OF THE OWNER(S) OF RECORD AND SHALL BE MAINTAINED TO ENSURE THE FIRE DEPARTMENT SAFE AND EXPEDIENT PASSAGE AT ALL TIMES.

9. THE DRIVEWAY SHALL BE THEREAFTER MAINTAINED TO THESE STANDARDS AT ALL TIMES. ALL FIRE DEPARTMENT BUILDING REQUIREMENTS AND FEES WILL BE ADDRESSED IN THE BUILDING PERMIT PHASE. PLAN CHECK IS BASED UPON PLANS SUBMITTED TO THIS OFFICE. ANY CHANGES OR ALTERATIONS SHALL BE RESUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION. 72 HOUR MINIMUM NOTICE IS REQUIRED PRIOR TO ANY INSPECTION AND/OR TEST. NOTE: AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH THE APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCIES NOTED BY THIS REVIEW, SUBSEQUENT REVIEW, INSPECTION OR OTHER SOURCE, AND TO HOLD HARMLESS AND WITHOUT PREJUDICE, THE REVIEWING AGENCY, ALL DRIVEWAY AND BRIDGE REQUIREMENTS MUST BE IN COMPLIANCE.

IMPERVIOUS AREA CALCULATIONS

EXISTING HARDSCAPE TO REMOVE

(E) AC DRIVE	=	1,835 SQ. FT.

PROPOSED CONDITIONS

(N) AC PORTION	=	1,140 SQ. FT.
(N) M.S. GYM BUILDING	=	13,900 SQ. FT.
(N) CLASSROOM BUILDING	=	3,800 SQ. FT.
(N) CONCRETE WALKWAY	=	4,700 SQ. FT.
SUBTOTAL OF FINAL IMPERVIOUS AREA	=	23,390 SQ.FT.
SUBTRACT REMOVED HARDSCAPE	=	1,835 SQ.FT.

NET INCREASE IN IMPERVIOUS AREA		
EXISTING vs. PROPOSED	=	21,555 SQ.FT.
ADDED IMPERVIOUS AREA FROM CRM (ACCESSIBILITY IMPROVEMENTS)	=	1,140 SQ.FT.
TOTAL INCREASE TO MITIGATE	=	22,695 SQ.FT.

STORM WATER BASIN MAINTENANCE PROCEDURES

1. INSPECT INLET AND OUTLET WORKS INITIALLY ON A MONTHLY BASIS UNTIL THE APPROPRIATE TIMING OF MAINTENANCE IS ESTABLISHED; PREPARE A MAINTENANCE SCHEDULE THAT ASSURES PROPER FUNCTION.
2. CONDUCT MAINTENANCE PER SCHEDULE, OR ON AN AS-NEEDED BASIS AS IDENTIFIED DURING AN ANNUAL INSPECTION, OR ON AN AS-NEEDED BASIS AFTER A STORM EVENT.
3. KEEP SCREEN AND/OR TRASH RACK FREE FROM DEBRIS USING ESTABLISHED MAINTENANCE SCHEDULE OR ON AN AS-NEEDED BASIS AFTER A STORM EVENT; NOTIFY SUPERVISOR IF SCREEN OR RACK IS IN NEED OF MAINTENANCE AT A HIGHER LEVEL THAN SCHEDULED.
4. REPORT DAMAGE/COMPROMISE TO SIDE SLOPES, POND BANKS, INLET PIPE, OUTLET PIPE; PREPARE A REPAIR SCHEDULE AND COMPLETE REPAIRS.
5. REMOVE VEGETATION ADJACENT TO OUTLET PIPE THAT MAY INTERFERE WITH OPERATION; NOTE IF NOXIOUS WEEDS PRESENT AND NOTIFY SUPERVISOR TO SCHEDULE TREATMENT/REMOVAL.
6. DO NOT MOW DETENTION POND TOO CLOSE TO THE SURFACE; HEIGHT SHOULD BE 4 TO 6 INCHES TO MAINTAIN HEALTHY GRASSES.
7. DO NOT CLEAN EQUIPMENT OR CONDUCT MAINTENANCE ON EQUIPMENT IN THE DETENTION POND, OR NEAR A STORM DRAIN OR OTHER STORM WATER CONVEYANCE FEATURE.
8. DO NOT LEAVE GRASS CLIPPINGS OR TRIMMING RESIDUE IN POND; COLLECT AND DISPOSE OF IN TRASH.
9. DO NOT APPLY LANDSCAPING CHEMICALS IN POND AREA, OR IN AREAS WHERE THE RESIDUE COULD MAKE BY INTO THE POND DURING A STORM EVENT.
10. REMOVE DEBRIS/TRASH FROM THE DETENTION POND AND SURROUNDING AREA AND DISPOSE PROPERLY.
11. WHEN MOWING, COLLECT GRASS CLIPPINGS AND ALL OTHER CLIPPINGS/TRIMMINGS AND TAKE OFFSITE FOR DISPOSAL OR DISPOSE IN TRASH ON SITE; DO NOT LEAVE IN THE POND.
12. NOTIFY SUPERVISOR ANY HAZARDOUS CONDITIONS OR MATERIALS FOUND DURING INSPECTION.

Scale: 1"=1' H / 1"=2'V

1 STORM WATER BASIN CROSS SECTION

REVISIONS	BY
1 JULY 19, 2011 CITY/CITY COMMENTS	DD
2 DECEMBER 15, 2011 COUNTY COMMENTS	DD
3 MARCH 14, 2012 COUNTY COMMENTS	DD

M.S. GYMNASIUM & CLASSROOM RELOCATION PROJECT
HORIZONTOL CONTROL & PAVING

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Date: 04/06/11
Scale: 1" = 20'
Drawn: DD
Job: 383-10
Sheet: C221
Of 8 Sheets

REGISTERED PROFESSIONAL ENGINEER
TODD R. GRANGER
No. C 64561
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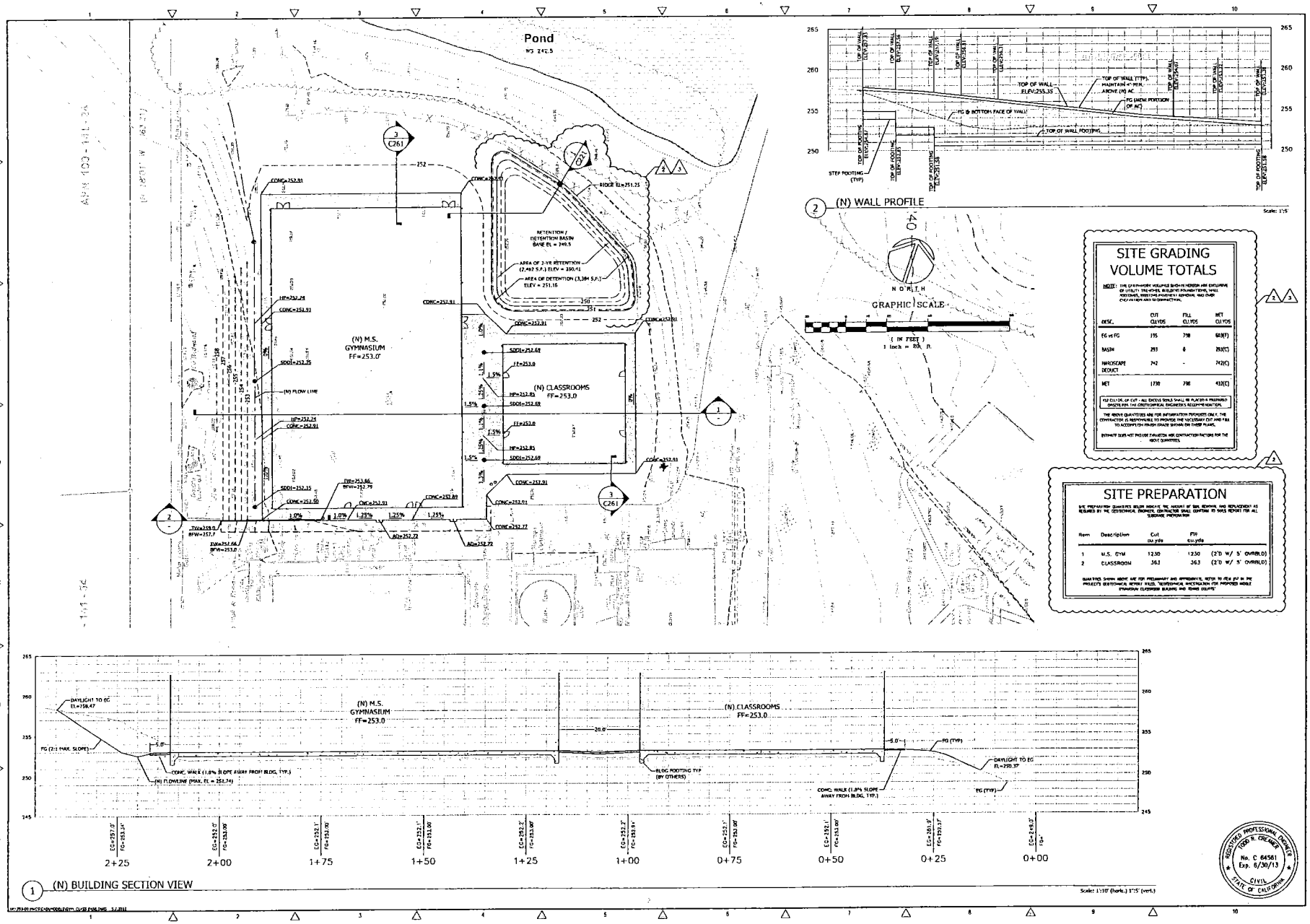
CIVIL
STATE OF CALIFORNIA



2 (N) WALL PROFILE

Scale: 1"=5'

SITE GRADING VOLUME TOTALS

NOTE: THE QUANTITIES VOLUMES SHOWN HEREIN ARE EXCLUSIVE OF UTILITY TRENCHING, BUILDING EXCAVATIONS, WALL FOOTINGS, SUBSTRUCTURES, PAVEMENT REMOVAL AND OVER EXCAVATIONS AS DETERMINED.

DESC.	CUT CU.YDS	FILL CU.YDS	NET CU.YDS
FG vs FG	195	798	603(F)
BASIN	293	0	293(C)
HARDSCAPE DEDUCT	242	-	242(C)
NET	1730	798	932(C)

FOR CLASS OF CUT - ALL EXCESS SOILS SHALL BE PLACED IF PREPARED ONSITE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.

THE ABOVE QUANTITIES ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY CUT AND FILL TO ACCOMPLISH FINISH GRADE SHOWN ON THESE PLANS.

ESTIMATE DOES NOT INCLUDE EXPANSION AND CONTRACTION FACTORS FOR THE ABOVE QUANTITIES.

SITE PREPARATION

SITE PREPARATION QUANTITIES BELOW INDICATE THE AMOUNT OF SOIL REMOVAL AND REPLACEMENT AS REQUIRED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL CONFORM TO SOILS REPORT FOR ALL SUBGRADE PREPARATION

Item	Description	Cut cu.yds	Fill cu.yds	
1	M.S. GYM	1230	1230	(2'D W/ 5' OVERLOT)
2	CLASSROOM	363	363	(2'D W/ 5' OVERLOT)

QUANTITIES SHOWN ABOVE ARE FOR PRELIMINARY AND APPROXIMATE, REFER TO FILE CUT IN THE PROJECTS GEOTECHNICAL REPORT FILED "GEOTECHNICAL INVESTIGATION FOR PROPOSED MIDDLE SCHOOL CLASSROOM BUILDING AND GYMNASIUM"

1 (N) BUILDING SECTION VIEW

Scale: 1:10' (horiz.) 1":5' (vert.)

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64581 Exp. 6/30/13 CIVIL STATE OF CALIFORNIA

REVISIONS	BY
1 JULY 19, 2011 COUNTY COMMENTS	DD
2 DECEMBER 15, 2011 COUNTY COMMENTS	DD
3 MARCH 14, 2012 COUNTY COMMENTS	DD

M.S. GYMNASIUM & CLASSROOM RELOCATION PROJECT
GRADING PLAN

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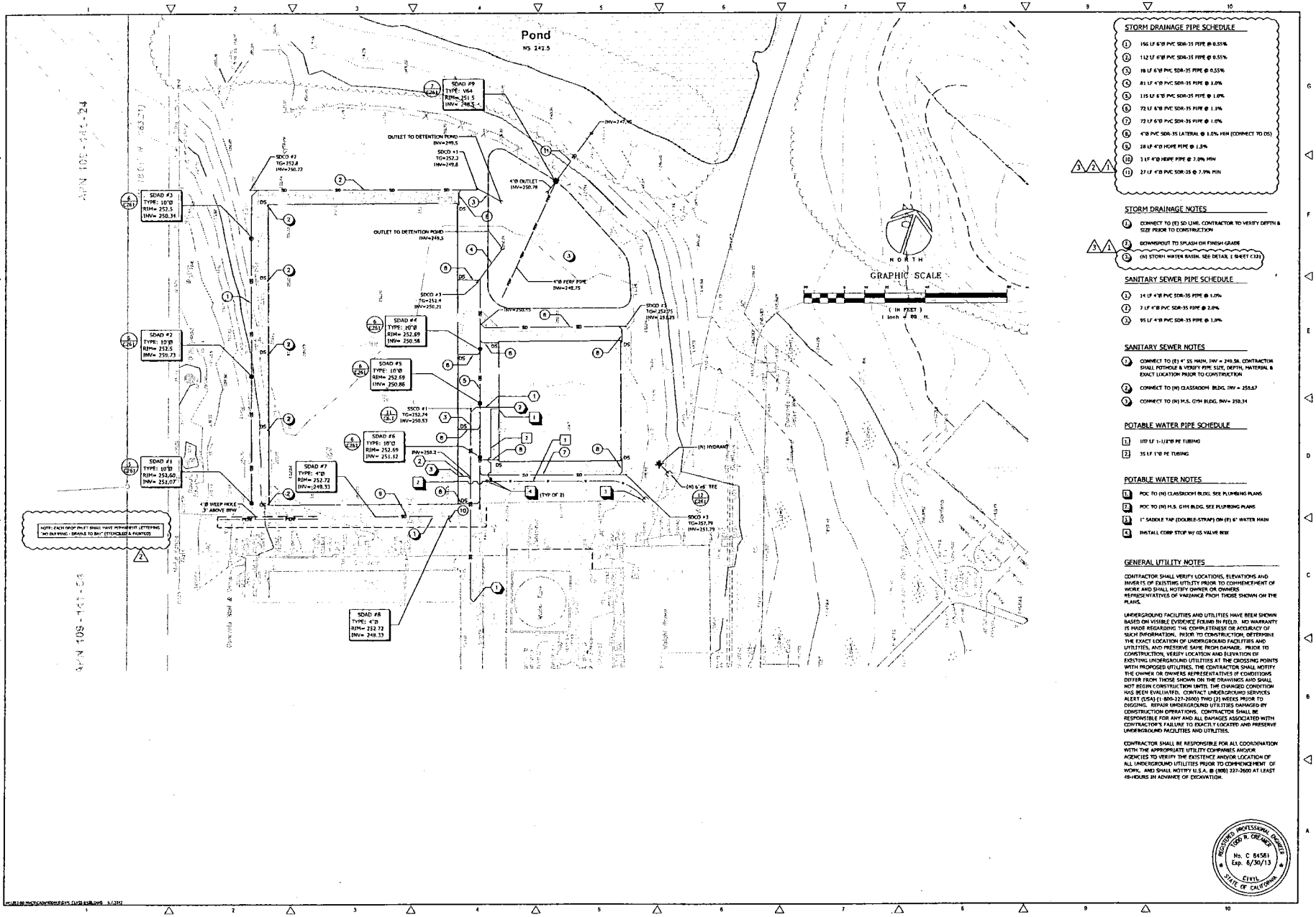

STORM DRAINAGE PIPE SCHEDULE

1. 156 LF 6"Ø PVC SDR-35 PIPE @ 0.55%
2. 112 LF 6"Ø PVC SDR-35 PIPE @ 0.55%
3. 18 LF 6"Ø PVC SDR-35 PIPE @ 0.55%
4. 81 LF 4"Ø PVC SDR-35 PIPE @ 1.0%
5. 115 LF 6"Ø PVC SDR-35 PIPE @ 1.0%
6. 72 LF 6"Ø PVC SDR-35 PIPE @ 1.1%
7. 72 LF 6"Ø PVC SDR-35 PIPE @ 1.0%
8. 4"Ø PVC SDR-35 LATERAL @ 1.0% MIN (CONNECT TO DS)
9. 28 LF 4"Ø HDPE PIPE @ 1.5%
10. 3 LF 4"Ø HDPE PIPE @ 7.0% MIN
11. 27 LF 4"Ø PVC SDR-35 @ 7.9% MIN

STORM DRAINAGE NOTES

1. CONNECT TO (E) SD LINE. CONTRACTOR TO VERIFY DEPTH & SIZE PRIOR TO CONSTRUCTION
2. DOWNSPOUT TO SPLASH ON FINISH GRADE
3. (N) STORM WATER BASIN. SEE DETAIL 1 SHEET C321

SANITARY SEWER PIPE SCHEDULE

1. 14 LF 4"Ø PVC SDR-35 PIPE @ 1.0%
2. 7 LF 4"Ø PVC SDR-35 PIPE @ 2.0%
3. 95 LF 4"Ø PVC SDR-35 PIPE @ 1.0%

SANITARY SEWER NOTES

1. CONNECT TO (E) 4" SS MAIN, INV = 249.58. CONTRACTOR SHALL POTHOLE & VERIFY PIPE SIZE, DEPTH, MATERIAL & EXACT LOCATION PRIOR TO CONSTRUCTION
2. CONNECT TO (N) CLASSROOM BLDG. INV = 250.67
3. CONNECT TO (N) M.S. GYM BLDG. INV= 250.34

POTABLE WATER PIPE SCHEDULE

1. 117 LF 1-1/2"Ø PE TUBING
2. 35 LF 1"Ø PE TUBING

POTABLE WATER NOTES

1. POC TO (N) CLASSROOM BLDG. SEE PLUMBING PLANS
2. POC TO (N) M.S. GYM BLDG. SEE PLUMBING PLANS
3. 1" SADDLE TAP (DOUBLE-STRAP) ON (E) 6" WATER MAIN
4. INSTALL CORP STOP W/ CS VALVE BOX

GENERAL UTILITY NOTES

CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.

UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WEEKS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64581
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1 JULY 18, 2011 COUNTY COMMENTS	DD
2 OCTOBER 13, 2011 COUNTY COMMENTS	DD
3 MARCH 19, 2012 COUNTY COMMENTS	DD

M.S. GYMNASIUM & CLASSROOM
RELOCATION PROJECT
GRADING PLAN

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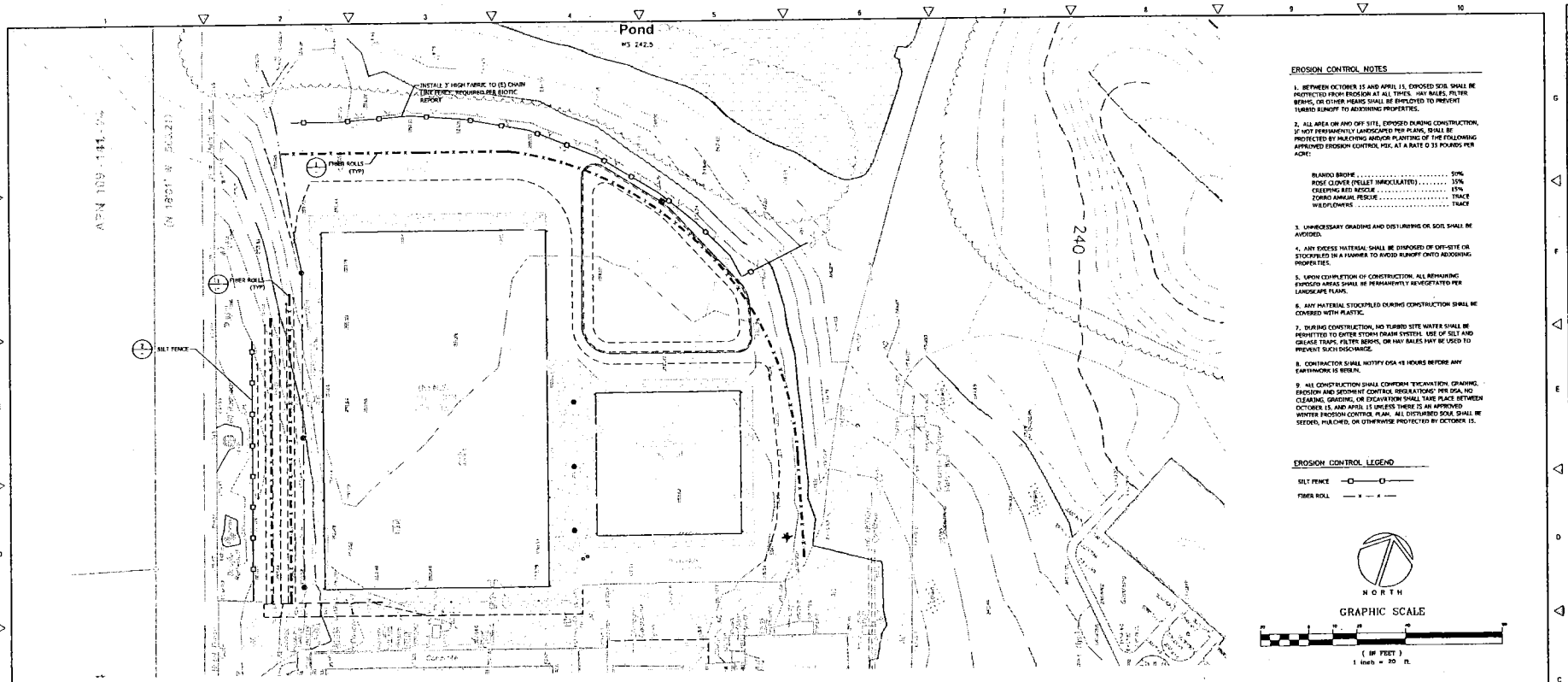


EROSION CONTROL NOTES

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

2. ALL AREA ON AND OFF SITE, EXPOSED DURING CONSTRUCTION, IF NOT PERMANENTLY LANDSCAPED PER PLANS, SHALL BE PROTECTED BY MULCHING AND/OR PLANTING OF THE FOLLOWING APPROVED EROSION CONTROL MIX, AT A RATE O 35 POUNDS PER ACRE:

BLANDO BROME	50%
ROSE CLOVER (PELLET INNOCULATED)	35%
CREEPING RED FESCUE	15%
ZORRO ANNUAL FESCUE	TRACE
WILDFLOWERS	TRACE

3. UNNECESSARY GRADING AND DISTURBING OR SOIL SHALL BE AVOIDED.

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

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

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

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

8. CONTRACTOR SHALL NOTIFY DSA 48 HOURS BEFORE ANY EARTHWORK IS BEGUN.

9. ALL CONSTRUCTION SHALL CONFORM "EXCAVATION, GRADING, EROSION AND SEDIMENT CONTROL REGULATIONS" PER DSA. NO CLEARING, GRADING, OR EXCAVATION SHALL TAKE PLACE BETWEEN OCTOBER 15, AND APRIL 15 UNLESS THERE IS AN APPROVED WINTER EROSION CONTROL PLAN. ALL DISTURBED SOIL SHALL BE SEEDED, MULCHED, OR OTHERWISE PROTECTED BY OCTOBER 15.

EROSION CONTROL LEGEND

SILT FENCE

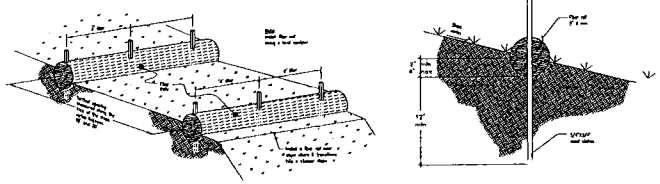
FIBER ROLL

CONSTRUCTION SPECIFICATIONS

LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:

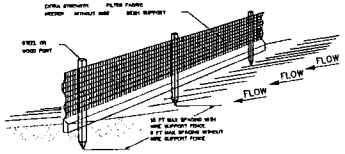
- SLOPE INCLINATION OF 4:1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.
- SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V) FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE EFFECTIVE).
- SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT. (A CLOSER SPACING IS MORE EFFECTIVE). TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL. STAKE FIBER ROLLS INTO A 2 TO 4 IN. DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.
- DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FT MAXIMUM ON CENTER.
- USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND A MINIMUM LENGTH OF 24 IN. IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING OR STUMPING FIBER ROLLS.

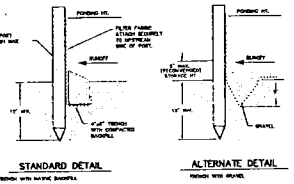
IF THE FIBER ROLL IS USED AS A SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP MUST BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING THE MAINTENANCE MAY BE INCORPORATED INTO EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.



1 FIBER ROLLS

Scale: NTS





2 SILT FENCE

Scale: NTS

CONSTRUCTION SPECIFICATIONS

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES, STORAGE HEIGHT SHALL NEVER EXCEED 18". THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.

IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. TURN THE ENDS OF THE FENCE UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED. AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

INSPECTION AND MAINTENANCE

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1" IN 24 HR.). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.

THE REMOVED SEDIMENT SHALL VEGETATE OR OTHERWISE STABILIZED.

NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.

2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

REGISTERED PROFESSIONAL ENGINEER
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M.S. GYMNASIUM & CLASSROOM
RELOCATION PROJECT
EROSION CONTROL PLAN

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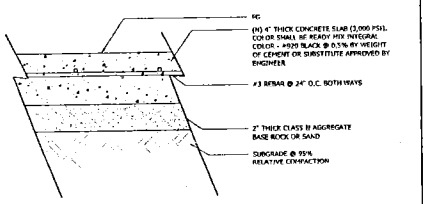
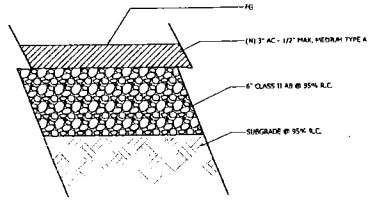


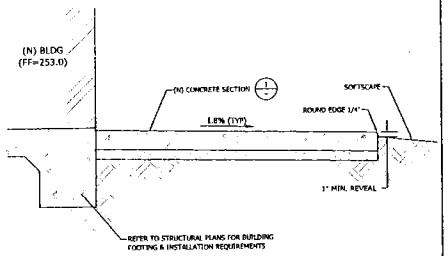
1 STANDARD CONRETE SECTION

Scale: NTS



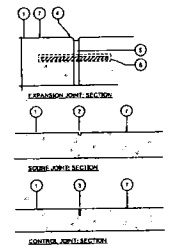
2 STANDARD AC PAVEMENT SECTION

Scale: NTS



3 CONCRETE WALKWAY SECTION

Scale: NTS



LEGEND

1. FINISH SURFACE OF PAVING.
2. SCORE JOINT, TOOLED, 1/4" WIDE AND 3/8" DEEP. LOCATE PER PLAN.
3. CONTROL JOINT, TOOLED, 1/4" WIDE: DEPTH TO EQUAL 1/3 OF SLAB THICKNESS. (INCLUDING WHERE SLABS THICKEN) LOCATE PER PLAN.
4. 1/2" TOOLED EDGE AT CONCRETE PAVING.
5. 1/2" THICK EXPANSION JOINT FILLER SHALL BE ASPHALT IMPREGNATED FELT. DEPTH TO MATCH SLAB THICKNESS.
6. DOWEL ∅" SMOOTH REBAR X 12" LONG @ 18" O.C. AND 6" CLEAR FROM EDGE OF SLAB, SLIP ONE END. WHERE ABUTTING EXISTING CONCRETE, DRILL AND EPOXY DOWEL INTO EXISTING CONCRETE AND SLIP ONE END.
7. CONCRETE PAVING.

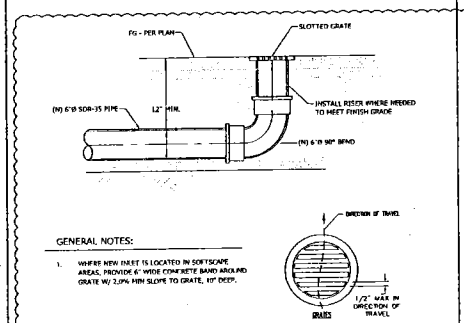
NOTES

A. CONTROL JOINTS SHALL OCCUR WHERE SHOWN ON PLAN.

B. EXPANSION JOINTS SHALL BE LOCATED WHERE CONCRETE PAVING MEETS THE BACK OF CURBS, FACE OF BUILDING OR SITE WALLS, AND WHERE SHOWN ON PLAN.

4 JOINTS AT CONCRETE PAVING

Scale: NTS

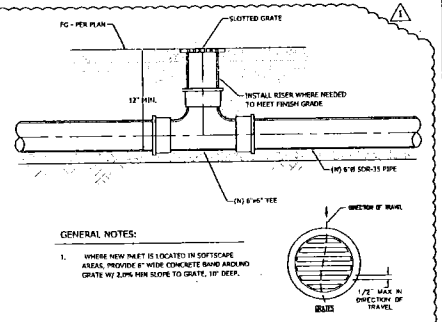


GENERAL NOTES:

1. WHERE NEW INLET IS LOCATED IN SOFTSCAPE AREAS, PROVIDE 6" WIDE CONCRETE BAND AROUND GRATE W/ 2.0% MIN SLOPE TO GRATE, 10" DEEP.

5 AREA DRAIN - 6" TERMINAL DRAIN

Scale: NTS

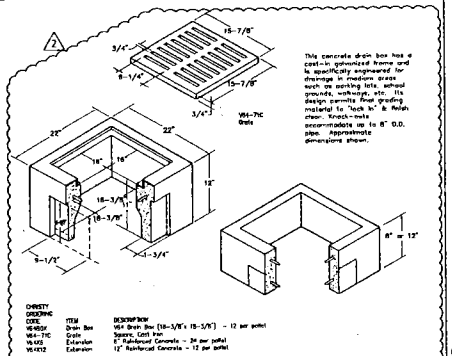


GENERAL NOTES:

1. WHERE NEW INLET IS LOCATED IN SOFTSCAPE AREAS, PROVIDE 6" WIDE CONCRETE BAND AROUND GRATE W/ 2.0% MIN SLOPE TO GRATE, 10" DEEP.

6 AREA DRAIN - 6" INLINE DRAIN

Scale: NTS

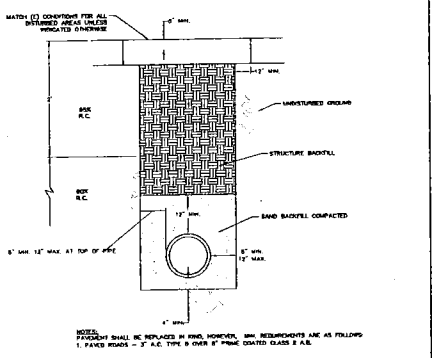


7 V64 CHRISTY BOX

Scale: NTS

8 NA

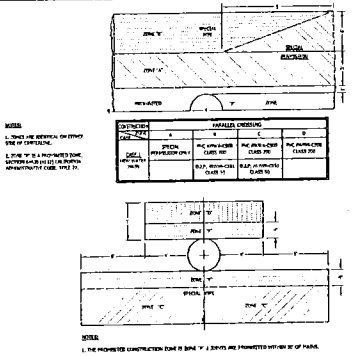
Scale: NTS



NOTES:
PAVEMENT SHALL BE REPLACED IN KIND, HOWEVER, MIN. REQUIREMENTS ARE AS FOLLOWS
1. PAVED ROADS - 3" A.C. TYPE B OVER 8" MINUS COATED CLASS 2 A.B.

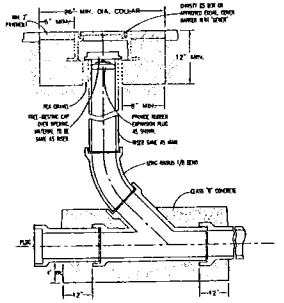
9 SEWER/ STORM TRENCH INSTALLATION DETAIL

Scale: NTS



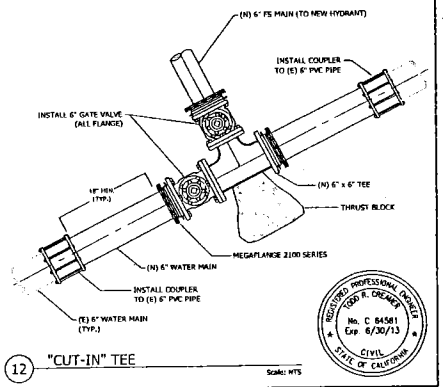
10 WATER / SEWER SEPERATION REQUIREMENTS

Scale: NTS



11 SANITARY SEWER CLEAN OUT

Scale: NTS



12 "CUT-IN" TEE

Scale: NTS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREEGER
No. C 64581
Exp. 6/30/13
CIVIL
STATE OF CALIFORNIA

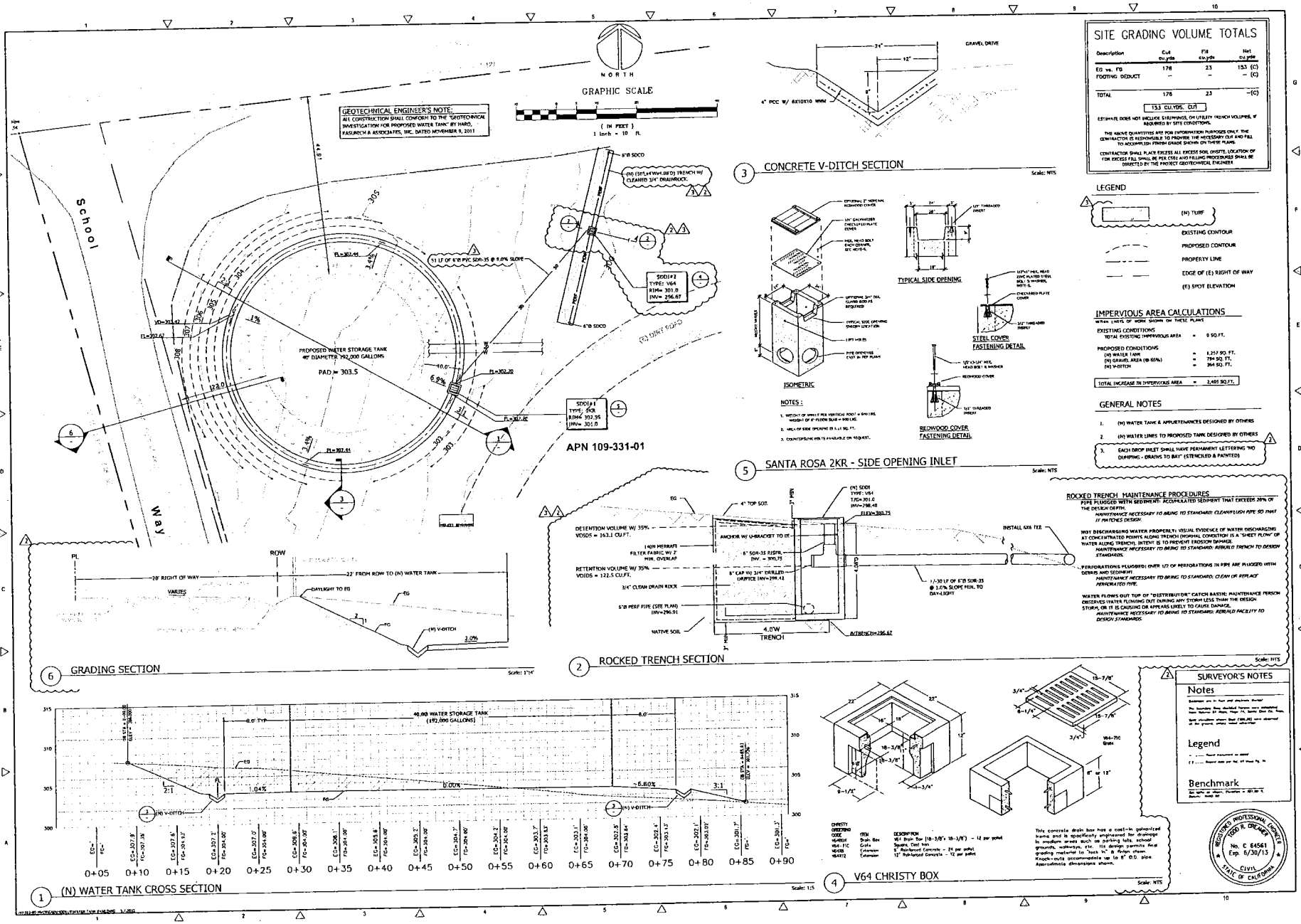
REVISIONS	BY
1 JULY 14, 2011 COUNTY COMMENTS	DD
2 DECEMBER 15, 2011 COUNTY COMMENTS	DD
3 MARCH 15, 2012 COUNTY COMMENTS	DD

M.S. GYMNASIUM & CLASSROOM RELOCATION PROJECT
DETAILS

C2G/CIVIL CONSULTANTS GROUP, INC
Civil Engineers • Land Planners
444 Spruce Street, Suite 6
Scotts Valley, CA 95066
(831) 438-4420 • FAX (831) 438-4829

Monte Vista Christian School
2 School Way
Watsonville, CA 95076

Date: 04/06/11
Scale: 1" = 20'
Drawn: DD
Job: 383-10
Sheet: C261
Of 8 Sheets



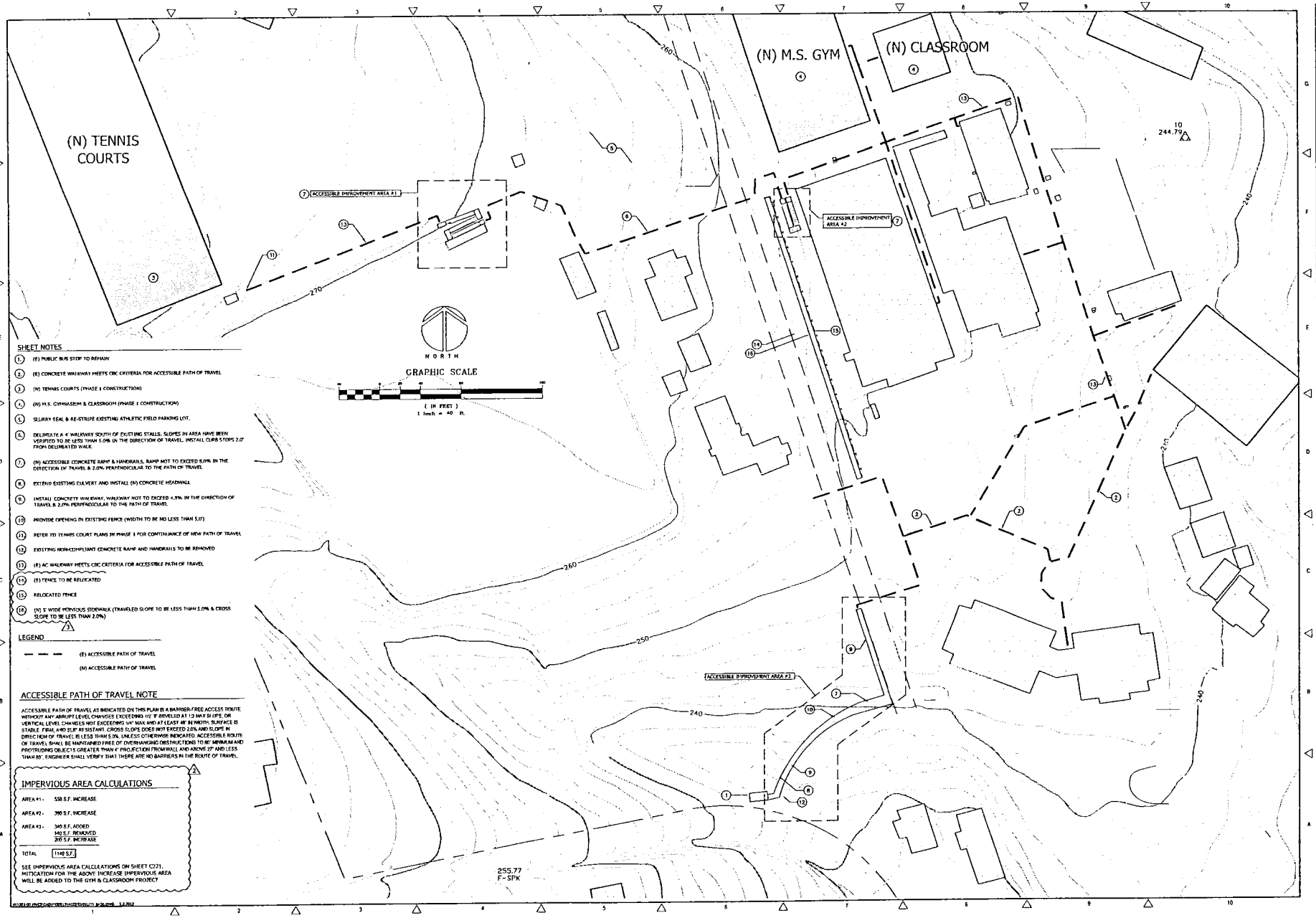
REVISIONS	BY
1 3/4/12 PER COUNTY COMMENTS	DD
2 DECEMBER 19, 2011 COUNTY COMMENTS	DD
3 MARCH 14, 2012 COUNTY COMMENTS	DD

WATER TANK PLAN

C2G /CIVIL CONSULTANTS GROUP, INC
Engineers/Planners
444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
(831) 438-2678 FAX (831) 438-2679

Monte Vista Christian School
2 School Way
Watsonville, CA 95076

Date: 09/26/11
Scale: 1" :20'
Drawn: DD
Job: 383-10
Sheet: C301
Of 1 Sheets



SHEET NOTES

1. (E) PUBLIC BUS STOP TO REMAIN
2. (E) CONCRETE WALKWAY MEETS CBC CRITERIA FOR ACCESSIBLE PATH OF TRAVEL
3. (N) TENNIS COURTS (PHASE I CONSTRUCTION)
4. (N) M.S. GYMNASIUM & CLASSROOM (PHASE I CONSTRUCTION)
5. SLURRY SEAL & RE-STRIPE EXISTING ATHLETIC FIELD PARKING LOT.
6. DELINEATE A 4' WALKWAY SOUTH OF EXISTING STALLS. SLOPES IN AREA HAVE BEEN VERIFIED TO BE LESS THAN 5.0% IN THE DIRECTION OF TRAVEL. INSTALL CURB STOPS 2.0' FROM DELINEATED WALK.
7. (N) ACCESSIBLE CONCRETE RAMP & HANDRAILS. RAMP NOT TO EXCEED 8.0% IN THE DIRECTION OF TRAVEL & 2.0% PERPENDICULAR TO THE PATH OF TRAVEL
8. EXTEND EXISTING CULVERT AND INSTALL (N) CONCRETE HEADWALL
9. INSTALL CONCRETE WALKWAY. WALKWAY NOT TO EXCEED 4.9% IN THE DIRECTION OF TRAVEL & 2.0% PERPENDICULAR TO THE PATH OF TRAVEL
10. PROVIDE OPENING IN EXISTING FENCE (WIDTH TO BE NO LESS THAN 5.0')
11. REFER TO TENNIS COURT PLANS IN PHASE 1 FOR CONTINUANCE OF NEW PATH OF TRAVEL
12. EXISTING NON-COMPLIANT CONCRETE RAMP AND HANDRAILS TO BE REMOVED
13. (E) AC WALKWAY MEETS CBC CRITERIA FOR ACCESSIBLE PATH OF TRAVEL
14. (E) FENCE TO BE RELOCATED
15. RELOCATED FENCE
16. (N) 5' WIDE PERVIOUS SIDEWALK (TRAVELED SLOPE TO BE LESS THAN 5.0% & CROSS SLOPE TO BE LESS THAN 2.0%)

LEGEND

(E) ACCESSIBLE PATH OF TRAVEL

(N) ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE PATH OF TRAVEL NOTE

ACCESSIBLE PATH OF TRAVEL AS INDICATED ON THIS PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAX AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2.0% AND SLOPE IN DIRECTION OF TRAVEL IS LESS THAN 5.0%, UNLESS OTHERWISE INDICATED. ACCESSIBLE ROUTE OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ENGINEER SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE ROUTE OF TRAVEL.

IMPERVIOUS AREA CALCULATIONS

AREA #1 -	550 S.F. INCREASE	
AREA #2 -	390 S.F. INCREASE	
AREA #3 -	340 S.F. ADDED	
	140 S.F. REMOVED	
	200 S.F. INCREASE	
TOTAL	1140 S.F.	

SEE IMPERVIOUS AREA CALCULATIONS ON SHEET C721. MITIGATION FOR THE ABOVE INCREASE IMPERVIOUS AREA WILL BE ADDED TO THE GYM & CLASSROOM PROJECT

REVISIONS	BY
1 MAY 18, 2011 COUNTY COMMENTS	DD
2 DECEMBER 15, 2011 COUNTY COMMENTS	DD
3 MARCH 14, 2012 COUNTY COMMENTS	DD

ACCESSIBILITY PLAN

C2G /CIVIL CONSULTANTS GROUP, INC
Engineers/Planners
2440 South Valley Drive / Suite A
Los Banos, CA 93635
T (831) 455-4420 F (831) 736-2828

MONTE VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY
WATSONVILLE, CA 95076

Date: 09.12.11
Scale: NTS
Drawn: DD
Job: 383-00
Sheet: C401
Of 1 Sheet

FILL REQUIREMENTS

A. PLACEMENT OF ALL ENGINEERED FILL SHALL BE PLACED ON PREPARED SUBGRADE IN THE MANNER APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER. IN GENERAL, FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8-INCHES IN UNCOMPACTED THICKNESS AND SHALL BE COMPACTED BY MECHANICAL MEANS ONLY. DUE TO EQUIPMENT LIMITATIONS, THINNER LIFTS MAY BE NECESSARY TO ACHIEVE THE RECOMMENDED LEVEL OF COMPACTION. ENGINEERED FILL SHALL BE MOISTURE CONDITIONED TO WITHIN 2-PERCENT OF OPTIMUM MOISTURE VALUE AND COMPACTED PER RECOMMENDATIONS.

B. PREPARATION: REMOVE VEGETATION, TOPSOIL, DEBRIS, WET, AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS.

1. IF FILL IS PLACED ON EXISTING SLOPES GREATER THAN 4 TO 1, CONTRACTOR SHALL CONSTRUCT KEYWAYS IN UNDISTURBED SOIL IN ACCORDANCE TO OWNER'S GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. AT A MINIMUM, KEYWAYS SHALL BE ON A SLOPED SURFACE STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. SEE DETAIL 2 ON THIS SHEET.

C. SUBGRADE IN AREAS TO RECEIVE ENGINEERED FILL, CONCRETE SLABS-ON-GRADE, OR PAVEMENTS SHALL BE SCARIFIED, MOISTURE-CONDITIONED, AND RECOMPACTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.

D. PLACE FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS FOR EACH LOCATION LISTED BELOW.

1. UNDER GRASS, USE SATISFACTORY EXCAVATED OR BORROW SOIL MATERIAL.

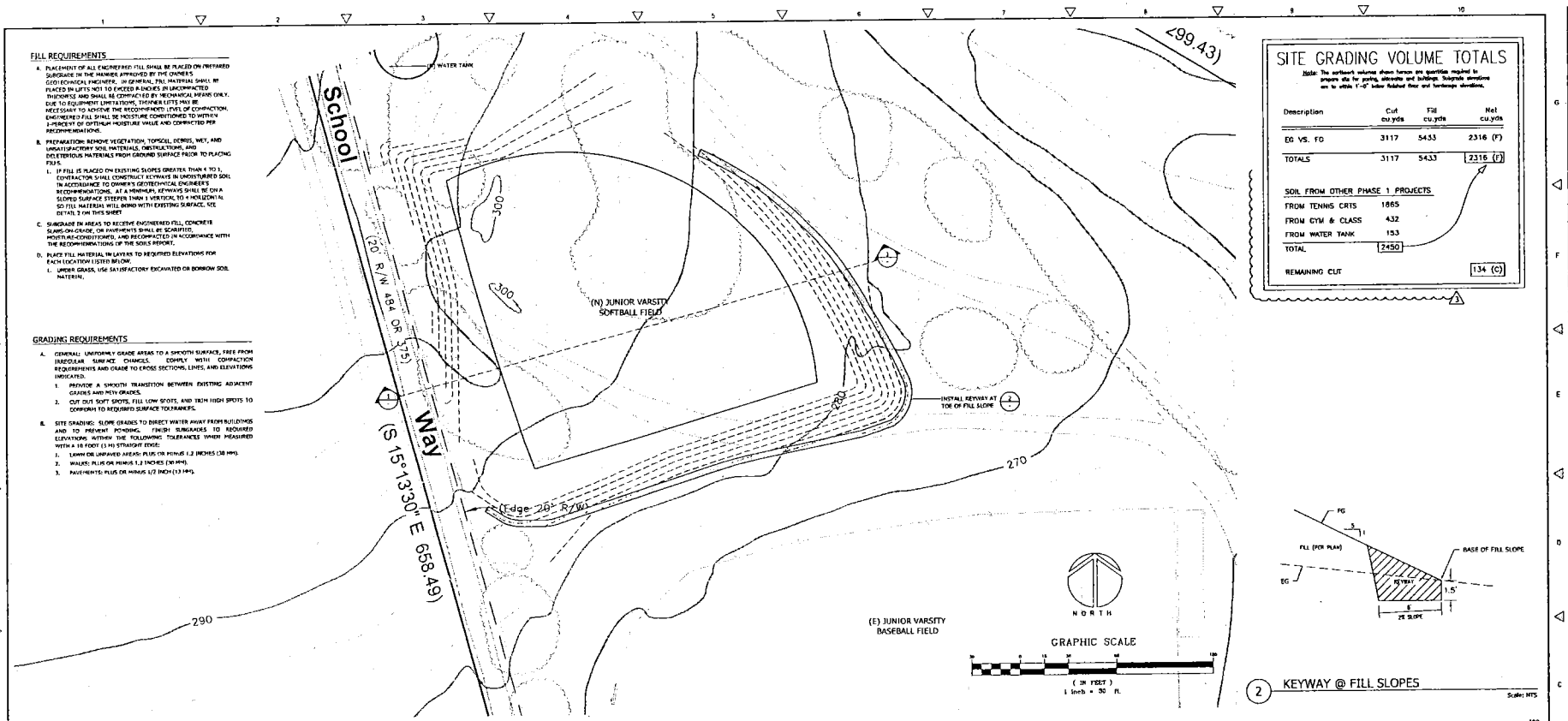
GRADING REQUIREMENTS

A. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.

1. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING ADJACENT GRADES AND NEW GRADES.
2. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO CONFORM TO REQUIRED SURFACE TOLERANCES.

B. SITE GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SURFACES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES WHEN MEASURED WITH A 10 FOOT (3 M) STRAIGHT EDGE:

1. LAWN OR UNPAVED AREAS: PLUS OR MINUS 1.2 INCHES (30 MM).
2. WALKS: PLUS OR MINUS 1.2 INCHES (30 MM).
3. PAVEMENTS: PLUS OR MINUS 1/2 INCH (13 MM).



SITE GRADING VOLUME TOTALS

Note: The earthwork volumes shown hereon are quantities required to prepare site for parking, sidewalks and buildings. Subgrade elevations are to within 1'-0" below finished floor and hardscape elevations.

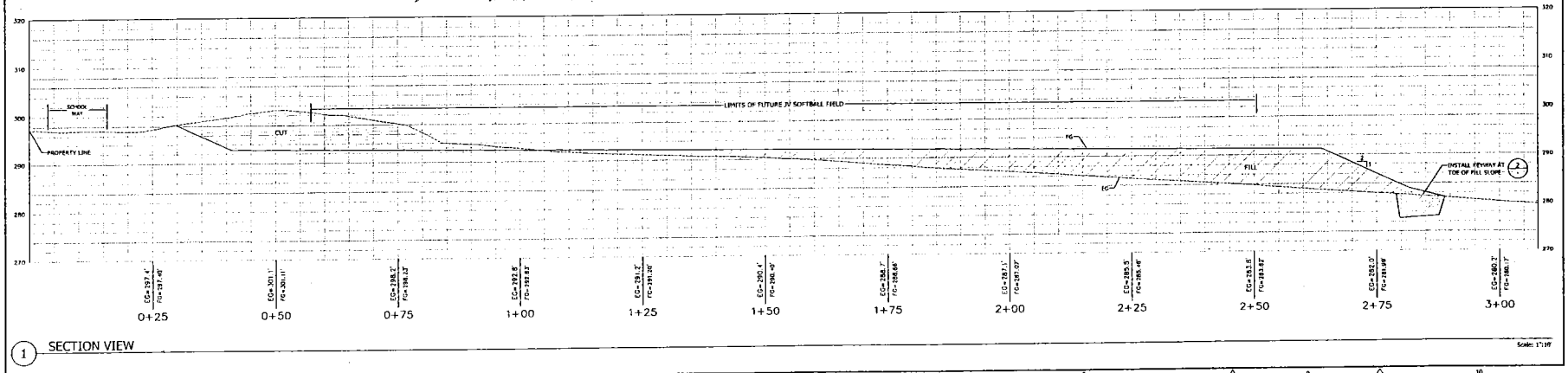
Description	Cut cu.yds	Fill cu.yds	Net cu.yds
EG VS. FG	3117	5433	2316 (F)
TOTALS	3117	5433	2316 (F)

SOIL FROM OTHER PHASE 1 PROJECTS

FROM TENNIS CRTS	1865
FROM GYM & CLASS	432
FROM WATER TANK	153
TOTAL	2450
REMAINING CUT	134 (C)

2 KEYWAY @ FILL SLOPES

Scale: NTS



1 SECTION VIEW

Scale: 1"=10'

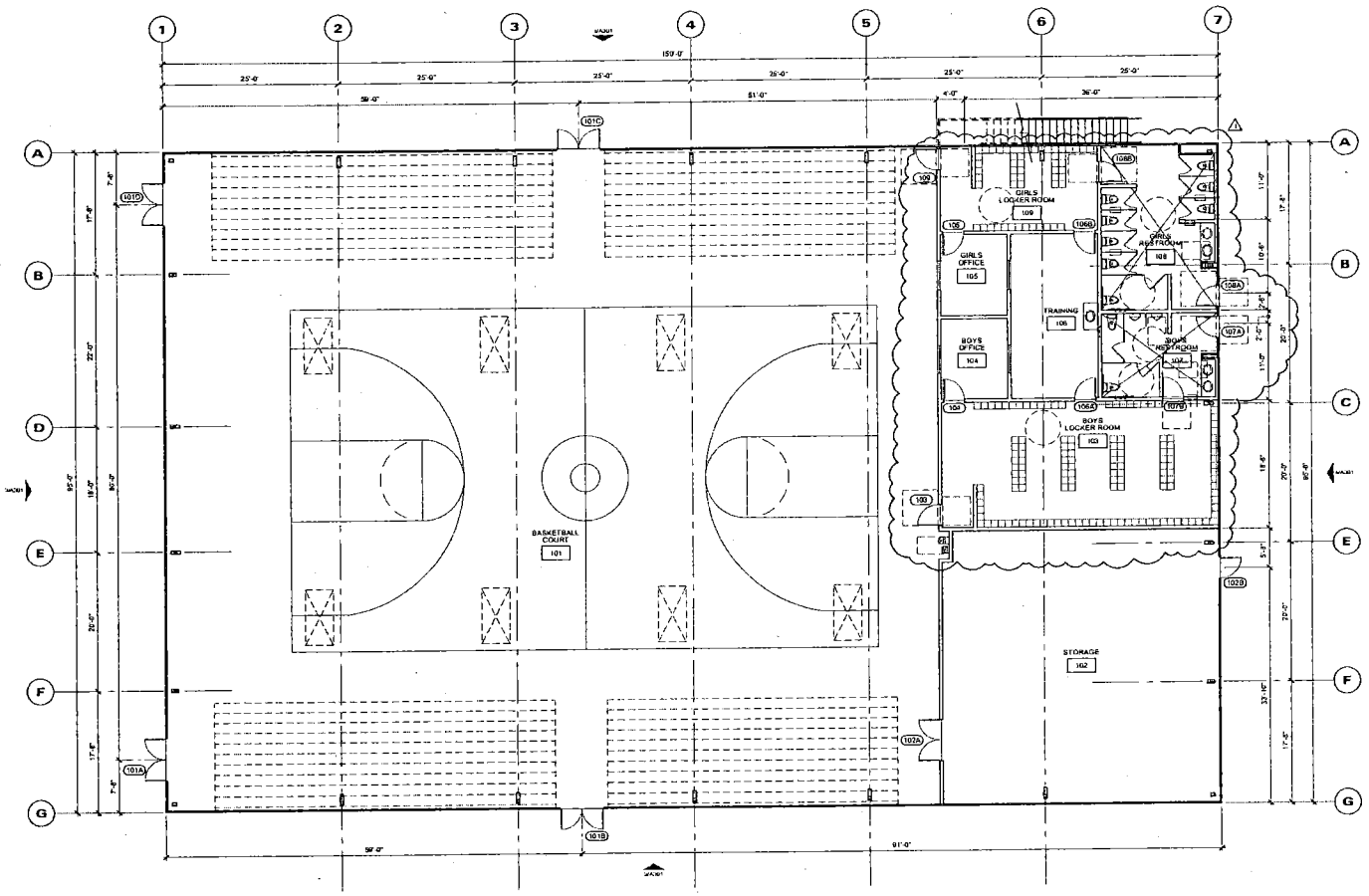
REVISIONS	BY
1 JULY 19, 2011 COUNTY COMMENTS	DD
2 DECEMBER 12, 2011 COUNTY COMMENTS	DD
3 MARCH 14, 2012 COUNTY COMMENTS	DD

GRADING PLAN
FOR J.V. SOFTBALL FIELD

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-5429

MONTE VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY
WATSONVILLE, CA 95076

Date: 04/06/11
Scale: NTS
Drawn: DD
Job: 383-00
Sheet: C501
Of Sheets



GYMNASIUM FIRST FLOOR PLAN

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

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2349 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.648.3520
WWW.WRDARCH.COM

MVCS MIDDLE SCHOOL GYM AND CLASSROOM RELOCATION PROJECT

MONTER VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY
WATSONVILLE, CALIFORNIA 95076

A.P.N. NO.:

JOB NO.: 11110

PRINT DATE:

PLOT DATE: 8.17.2011

DRAWN BY:

CHECKED BY:

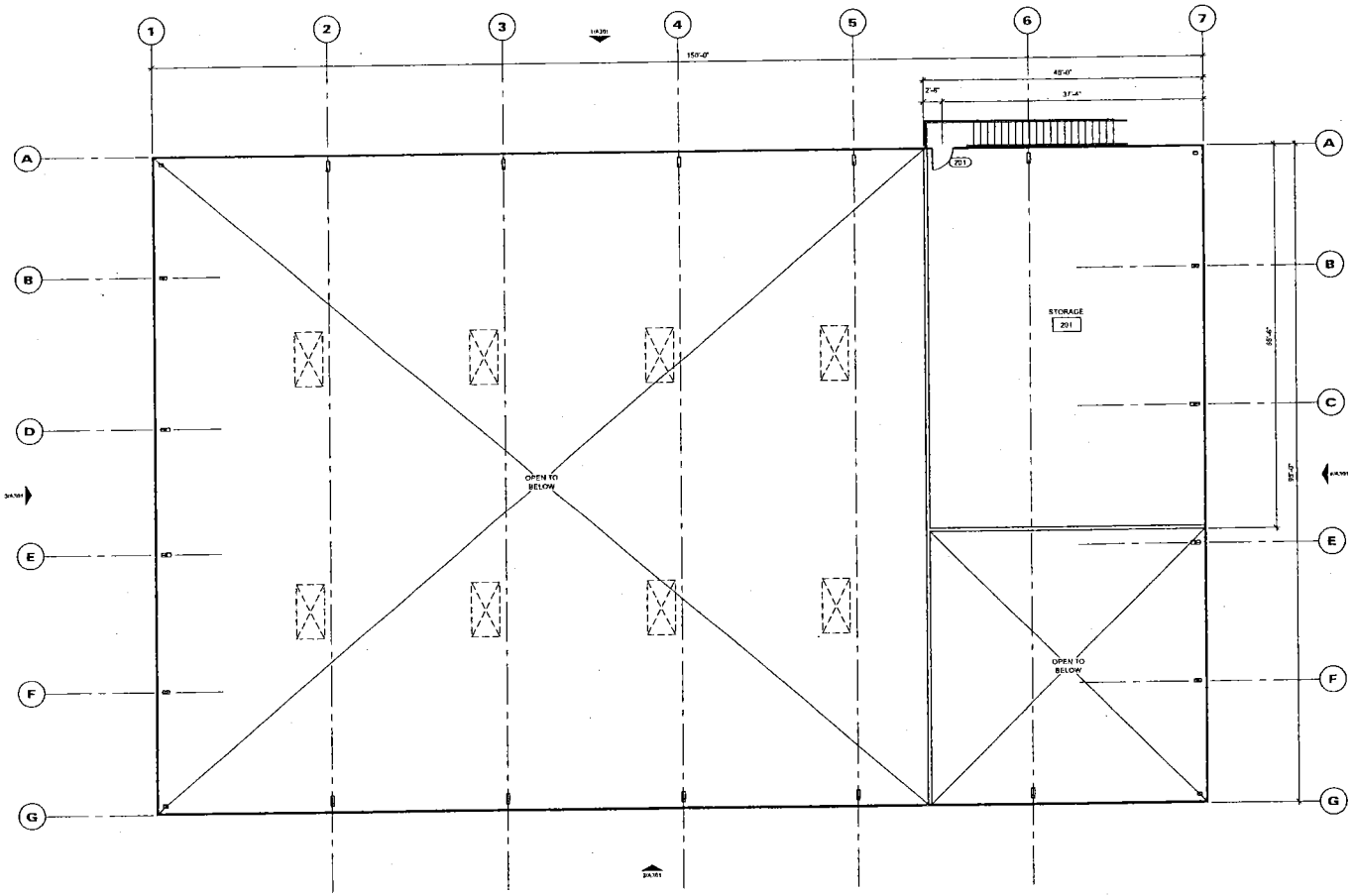
SET ISSUED:

1 PLANNING SUBMITTAL RESPONSE 08/17/11

SHEET NAME:
GYMNASIUM FIRST FLOOR PLAN

SHEET NO.:
A201

FILE NAME: 11110-A201



PLAN NORTH

GYMNASIUM SECOND FLOOR PLAN

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

WRD
WALD RUHNKE & DOST ARCHITECTS LLP
2349 GARDEN ROAD, SUITE 100
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MVCS MIDDLE SCHOOL GYM AND CLASSROOM RELOCATION PROJECT

MONTER VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY
WATSONVILLE, CALIFORNIA 95076

A.P.N. NO.:

JOB NO.: 11110

PRINT DATE:

PLOT DATE: 6.13.2011

DRAWN BY: SC

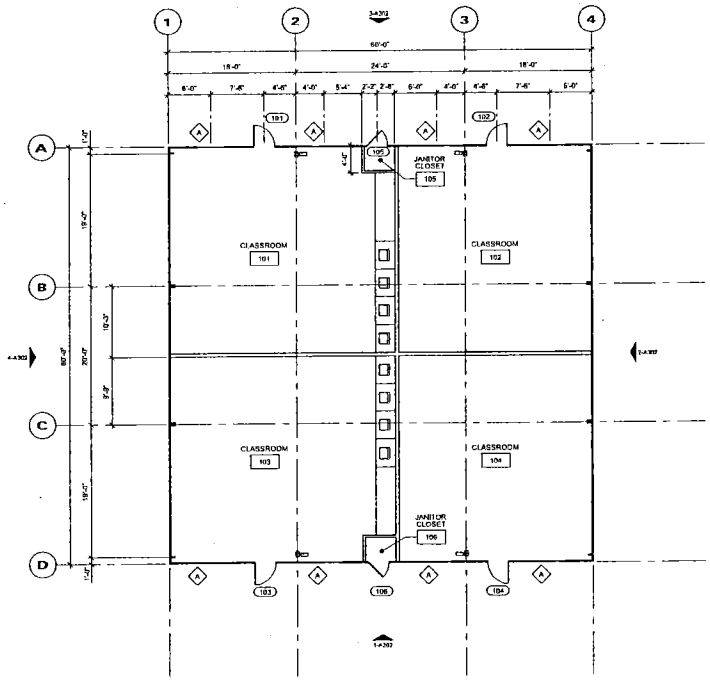
CHECKED BY: MH

SET ISSUED:

SHEET NAME: GYMNASIUM SECOND FLOOR PLAN

SHEET NO.: A202

FILE NAME: 11110-A202



PLAN NORTH

CLASSROOM FLOOR PLAN

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

WALD RUHNKE & DOST ARCHITECTS LLP
2345 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3530
WWW.WRDARCH.COM

MVCS MIDDLE SCHOOL GYM AND CLASSROOM RELOCATION PROJECT

MONTER VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY
WATSONVILLE, CALIFORNIA 95076

A.P.N. NO.:

JOB NO.: 11110

PRINT DATE:

PLOT DATE: 8.13.2011

DRAWN BY: SC

CHECKED BY: MN

SET ISSUED:

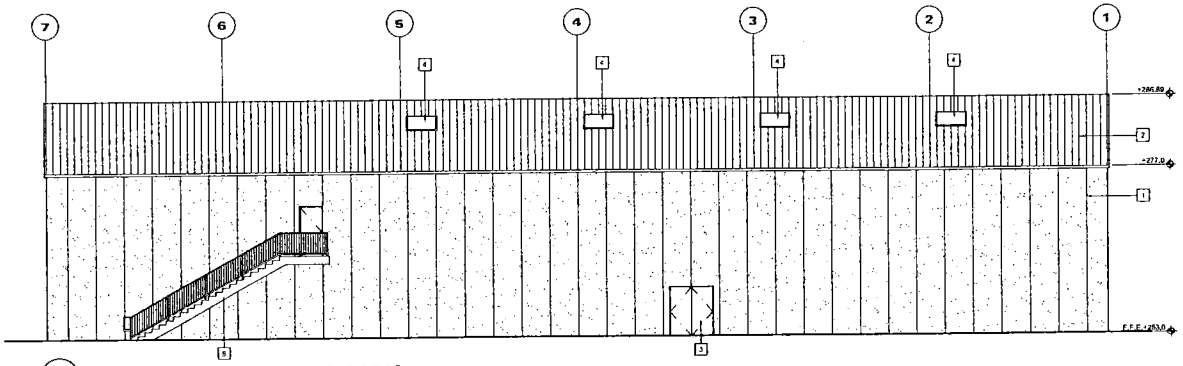
SHEET NAME:

CLASSROOM FLOOR PLAN

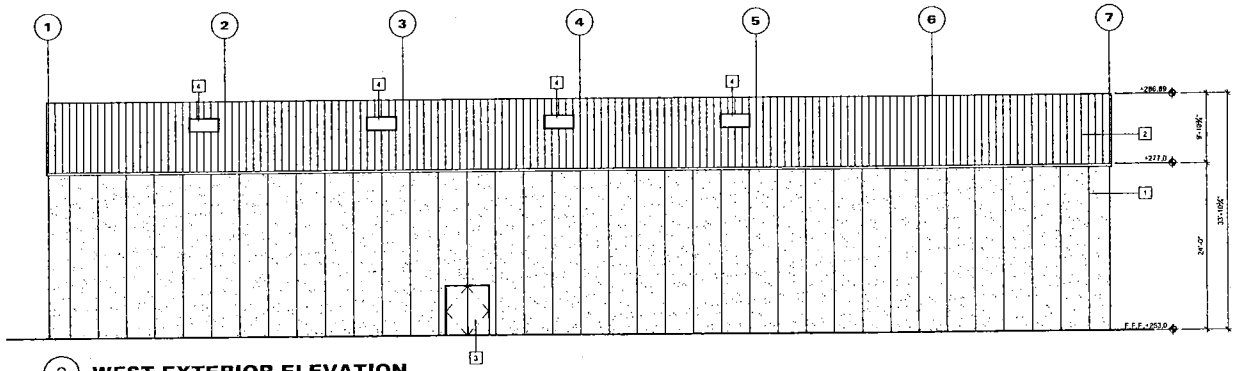
SHEET NO.:

A203

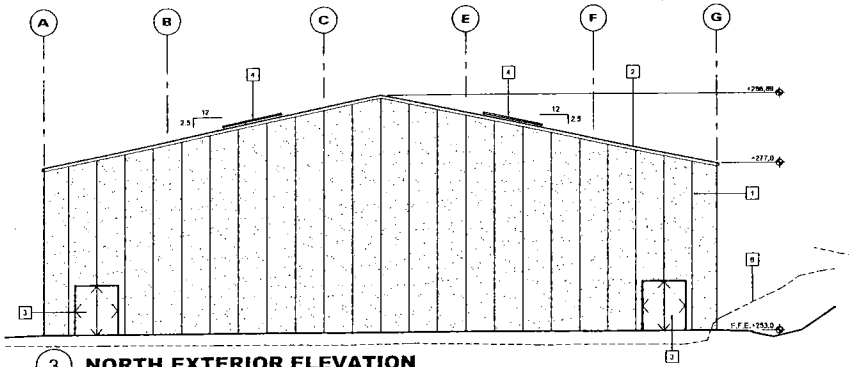
FILE NAME: 11110-A203



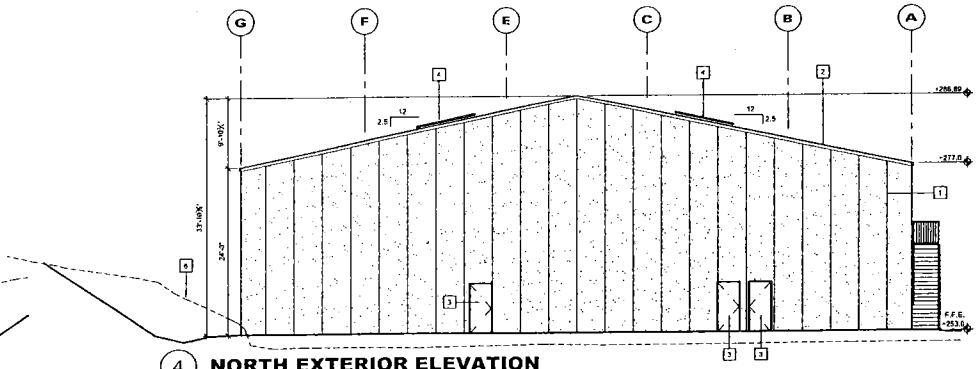
1 **EAST EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"



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



3 **NORTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"



4 **NORTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. INDICATES 4'-0" WIDE CEMENT PLASTER WALL PANELS.
2. INDICATES METAL ROOF
3. INDICATES NEW DOOR, TYP.
4. INDICATES SKYLIGHT, TYP.
5. INDICATES STAIR, TYP.
6. DASHED LINE INDICATES EXISTING GRADE

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
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MVCS MIDDLE SCHOOL GYM AND CLASSROOM RELOCATION PROJECT

MONTER VISTA CHRISTIAN SCHOOL
230 SCHOOL WAY
WATSONVILLE, CALIFORNIA 95076

A.P.N. NO.:

JOB NO.: 11110

PRINT DATE:
PLOT DATE: 6.13.2011
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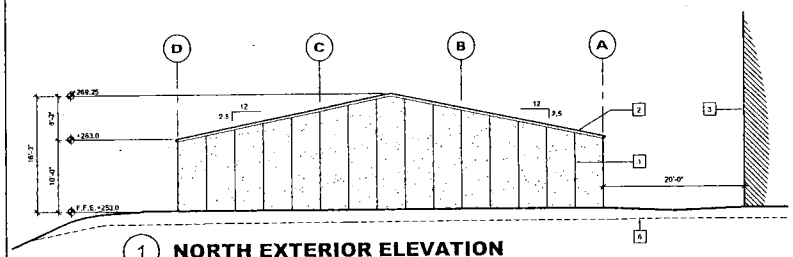
SET ISSUED:

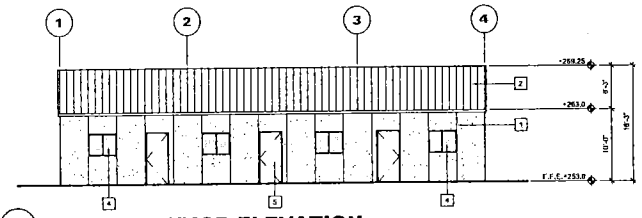
SHEET NAME: GYMNASIUM EXTERIOR ELEVATIONS

SHEET NO.: A301

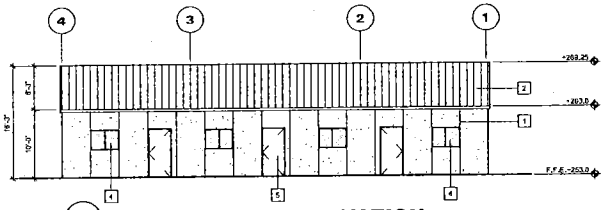
FILE NAME: 11110-A301



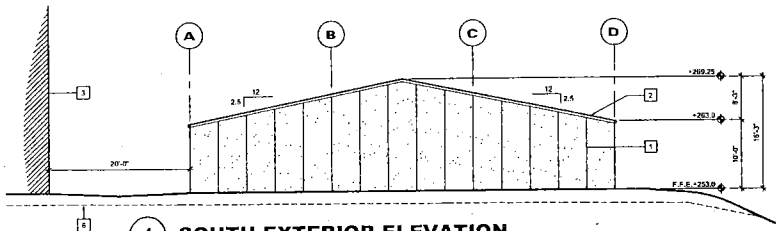
1 **NORTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"



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



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



4 **SOUTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. INDICATES 4'-0" WIDE CEMENT PLASTER WALL PANELS.
2. INDICATES METAL ROOF
3. INDICATES ADJACENT NEW GYM BUILDING
4. INDICATES NEW WINDOW. TYP.
5. INDICATES NEW DOOR. TYP.
6. DASHED LINE INDICATES EXISTING GRADE

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.649.4642
FAX: 831.649.3630
WWW.WRDARCH.COM

MVCS MIDDLE SCHOOL GYM AND CLASSROOM RELOCATION PROJECT

MONTER VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY
WATSONVILLE, CALIFORNIA 95076

A.P.N. NO.:

JOB NO.: 11110

PRINT DATE:

PLOT DATE: 6.13.2011

DRAWN BY: SC

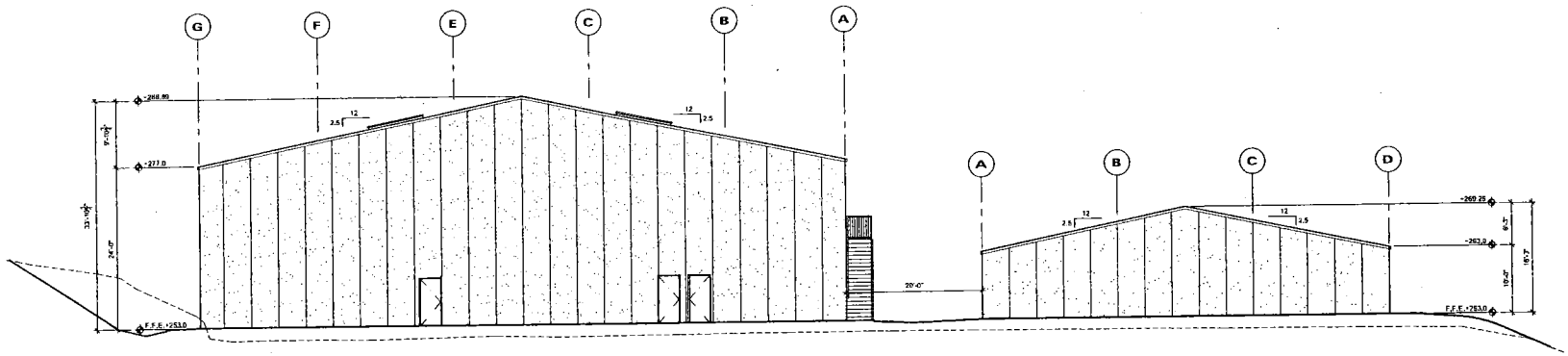
CHECKED BY: MN

SET ISSUED:

SHEET NAME:
CLASSROOM EXTERIOR ELEVATIONS

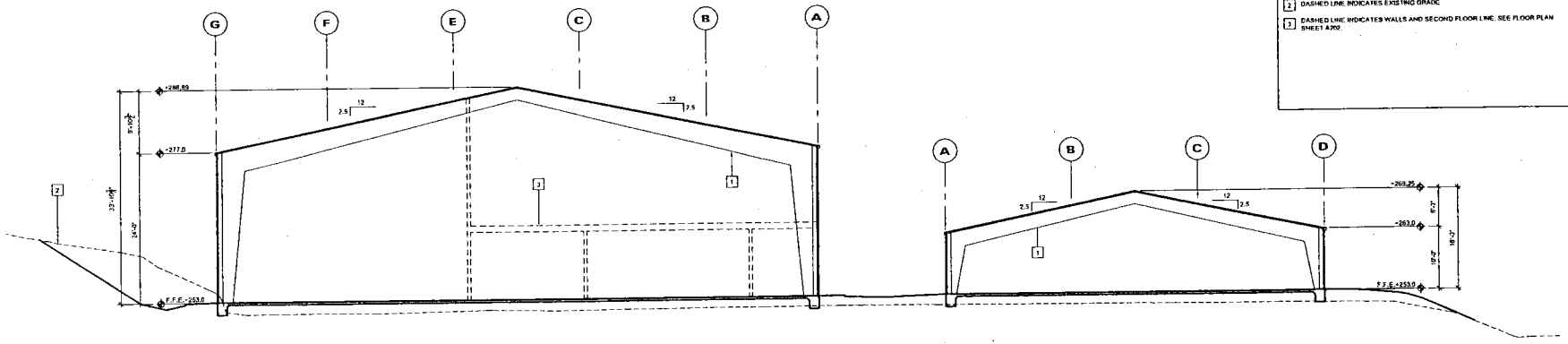
SHEET NO.:
A302

FILE NAME: 11110-A302



1 GYM & CLASSROOM COMPOSITE EXTERIOR ELEVATION

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



2 GYM & CLASSROOM COMPOSITE BUILDING SECTION

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

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. INDICATES METAL BUILDING STRUCTURE, SEE GENERAL STEEL CORPORATION DRAWINGS FOR ADDITIONAL INFORMATION.
2. DASHED LINE INDICATES EXISTING GRADE
3. DASHED LINE INDICATES WALLS AND SECOND FLOOR LINE, SEE FLOOR PLAN SHEET A200.

WR&D
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MVCS MIDDLE SCHOOL GYM AND CLASSROOM RELOCATION PROJECT

MONTER VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY
WATSONVILLE, CALIFORNIA 95076

A.P.N. NO.:

JOB NO.: 11110

PRINT DATE:

PLOT DATE: 8.13.2011

DRAWN BY: SC

CHECKED BY: MN

SET ISSUED:

SHEET NAME: COMPOSITE EXT. ELEV. & BLDG SECTION

SHEET NO.: A303

FILE NAME: 11110-A303

Project No. SC10077.1
3 May 2012

MONTE VISTA CHRISTIAN HIGH SCHOOL
c/o Betty Cost Planning & Permit Services
P. O. Box 355
Aromas, California 95004

Attention: Betty Cost

Subject: Focused Fault Lineation Study

Reference: Proposed New Water Tank
Monte Vista Christian School
2 School Way, Watsonville, CA 95076
Santa Cruz County, California

Dear Ms. Cost:

At your request we conducted a lineation study to evaluate geologic faulting in the vicinity of the proposed new gymnasium and classroom building at Monte Vista Christian School and presented a report entitled "Focused Fault Lineation Study". The purpose of this investigation was to evaluate the potential for ground rupture at the new gymnasium and classroom building sites from fault movement caused by future tectonic movement along geologic faults that exist in the vicinity of the referenced property (Monte Vista Christian School).

Subsequent to preparation of that report, you requested that we address the potential for faulting at a new proposed water tank at the northwestern corner of the campus. You provided a copy of a letter from Joe Hanna of the Santa Cruz County Planning Department indicating that they require an "engineering geologist shall confirm in writing that the tank construction site is not located on the surface trace of a fault".

This letter report is focused on fulfilling this requirement.

Our scope of work included:

1) Review of our files and prior geotechnical and geologic work at the site.

2) Preparation of this report and accompanying graphics

Our firm prepared a geotechnical report for the water tank site dated 9 November 2011. The attached site location map (Figure 1) and the boring site plan (Figure 2) from that report document the location of the proposed water tank. Our October 21, 2011 "Focused Fault Lineation Study " for the proposed new gymnasium and classroom building at Monte Vista showed aerial photo lineations and suspected fault traces in the area of Monte Vista Christian School. That photo has been modified to show the proposed water tank location (see Figure 3). Immediately northeast of the proposed water tank site a well delineated air photo lineation exists, and this lineation is mapped as a fault trace on the 1974 Santa Cruz County Fault Map by Hall and Others. This fault trace is in the axis of a drainage and trends North 58 degrees East.

Fault traces are often complex ruptures in the earth surface that have shearing some distance to either side of the central alignment of the fault trace. In order to evaluate whether fault traces exist at the ground surface at the proposed water tank construction site, we performed a subsurface investigation.

Our subsurface investigation involved excavation of a 5 to 6 foot deep exploratory trench just to the southeast of the proposed tank site. The trench was 65 feet long and was oriented perpendicular to the trend of the adjacent mapped fault trace.

Mark Foxx, an Engineering Geologist employed by our firm scraped the wall of the trench to remove the earth materials that were smeared by the excavation process and examined the cleaned exposures. Native earth materials consisting of soils and Aromas Formation earth materials (clayey silts and sands) were exposed and inspected for evidence of ground rupture from faulting. No open voids, in-filled ground cracks, or displaced soil horizons were observed. Figure 4 is a diagram of the exploratory trench showing our observations of the earth materials.

Based on our investigation, it is our opinion that the tank construction site is not located on the surface trace of a fault. In our opinion, there is not a significant hazard to the proposed water tank from fault-generated ground rupture under the tank.

If you have any questions, please call our office.

Respectfully Submitted,

HARO, KASUNICH AND ASSOCIATES, INC.

Mark Foxx
CEG 1493

MF/dk
Copies: 4 to Addressee
1 to Addressee

References

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

Attachments:

Figure 1: Site Location Map

Figure 2: Boring Site Plan Showing Exploratory Fault Trench Location

Figure 3: Aerial Photograph Showing Air Photo Lineations, Mapped Fault Traces, and Proposed Water Tank Location

Figure 4: Exploratory Fault Trench Diagram

D:\FOXX\Monte Vista Gymnasium\Monte Vista Christian School Location Map.dwg, Layout1, 5/2/2012 11:42:30 AM

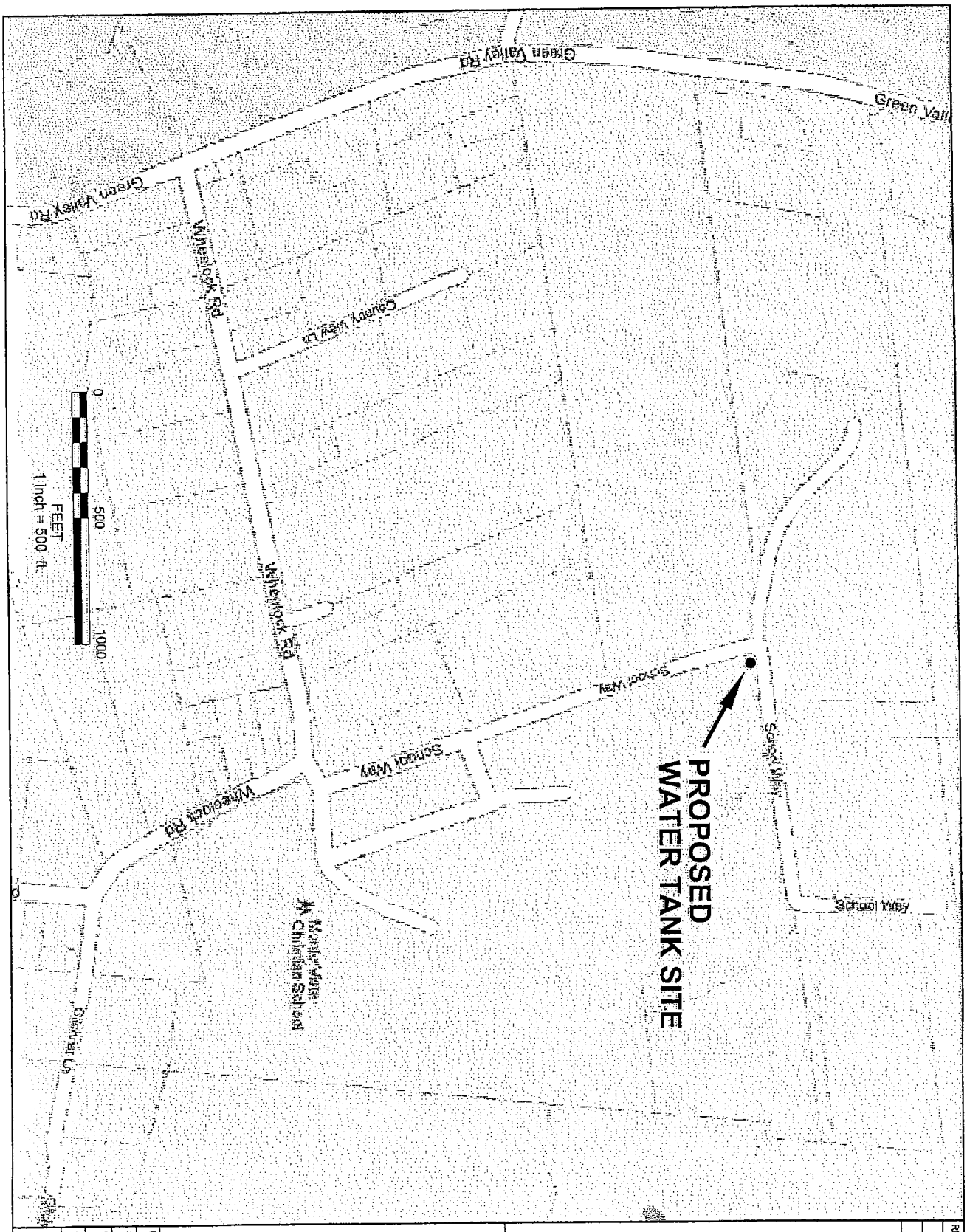
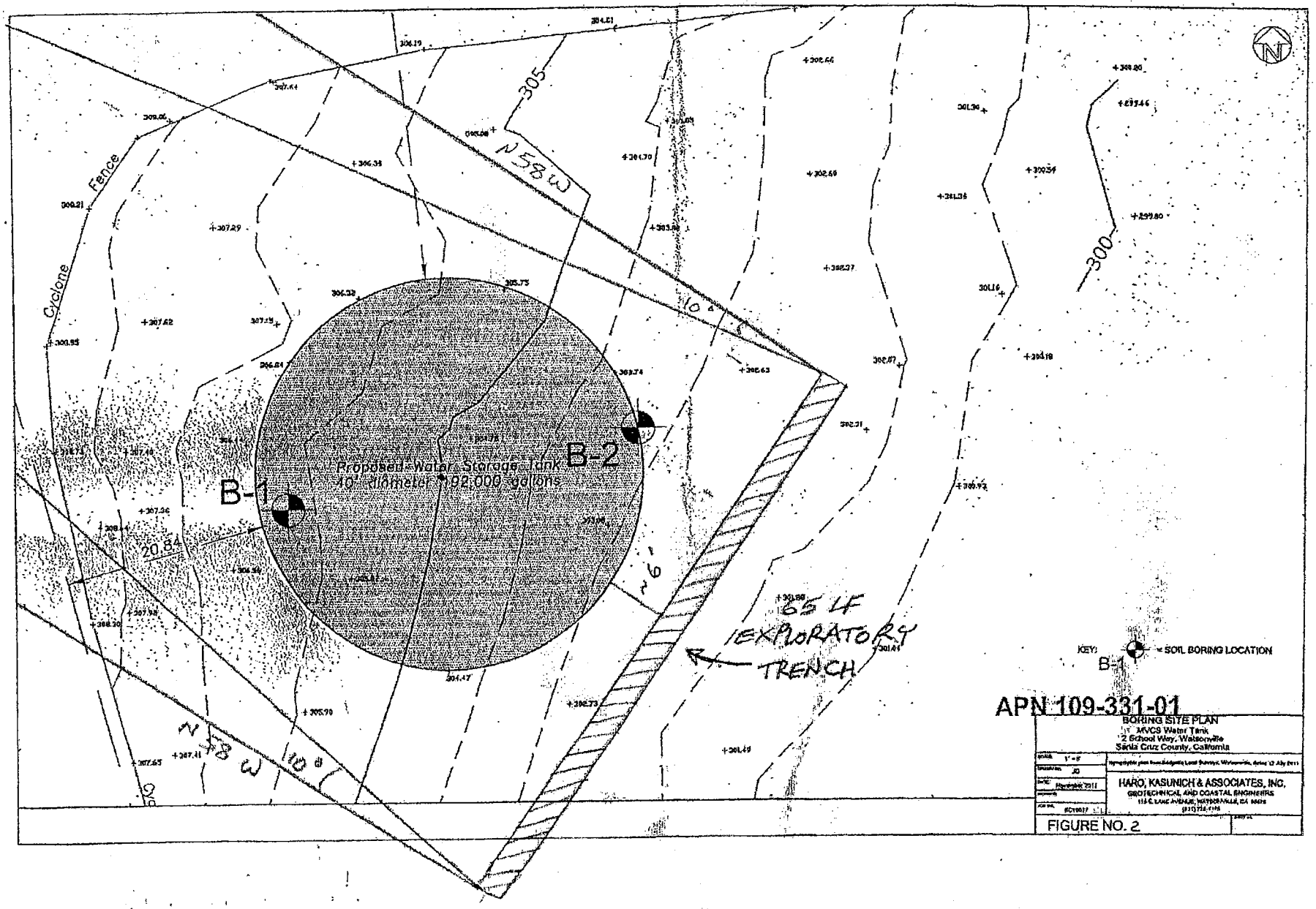


FIGURE 1	Job	Drawn MF	Scale 1"=500'	Date 5-1-2012	**HARO, KASUNICH AND ASSOCIATES, INC.** CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS 116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175	**SITE LOCATION MAP** **PROPOSED WATER TANK** **MONTE VISTA CHRISTIAN SCHOOL**

REVISIONS	BY

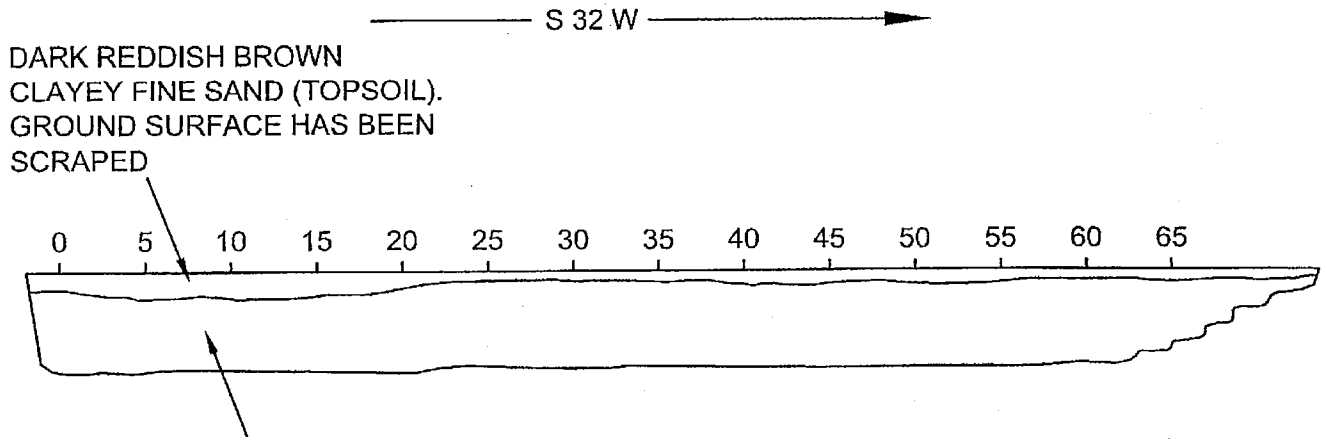

Cyclone Fence
305
300
N58W
10'
B-1
B-2
Proposed Water Storage Tank
10' diameter 92,000 gallons
20.84
65 LF
EXPLORATORY
TRENCH
KEY: = SOIL BORING LOCATION
B-1
APN 109-331-01
BORING SITE PLAN
MVCS Water Tank
2 School Way, Watsonville
Santa Cruz County, California
HARO, KASUNICH & ASSOCIATES, INC.
GEOTECHNICAL AND COASTAL ENGINEERS
FIGURE NO. 2

0 600 1200

1"=600 FEET

FIGURE 3 2011

MONTE VISTA CHRISTIAN SCHOOL
WATER TANK SITE
EXPLORATORY GEOLOGIC TRENCH
HARO KASUNICH AND ASSOCIATES, INC.
GEOLOGIST: MARK FOXX



3-29-2012
1" = 10' H = V

REVISIONS	BY

EXPLORATORY GEOLOGIC TRENCH
PROPOSED WATER TANK
MONTE VISTA CHRISTIAN SCHOOL

HARO, KASUNICH AND ASSOCIATES, INC.
CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS
116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175

Date	5-1-2012
Scale	1"=10' H=V
Drawn	MF
Job	

FIGURE 4

D:\FOXX\Monte Vista Gymnasium\Monte Vista Christian School Trench.dwg, Layout1, 5/2/2012 11:45:02 AM

Project No. SC10077
5 April 2011

MS. BETTY COST
P.O. Box 355
Aromas, California 95004

Subject: Geotechnical Investigation

Reference: Proposed Middle School Gymnasium
Classroom Building and Tennis Courts
Monte Vista Christian School
2 School Way
Watsonville, California

Dear Ms. Cost:

In accordance with your authorization, we have performed a Geotechnical Investigation for the proposed Middle School Gymnasium, Classroom Building and Tennis Courts project at the referenced site in Watsonville, California.

Based on the results of our investigation, the proposed project is acceptable from a geotechnical standpoint provided the design criteria and recommendations presented in this report are incorporated into the design and construction of the proposed project.

The accompanying report presents our results, conclusions and recommendations. If you have any questions concerning this report, please contact our office.

Very truly yours,

HARO, KASUNICH & ASSOCIATES, INC.

Christopher A. George
C.E. 50871

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER A. GEORGE
No. 50871
Exp. 9/30/11
CIVIL
STATE OF CALIFORNIA

CAG/sr

Copies: 4 to Addressee
1 to C2G

Project No. SC10077
5 April 2011

GEOTECHNICAL INVESTIGATION

Introduction

This report presents the results of our Geotechnical Investigation for a proposed Middle School Gymnasium, Classroom Building and Tennis Courts project at Monte Vista Christian School (MVCS) in Watsonville, California (see Figure 1 in Appendix A). The buildings will be situated on a baseball field north of the existing gymnasium on the MVCS Campus. The tennis courts will be constructed on the west portion of the property.

A Topographic Map of the MVCS Campus (Sheet 1 of 3), dated September 2010, and Schematic Plans for the Gym and Classroom Site and Tennis Court Site, dated 2 December 2010, were prepared by C2G. We used the Topographic Map as the base for our Boring Site Plans (see Figure Nos. 2 and 3 in Appendix A). Site descriptions, distances, elevations, and gradients discussed in this report are based on a site visit by the engineer and review of the Site Plan, and maps and reports in our files.

At the time this report was prepared, building and grading plans had not been developed. We should review the project plans prior to construction to evaluate if the geotechnical criteria and recommendations presented were properly interpreted and implemented and determine if this report is adequate and complete for proposed grading and construction.

Purpose

The purpose of our investigation was to explore and evaluate the soil conditions at the site and provide geotechnical criteria and recommendations for design and construction of the proposed school expansion project.

Scope of Work

The specific scope of our services was as follows:

1. Site reconnaissance and review of available data in our files regarding the site and vicinity.

2. A field exploration program at the Gymnasium and Classroom Building site consisting of logging and interval sampling of soil encountered in eight (8) continuous flight-augered borings drilled from 11.5 to 31.5 feet deep. Three hand-augered borings from 7 to 10 feet deep were also drilled at the Tennis Courts site. The soil samples obtained were sealed and returned to the laboratory for testing.

3. Laboratory testing and classification of selected samples were performed to determine pertinent engineering properties required for our analyses. Moisture content and dry density tests were performed to evaluate the consistency of the in situ soils. Grain size analysis and Atterberg Limits tests were performed to aid in

soil classification and evaluate the soil plasticity and expansion potential. Direct Shear tests were performed to evaluate soil shear strength.

4. Engineering analysis and evaluation of the resulting field and laboratory test data. Based on our findings we developed geotechnical design criteria for site grading, foundations, retaining walls, slabs-on-grade, site drainage and erosion control.

5. Preparation and submittal of this report presenting the results of our investigation.

Site Location and Conditions

Monte Vista Christian School is located at 2 School Way, about ½ mile east of the intersection of Wheelock Road and Green Valley Road in Watsonville, California (see Figure 1 in Appendix A).

The proposed new Middle School Gymnasium and Classroom Building will be located on a level area presently used as a baseball playing field on the north side of the existing Gymnasium. The field has a grass outfield and a granite sand infield and is bordered by a small chain link fence.

The site is bordered to the west by a gentle slope ascending to School Way, a paved road about 40 feet from the proposed Middle School Gymnasium. A small retaining wall

supports the toe of the south end of the slope. On the east side of the playing field, a small slope descends to a north-south access road. The Classroom Building will be 30 to 40 feet from the road.

On the north side of the playing field, a gentle north facing slope descends about 10 feet to a pond north of the field. The pond is one of three ponds and embankments in a drainage swale which flows from the northwest to the southeast on the north portion of the MVCS Campus. The northeast (closest) portion of the proposed Gymnasium or Classroom Building will be over 150 feet from the centerline of the drainage swale/pond alignment.

The proposed Tennis Courts will be located about 200 yards west of the Middle School Gymnasium and Classroom site and west of the Headmasters residence and another baseball playing field. They will be situated on a very gently sloping to level area that appears to have been graded at some time in the past and is presently vegetated with low grass and weeds. Ponded water was observed on the northwest portion of the Tennis Court site during our field exploration in January 2011.

Project Description

The new Middle School Gymnasium will be a 95 foot by 150 foot steel frame building with spread footings and a concrete slab-on-grade floor. The building will be on the level portion of the playing field with the exception of the west side of the building, which will

require a small cut in the slope descending to the playing field from School Way. The cut will be supported by a site retaining wall situated 5 feet from the building to allow a walkway to be constructed around the building.

The new 60 foot by 60 foot Classroom Building will be constructed on the level playing field east of the new Middle School Gymnasium. Spread footing foundations and slab-on-grade floors are anticipated for the classroom building. Finish floor elevations on both buildings will be about 1 foot above the playing field elevation.

The proposed Tennis Court site is 110 foot wide by 350 foot long and will include 6 full tennis courts. Two inches of asphalt over 6 inches of baserock are proposed for the court surface.

Field Exploration

Subsurface conditions at the Middle School Gymnasium and Classroom Building site were investigated on 30 December 2011 by drilling eight (8) exploratory borings from 11.5 to 31.5 feet in depth. The borings were advanced with 6-inch diameter continuous flight-auger equipment mounted on a truck. The Tennis Court site was investigated on 11 January 2011 by drilling three (3) hand augered boring from 5 to 10 feet deep. The borings were advanced with 4-inch diameter hand-auger equipment. The approximate locations of the test borings are indicated on the Boring Site Plans (see Figures 2 and 3 in Appendix A).

Representative soil samples were obtained from the exploratory borings at selected depths, or at major strata changes. These samples were recovered using the 3.0 inch outside diameter (O.D.) Modified California Sampler (L), the 2.0 inch O.D. Standard Terzaghi Sampler (T), or from auger spoils (B).

The penetration resistance blow counts noted on the boring logs for the 6-inch diameter continuous flight-auger borings were obtained as the sampler was dynamically driven into the in situ soil. The process was performed by dropping a 140-pound hammer a 30-inch free fall distance, driving the sampler 6 to 18 inches and recording the number of blows for each 6-inch penetration interval. The blows recorded on the boring logs represent the accumulated number of blows that were required to drive the last 12 inches.

The soil encountered in the borings was continuously logged in the field and described in accordance with the Unified Soil Classification System (ASTM D2487). A description of the soil and moisture conditions underlying the site is presented in our Logs of Test Borings (see Figures 5 to 16 in Appendix A).

The Boring Logs denote subsurface conditions at the locations and time observed, and it is not warranted that they are representative of subsurface conditions at other locations or times.

Laboratory Testing

The laboratory testing program was directed toward determining pertinent engineering and index soil properties.

The natural moisture contents and dry densities were determined on selected samples and are recorded on the boring logs at the appropriate depths. Since the engineering behavior of soil is affected by changes in moisture content, the natural moisture content will aid in evaluation of soil compressibility, strength, and potential expansion characteristics. Soil dry density and moisture content are index properties necessary for calculation of earth pressures on engineering structures. The soil dry density is also related to soil strength and permeability.

Atterberg Limits tests were performed on selected soil samples to evaluate the range of moisture contents over which the soil exhibits plasticity, and to classify the soil according to the Unified Soil Classification System. The plasticity characteristics of a soil give an indication of the soil's compressibility and expansion potential. The test results indicate that near surface clay soil at the site had low expansion potential (P.I.=8, 9, and 10) and soil at depths of 4 feet and 15 feet had low to moderate expansion potential (P.I.=15 and 21, respectively). Grain size analysis tests were performed on select samples to aid in soil classification.

The strength parameters of the underlying earth materials were determined from Standard Penetration Test (SPT) values obtained in the field during drilling and direct shear tests performed in the laboratory. The direct shear test samples were presaturated a minimum of 24 hours prior to testing.

The results of the field and laboratory testing appear on each "Log of Test Boring" opposite the sample tested in Appendix A.

Subsurface Conditions

Based on our subsurface exploration, the general soil profile in our borings at the Middle School Gymnasium and Classroom Building site consisted of loose clayey sand (topsoil) from the surface to depths of 2 to 3 feet, underlain by medium dense to dense clayey and silty sand and stiff sandy clay to the depths explored (11.5 to 31.5 feet). In Borings 7 and 8, loose clayey sand was encountered from the surface to depths of 6 and 7 feet, underlain by medium dense clayey sand and stiff sandy clay to the depths explored (16.5 feet).

In our borings at the Tennis Court site, we encountered loose silty and clayey sand from the surface to depths of 1½ to 4 feet, underlain by firm to stiff clay to the depth explored (5 to 10 feet). In Boring HA 1, drilled on the south end of the tennis courts, we encountered loose clayey sand fill soil from the surface to a depth of about 3 feet.

Groundwater

Groundwater was encountered at depths of 6.5 to 10 feet in six out of the eight borings at the Gym and Classroom site. In the three borings at the Tennis Court site, groundwater was encountered at depths ranging from 1 to 7 feet. However, the groundwater levels may fluctuate due to variations in rainfall or other factors not evident during our investigation. The depth to groundwater (if found) is noted on the "Logs of Test Borings".

Site Geology

Based on a review of the Santa Cruz County Map of Geologic Deposits (Brabb, 1989), the project site is mapped as Qaf: Aromas Sand, Fluvial Lithofacies, (Pleistocene).

"Fluvial Lithofacies Semi-consolidated, heterogeneous, moderately to poorly sorted silty clay, silt, sand and gravel. Deposited by meandering and braided streams. Includes beds of relatively well sorted gravel ranging from 10 to 20 feet thick. Clay and silty clay layers, locally as much as 2 feet thick, occur in unit. Locally includes buried soils, high in expansive clays, as much as 14 feet thick." (Brabb, 1989)

The soil encountered in our borings appears to be consistent with the geologic description of the Fluvial Lithofacies of the Aromas Sand.

Seismicity

The following is a general discussion of seismicity in the project area. Detailed studies of seismicity and geologic hazards are beyond the scope of this study. Previous Geologic Reports and Fault Investigations for MVCS building sites were prepared by Geoconsultants, Inc.

A review of State Fault Traces on the Santa Cruz County Planning Department GIS website indicates the Gym and Classroom site is 2.57km (1.57mi) from the active San Andreas Fault Zone, 1.08 km (.67 mile) from the potentially active Zayante-Vergeles Fault Zone and within the potentially active Corralitos Fault Complex.

The south Santa Cruz Mountains section of the San Andreas Fault is a major fault zone of active displacement which extends from the Gulf of California to the vicinity of Point Arena, where the fault leaves the California coastline. Between these points, the San Andreas Fault is about 700 miles long. The fault zone is a break or series of breaks along the earth's crust, where shearing movement has taken place. This fault movement is primarily horizontal.

The largest historic earthquake in Northern California occurred on 18 April 1906 (M8.3+). The 17 October 1989 Loma Prieta earthquake (M6.9) is considered to have been associated with the San Andreas Fault system. This event was the second largest

earthquake in Northern California this century. Although no surface rupture was evident following the Loma Prieta earthquake, Hall et al. (1974) indicate that the San Andreas Fault has a high potential for surface rupture, with a recurrence interval of 50 to 1,000 years.

Potential seismic hazards include surface ground rupture, liquefaction, landsliding and strong seismic shaking. Previous Fault Investigations at the site have not found evidence of faulting to the south of the proposed building site. The alignment of the drainage swale to the north of the site could indicate a fault trace is located in the swale. However, an estimate of the original drainage swale alignment prior to the construction of the pond reveals the old centerline of the swale is over 150 feet from the closest point on the proposed buildings. Because of the medium dense to dense condition and cohesive nature of the soil underlying the site, the potential for seismic induced liquefaction at the site is relatively low. The potential for landsliding at the level site to negatively impact the buildings is low.

Due to the proximity of the site to active and potentially active faults, there is high potential for strong seismic shaking at the site. However, experience following the Loma Prieta earthquake indicates that the quality of construction is a primary factor affecting the amount of earthquake damage sustained by structures. Most structural damage caused by the Loma Prieta earthquake was sustained in structures where the foundations were not adequately embedded into firm materials, where the wood frame was not well braced for

lateral shear and/or where the wood frame was not securely tied to the building foundations. Conversely, where wood frame structures were supported on foundations embedded into firm material, braced for lateral shear and securely tied to the foundation, structural damage was generally minor. Even in areas quite close to the Loma Prieta earthquake epicenter, where structures sustained very strong to severe ground shaking, well-constructed buildings experienced little damage. Based on these considerations, the risk of substantial structural damage from earthquakes appears relatively low for structures which incorporate lateral shear bracing and modern building code requirements into their design and construction. Structures designed in conformance with the most current California Building Code (CBC) seismic design standards should perform well during strong seismic shaking.

DISCUSSIONS AND CONCLUSIONS

Based on the results of our investigation, the proposed Middle School Gymnasium, Classroom Building and Tennis Courts project at Monte Vista Christian School (MVCS) is feasible from a geotechnical standpoint provided the design criteria and recommendations presented in this report are incorporated into the design and construction of the proposed project.

The geotechnical considerations at the site with respect to the proposed development include: the loose condition and compressibility of clayey sand soil found from the surface to depths of 2 to 3 feet; providing a firm uniform support for building footings and slabs and tennis court surface; and the high potential for strong seismic shaking. Based on the results of our laboratory testing, foundation zone soil has low expansion potential

The near surface soil at the site is loose and compressible. To provide uniform support for foundations and increase the bearing capacity of foundation zone soil, we recommend the proposed Middle School Gymnasium and Classroom Buildings and Tennis Courts be supported on redensified soil. We recommend the Gym and Classroom site be subexcavated to a minimum depth of 2 feet below the bottom of the footings and the Tennis Court site subexcavated to a minimum depth of 1 foot below subgrade elevation.

The bottom of the excavations should then be scarified, moisture conditioned (dried back) and compacted as engineered fill. The excavated soil should be moisture conditioned, placed in thin lifts, and compacted as engineered fill to design grades. The redensified zone should extend a minimum of 5 feet beyond building perimeters at the Gym and Classroom site and a minimum of 2 feet beyond the perimeter of the Tennis Courts. Provided the building pads are redensified as recommended above, conventional spread footing foundation systems are recommended for the proposed new buildings.

If overmoist or saturated soil is encountered in the excavations at the Gym and Classroom building site or Tennis Court site, the soil will need to be moisture conditioned (dried back) to near optimum moisture prior to compaction or additional excavation or soil stabilization may be necessary to establish a firm working platform. The potential for overmoist or saturated soil conditions is greatest shortly after the rainy season.

The site will most likely experience strong seismic shaking during the design lifetime of the proposed structures. The foundation and structure should be designed utilizing current California Building Code (CBC) seismic design standards.

RECOMMENDATIONS

The following geotechnical criteria and recommendations should be followed during project design and preparation of project plans and specifications:

Site Grading

1. The geotechnical engineer should be notified **at least four (4) working days prior to any site clearing or grading** so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-07.

3. Areas to be graded should be cleared of all obstructions including loose fill, concrete, wood, trees not designated to remain, or other unsuitable material. All unsuitable material should be removed offsite. Existing depressions or voids created during site clearing should be backfilled with engineered fill.

4. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth should be from 2 to 4 inches. Actual depth of stripping should be determined in the field by the geotechnical engineer. Strippings should be wasted off-site or stockpiled for use in landscaped areas if desired.

5. The proposed new Gymnasium and Classroom Building envelopes should be excavated to a minimum depth of 2 feet below bottom of footings to provide a firm uniform building pad. The excavations should extend a minimum of 5 feet beyond building perimeters. The geotechnical engineer should determine the depth of over excavation where soft soil is encountered during construction. The bottom of excavations must be observed and approved by the geotechnical engineer or his representative prior to placement and compaction of engineered fill.

6. The proposed Tennis Courts should be excavated to a minimum depth of 12 inches below finished subgrade elevation. The excavation should extend a minimum of 2 feet beyond the court perimeters. Where soft or over moist soil conditions are observed, additional excavation may also be necessary. The geotechnical engineer should determine the depth of over excavation where soft soil is encountered during construction. The bottom of excavations must be observed and approved by the geotechnical engineer or his representative prior to placement and compaction of engineered fill.

7. The bottom of the excavations and other areas to receive engineered fill should be scarified to a depth of 8 inches, moisture conditioned, and compacted to a minimum of 90 percent relative compaction. Portions of the site may need to be moisture conditioned to achieve suitable moisture content for compaction. These areas may then be brought to design grade with engineered fill.

8. If grading is performed during or shortly after the rainy season, the grading contractor may encounter compaction difficulty, such as pumping or bringing free water to the surface, in the upper surface sandy silt and sandy silt with clay. If compaction cannot be achieved after adjusting the soil moisture content, it may be necessary to over-excavate the subgrade soil and replace it with angular crushed rock to stabilize the subgrade. We estimate that the depth of over-excavation would be 12 to 24 inches under these adverse conditions.

9. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness, moisture conditioned, and compacted to a minimum of 90 percent relative compaction. The upper 6 inches of pavement subgrades should be compacted to a minimum of 95 percent relative compaction. The aggregate base below pavements should likewise be compacted to a minimum of 95 percent relative compaction.

10. Fill slopes should have a maximum gradient of 3:1 and should be keyed and benched into firm soil or bedrock in areas where existing slope gradients exceed 6:1 (horizontal to vertical). Keyways and benches should have minimum slope gradient of 2 percent into the hillside. Subdrains will be required in areas where keyways or benches expose potential seepage zones.

11. Caution should be exercised when working near steep natural or cut slopes which exceed 5 feet in total height. The contractor is required to comply with all State and Federal laws, and any other applicable County or Municipal ordinances and regulations which in any manner affect those engaged in the work.

12. Permanent cut slopes over 4 feet high should have a maximum gradient of 2:1 or supported by an engineered retaining wall. Temporary cut slopes should be inclined no steeper than 1:1 up to a maximum height of 10 feet. Temporary cut slopes with gradients steeper than those mentioned above should be evaluated and approved by the geotechnical engineer prior to construction. Temporary cut slopes are defined as those which will remain from 24 hours up to the following rain season.

13. Fills should be keyed and benched into firm soil or bedrock in areas where existing slope gradients exceed 6:1 (horizontal to vertical). Subdrains will be required in areas where keyways or benches expose potential seepage zones.

14. The near surface soil encountered in our borings is acceptable for use as engineered fill, provided it is properly moisture conditioned. In situ conditions indicate the soil was over optimum moisture at the time of our field investigation. If the soil is over optimum moisture at the time of grading, the soil will need to be dried back to optimum moisture prior to redensification. Imported soil may be used as engineered fill provided the soil is in conformance with the following criteria:

A. The fill should be free of debris, organics (≤ 3% by weight), or other deleterious material.

B. It should be predominantly granular and nonexpansive, with a plasticity index (PI) ≤ 15. There should be sufficient clay binder for stable trench excavations.

C. The fill should not contain rocks or clods greater than 4 inches in diameter.

15. We estimate shrinkage factors of 15 to 25 percent for the on-site materials when used in engineered fill.

16. After the earthwork operations have been completed and the geotechnical engineer has finished observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.

Foundations- Conventional Spread Footings

17. Conventional spread footings may be used to support the proposed Gymnasium and Classroom Building provided there is a minimum of 2 feet of engineered fill below the bottom of footings. The redensified zone should extend 5 feet beyond the building perimeters. Two story perimeter footings should be a minimum of 18 inches deep and 15 inches wide. One story footings should be a minimum of 12 inches wide and 12 inches deep. Actual footing depths should be determined in accordance with anticipated use and applicable design standards. The footings should be reinforced as required by the structural designer based on the actual loads transmitted to the foundation.

18. The foundation trenches should be kept moist and be thoroughly cleaned of all slough or loose materials prior to pouring concrete. In addition, all footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1½:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

19. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 2000 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.

20. Total and differential settlement under the proposed building loads are anticipated to be less than 1 inch and ½ inch, respectively.

21. Lateral load resistance for structures supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.33 is considered applicable.

22. We recommend that the geotechnical engineer or his representative be present for excavation of spread footings to confirm anticipated soil conditions and footing depths and sizes. If significant variations in soil conditions are encountered, additional recommendations can be presented.

Seismic Design Criteria (CBC)

23. The 2010 California Building Code (CBC) provides site class definitions for seismic design of structures. Based on these definitions, the result of our subsurface investigation indicates the site is classified as **Site Class D**. The New Gymnasium and Classroom Building site is located at Longitude 121.7682° West and Latitude 36.9838° North. The following maximum considered earthquake and five percent damped design spectral response accelerations adjusted for site class effects should be used for seismic design based on Sections 1613.5.3 and 1613.5.4 of the 2010 CBC:

A. Sa = 2.053g (SMs, Site Class D)

B. Sa = 1.667g (SM1, Site Class D)

C Sa = 1.369g (SDs, Site Class D)

D. Sa = 1.111g (SM1, Site Class D)

Retaining Walls

24. If retaining walls are designed for the site, conventional spread footings may be used for the walls. For fully drained walls up to 8 feet high, the following design criteria should be used:

A. Active earth pressure for walls allowed to yield (up to ½ percent of wall height) is that exerted by an equivalent fluid weight of 45 pcf for a level backslope and 60 pcf for a 2:1 backslope.

B. Where walls are not allowed to yield (restrained condition), the walls should be designed to resist a uniformly distributed load (rectangular distribution) of 33H psf per foot for a level backslope and 42H psf per foot for a 2:1 backslope, where H is the total height of the wall.

C. For seismic design, a dynamic lateral force equal to 18 H^2 lbs may be assumed to act at a point 0.6H above the heel of the wall base (where H is the height of the wall).

D. Use a coefficient of friction of 0.30 between the base of the foundation and soil. A passive pressure of 250 pcf may also be used to resist lateral pressures. The top 1 foot of soil should be neglected when calculating passive resistance.

E. In addition, the walls must be designed for any adjacent live or dead loads which will exert a force on the wall (compaction equipment, structures or traffic).

F. Retaining walls which act as interior building walls should be waterproofed.

G. The above lateral pressures are provided assuming the walls are fully drained to prevent development of hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of Class 1; Type A permeable material (Caltrans Specification 68-1.025) or an approved equivalent. The drainage material should be at least 12 inches thick. The drains should extend from the base of the walls to within 12 inches of the top of the backfill. The top 12 inches of backfill behind the wall should be relatively impermeable native soil compacted in place. A perforated

pipe should be placed (holes down) about 4 inches above the bottom of the wall and be tied to a suitable drain outlet.

H. Wall backfill should be compacted to a minimum of 90 percent relative compaction. The backfill material should be approved by the geotechnical engineer.

Slabs-on-Grade

25. Building floor slabs and exterior slabs should be constructed on moisture conditioned and compacted soil subgrade. Soil subgrades should be prepared and compacted as recommended in the section entitled "Site Grading".

26. The project design professional should determine the appropriate slab reinforcing and thickness, in accordance with the anticipated use and loading of the slab. However, we recommend that consideration be given to a minimum slab thickness of 5 inches and steel reinforcement necessary to address temperature and shrinkage considerations. It is recommended that rebar be used in lieu of wire mesh for slab reinforcement. The steel reinforcement should be held firmly in the vertical center of the slab during placement and finishing of the concrete with pre-cast concrete dobies. We also recommend the project design professional refer to ACI 302 & 360 for design and specifications of concrete slabs-on-grade.

27. Where floor dampness must be minimized or where floor coverings will be installed, concrete slabs-on-grade should be constructed on a capillary break layer at least 4 inches thick, covered with a membrane vapor retarder. Capillary break material should be free-draining, clean gravel or rock, such as ¾-inch gravel. The gravel should be washed to remove fines and dust prior to placement on the slab subgrade. The vapor retarder should be a high quality membrane, (minimum 10 mil thickness), and puncture resistant (MoistStop or equivalent). A layer of sand about 2 inches thick should be placed between the vapor retarder and the floor slab to protect the membrane and to aid in curing concrete. The sand should be lightly moistened prior to placing concrete.

28. Concrete slabs are not waterproof, nor are they vapor-proof. The recommended moisture retardant system will reduce water and water vapor transmission through the slab, but will not eliminate it. If moisture sensitive floor coverings are proposed, additional protective measures specified by a professional in this field are recommended. Floor coverings must be installed according to the manufacturer's specifications, including appropriate waterproofing applications and/or any recommended slab and/or subgrade preparation. Consideration should also be given to recommending a topical waterproofing application over the slab.

29. Interior and exterior concrete slabs-on-grade should be founded on firm, well-compacted ground. Reinforcing should be provided in accordance with the anticipated use and loading of the slab. Exterior slab reinforcement should not be tied to the building foundations. Interior and exterior slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade, including premoistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

Flexible Pavement

30. We understand the Tennis Court surface will be asphalt pavement over baserock. For proposed pavements to perform well, drainage and subgrade preparation is important. We have provided grading recommendations in a previous section of the report.

31. For designed pavement sections to perform to their greatest efficiency, it is important that the following items be considered:

A. Properly moisture condition the subgrade and compact it to a minimum relative compaction of 93 to 95 percent at a moisture content of 1 to 3 percent 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, unless otherwise noted, must meet Cal-Trans Standard Specifications for Class 2 Aggregate Base, and be angular in shape.

D. Compact the base rock uniformly to a minimum of 95 percent relative compaction.

E. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within a prescribed limit.

F. Provide a routine maintenance program.

Utility Trenches

32. Trenches must be properly shored and braced during construction or laid back at an appropriate angle to prevent sloughing and caving at sidewalls. The project plans and specifications should direct the attention of the contractor to all CAL OSHA and local safety requirements and codes dealing with excavations and trenches.

33. Unless concrete bedding is required around utility pipes, bedding should consist of free-draining sand. The bedding should extend from the bottom of the trench to 1 foot above the pipe. Sand bedding should be compacted to County of Santa Cruz Standard Specifications or a minimum of 90 percent relative compaction. Backfill may then be placed in lifts over the bedding.

34. Trenches should be backfilled in lifts with granular-type material and uniformly compacted by mechanical means to the relative compaction required by County of Santa Cruz specifications, but not less than 95 percent under paved areas and 90 percent elsewhere. The relative compaction is based on the maximum dry density obtained from a laboratory compaction curve run in accordance with ASTM Procedure D1557-07.

35. Utility trenches that are parallel to the sides of buildings should be placed so that they do not extend below an imaginary line sloping down and away at a 1½:1 (horizontal to vertical) slope from the bottom outside edge of all footings. The structural design professional should coordinate this requirement with the utility layout plans for the project.

36. We strongly recommend placing a three-foot (3') wide concrete plug in each trench which passes under the exterior foundations to reduce the potential for water intrusion in the underfloor area. Care should be taken not to damage utility lines.

37. Trenches should be capped with a minimum of 12 inches of compacted on-site soil.

Site Drainage

38. Proper drainage is essential to the project. Surface drainage should include provisions for positive gradients so that surface runoff is rapidly removed and not allowed to pond adjacent to foundations or pavements. Surface drainage should be directed away

from the building foundations to collection systems which convey runoff to natural drainage areas or engineered drainage facilities.

39. Rain gutters and downspouts should be placed around roof eaves. Discharge from the rain gutters should be conveyed from downspouts via splash blocks or solid plastic pipe (minimum 3 inches diameter) and discharged away from foundations and improvements to collection facilities which convey runoff to natural drainage areas or engineered drainage facilities.

40. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

Erosion Control

41. Bare soil at the project site has potential for erosion. We recommend the following provisions be incorporated into the project plans:

A. All grading and soil disturbance shall be kept to a minimum.

B. No eroded soil is allowed to leave the site.

C. All bare soil should be seeded and mulched immediately after grading with barley, rye, grass and crimson clover.

Plan Review, Construction Observation and Testing

42. Haro, Kasunich and Associates should be provided an opportunity to review project plans prior to construction to evaluate if our recommendations have been properly interpreted and implemented. We should also provide earthwork observations and testing and foundation excavation observations during construction. This allows us to confirm anticipated soil conditions and evaluate conformance with our recommendations and project plans. If we do not review the plans and provide observation and testing services during the earthwork phase of the project, we assume no responsibility for misinterpretation of our recommendations.

Project No. SC10077.1
9 November 2011

MS. BETTY COST
P.O. Box 355
Aromas, California 95004

Subject: Geotechnical Investigation

Reference: Proposed Water Tank
Monte Vista Christian School
2 School Way
Watsonville, California

Dear Ms. Cost:

In accordance with your authorization, we have performed a Geotechnical Investigation for a proposed new water tank at the referenced site in Watsonville, California.

Based on the results of our investigation, the proposed project is acceptable from a geotechnical standpoint provided the design criteria and recommendations presented in this report are incorporated into the design and construction of the proposed project.

The accompanying report presents our results, conclusions and recommendations. If you have any questions concerning this report, please contact our office.

Very truly yours,

HARO, KASUNICH & ASSOCIATES, INC.

Christopher A. George
C.E. 50871

CAG/dk

Copies: 4 to Addressee
1 to C2G

Project No. SC10077.1
9 November 2011

GEOTECHNICAL INVESTIGATION

Introduction

This report presents the results of our Geotechnical Investigation for a proposed new water tank at Monte Vista Christian School (MVCS) in Watsonville, California (see Site Vicinity Map, Figure 1 in Appendix A). The tank will be situated on the top of a broad ridge located in the northwest corner of the MVCS Campus.

A Topographic Survey and Map of the tank site, dated 12 July 2011, was prepared by Bridgette Land Surveying. We used the Topographic Map as the base for our Boring Site Plan (see Figure No. 2 in Appendix A). Site descriptions, distances, elevations, and gradients discussed in this report are based on a site visit by the engineer and review of the Topographic Map.

At the time this report was prepared, foundation and grading plans had not been developed. We should review the project plans prior to construction to evaluate if the geotechnical criteria and recommendations presented were properly interpreted and implemented and determine if this report is adequate and complete for proposed grading and construction.

Purpose

The purpose of our investigation was to explore and evaluate the soil conditions at the water tank site and provide geotechnical criteria and recommendations for design and construction of the tank and associated improvements.

Scope of Work

The specific scope of our services was as follows:

1. Site reconnaissance and review of available data in our files regarding the site and vicinity.

2. A field exploration program at the tank site consisting of logging and interval sampling of soil encountered in two (2) continuous flight-augered borings drilled to depths of 21.5 and 31.5 feet. The soil samples obtained were sealed and returned to the laboratory for testing.

3. Laboratory testing and classification of selected samples were performed to determine pertinent engineering properties required for our analyses. Moisture content and dry density tests were performed to evaluate the consistency of the in situ soils. Grain size analysis and Atterberg Limits tests were performed to aid in soil classification and evaluate the soil plasticity and expansion potential.

4. Engineering analysis and evaluation of the resulting field and laboratory test data. Based on our findings we developed geotechnical design criteria for site grading, foundations, retaining walls, site drainage and erosion control.

5. Preparation and submittal of this report presenting the results of our investigation.

Site Location and Conditions

Monte Vista Christian School is located at 2 School Way, about ½ mile east of the intersection of Wheelock Road and Green Valley Road in Watsonville, California.

The proposed new water tank will be located about 350 feet northwest of the junior varsity baseball playing field in the northwest corner of the Monte Vista Campus property. The tank site is on the top of a broad gently sloping northwest-southeast trending ridge which lies between two drainage channels. A paved road (School Way) borders the west and north sides of the tank site, which will be setback 20 to 25 feet from the road. The site slopes down to the south-southeast at a gradient of about 10 percent. On the east and south sides of the proposed tank, a circular unpaved access road provides access to the tank site.

Project Description

A new 40 foot diameter, 192,000 gallon steel water tank is proposed for the site. Cut and fill grading is proposed to create a level pad for the tank. A retaining wall may be constructed to support the cut slope on the west and north sides of the tank pad. Most of the pad will be excavated. Redensification of the soil below the tank pad is anticipated.

Field Exploration

Subsurface conditions at the tank site were investigated on 21 July 2011 by drilling two (2) exploratory borings 21.5 feet deep and 31.5 feet deep. The borings were advanced with 6-inch diameter continuous flight-auger equipment mounted on a truck. The approximate locations of the test borings are indicated on the Boring Site Plan (see Figure 2 in Appendix A).

Representative soil samples were obtained from the exploratory borings at selected depths, or at major strata changes. These samples were recovered using the 3.0 inch outside diameter (O.D.) Modified California Sampler (L), the 2.0 inch O.D. Standard Terzaghi Sampler (T).

The penetration resistance blow counts noted on the boring logs for the 6-inch diameter continuous flight-auger borings were obtained as the sampler was dynamically driven into

the in situ soil. The process was performed by dropping a 140-pound hammer a 30-inch free fall distance, driving the sampler 6 to 18 inches and recording the number of blows for each 6-inch penetration interval. The blows recorded on the boring logs represent the accumulated number of blows that were required to drive the last 12 inches.

The soil encountered in the borings was continuously logged in the field and described in accordance with the Unified Soil Classification System (ASTM D2487). A description of the soil and moisture conditions underlying the site is presented in our Logs of Test Borings (see Figures 4 and 5 in Appendix A).

The Boring Logs denote subsurface conditions at the locations and time observed, and it is not warranted that they are representative of subsurface conditions at other locations or times.

Laboratory Testing

The laboratory testing program was directed toward determining pertinent engineering and index soil properties.

The natural moisture contents and dry densities were determined on selected samples and are recorded on the boring logs at the appropriate depths. Since the engineering behavior of soil is affected by changes in moisture content, the natural moisture content will aid in

evaluation of soil compressibility, strength, and potential expansion characteristics. Soil dry density and moisture content are index properties necessary for calculation of earth pressures on engineering structures. The soil dry density is also related to soil strength and permeability.

Atterberg Limits tests were performed on selected soil samples to evaluate the range of moisture contents over which the soil exhibits plasticity, and to classify the soil according to the Unified Soil Classification System. The plasticity characteristics of a soil give an indication of the soil's compressibility and expansion potential. The test results indicate that near surface clay soil at the site has moderate expansion potential (P.I.=16 and 18) Grain size analysis tests were performed on select samples to aid in soil classification.

The strength parameters of the underlying earth materials were determined from Standard Penetration Test (SPT) values obtained in the field during drilling.

The results of the field and laboratory testing appear on each "Log of Test Boring" opposite the sample tested.

Subsurface Conditions

Based on our subsurface exploration, the general soil profile in our borings at the tank site consisted of stiff to very stiff sandy lean clay and medium dense clayey sand from the

surface to depths of 20 to 25 feet, underlain by stiff to very stiff clay to the depths explored (21.5 and 31.5 feet).

Groundwater

Groundwater was encountered at a depth of 19 feet in Boring 2, located on the downslope side of the water tank pad. Groundwater was not encountered in Boring 1, located about 40 feet upslope. The depth to groundwater (if found) is noted on the "Logs of Test Borings". Groundwater levels may fluctuate due to variations in rainfall or other factors not evident during our investigation.

Site Geology

Based on a review of the Geologic Map of Santa Cruz County, the project site is mapped as Qaf: Aromas Sand, Fluvial Lithofacies, (Pleistocene) - Semi-consolidated, heterogeneous, moderately to poorly sorted silty clay, silt, sand and gravel. Deposited by meandering and braided streams; includes beds of relatively well sorted gravel ranging from 10 to 20 feet thick. Clay and silty clay layers, locally as much as 2 feet thick, occur in unit. Locally includes buried soils, high in expansive clays, as much as 14 feet thick." (Brabb, 1989)

The soil encountered in our borings appears to be consistent with the geologic description of the Fluvial Lithofacies of the Aromas Sand.

Seismicity

The following is a general discussion of seismicity in the project area. Detailed studies of seismicity and geologic hazards are beyond the scope of this study. Previous Geologic Reports and Fault Investigations for MVCS building sites were prepared by Geoconsultants, Inc. A Focused Fault Lineation Study for the new Gymnasium and Classroom Building site, dated 3 November 2011, was prepared by our firm.

A review of State Fault Traces on the Santa Cruz County Planning Department GIS website indicates the Water Tank site is 2.29km (1.42 mi) from the active San Andreas Fault Zone, 1.29 km (0.80 mi) from the potentially active Zayante-Vergeles Fault Zone and within the potentially active Corralitos Fault Complex.

The south Santa Cruz Mountains section of the San Andreas Fault is a major fault zone of active displacement which extends from the Gulf of California to the vicinity of Point Arena, where the fault leaves the California coastline. Between these points, the San Andreas Fault is about 700 miles long. The fault zone is a break or series of breaks along the earth's crust, where shearing movement has taken place. This fault movement is primarily horizontal.

The largest historic earthquake in Northern California occurred on 18 April 1906 (M8.3+). The 17 October 1989 Loma Prieta earthquake (M6.9) is considered to have been

associated with the San Andreas Fault system. This event was the second largest earthquake in Northern California this century. Although no surface rupture was evident following the Loma Prieta earthquake, Hall et al. (1974) indicate that the San Andreas Fault has a high potential for surface rupture, with a recurrence interval of 50 to 1,000 years.

Potential seismic hazards at the site include liquefaction, landsliding, surface ground rupture, and strong seismic shaking. Because of the medium dense to dense or stiff to very stiff condition and cohesive nature of the soil underlying the site, the potential for seismic induced liquefaction at the site is low. The potential for landsliding at the gently sloping site to negatively impact the proposed water tank is also low. The site is within the potentially active Corralitos Fault Complex. Analysis of the potential for ground rupture at the water tank site is beyond the scope of this report.

Due to the proximity of the site to active and potentially active faults, there is high potential for strong seismic shaking at the site. We recommend the water tank be designed in conformance with the most current California Building Code (CBC) seismic design standards.

DISCUSSIONS AND CONCLUSIONS

Based on the results of our investigation, the proposed water tank construction at the site in the northwest corner of the Monte Vista Christian School (MVCS) campus is feasible from a geotechnical standpoint provided the design criteria and recommendations presented in this report are incorporated into the design and construction of the proposed project.

The geotechnical considerations at the site include: the compressibility of near surface soil; providing firm uniform support for the proposed water tank; and the high potential for strong seismic shaking.

To provide uniform support for the proposed water tank, increase the bearing capacity of foundation zone soil and reduce the potential for differential settlement, we recommend the proposed water tank be supported on redensified soil. We recommend the top 4 feet of soil on the water tank pad be excavated and replaced as engineered fill. The bottom of the excavation should then be scarified, moisture conditioned (dried back) and compacted as engineered fill. The excavated soil should be moisture conditioned, placed in thin lifts, and compacted as engineered fill to design grades. The redensified zone should extend a minimum of 5 feet beyond the tank perimeters on the water tank site. Provided the tank building pad is redensified as recommended above, a continuous spread footing foundation is recommended for the proposed water tank.

The site will most likely experience strong seismic shaking during the design lifetime of the proposed structures. The water tank and foundation should be designed utilizing current California Building Code (CBC) seismic design standards.

RECOMMENDATIONS

The following geotechnical criteria and recommendations should be followed during project design and preparation of project plans and specifications:

Site Grading

1. The geotechnical engineer should be notified **at least four (4) working days prior to any site clearing or grading** so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-07.

3. Areas to be graded should be cleared of all obstructions including loose fill, concrete, wood, trees not designated to remain, or other unsuitable material. All unsuitable material should be removed offsite. Existing depressions or voids created during site clearing should be backfilled with engineered fill.

4. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth should be from 2 to 4 inches. Actual depth of stripping should be determined in the field by the geotechnical engineer. Strippings should be wasted off-site or stockpiled for use in landscaped areas if desired.

5. The top 4 feet of soil on water tank site should be excavated and redensified as engineered fill to provide a firm uniform building pad. The excavation should extend a minimum of 5 feet beyond the tank perimeter. The geotechnical engineer should determine the depth of over excavation if soft soil is encountered during construction. The bottom of excavations must be observed and approved by the geotechnical engineer or his representative prior to compaction and placement and compaction of engineered fill.

6. The bottom of the excavation and other areas to receive engineered fill should be scarified to a depth of 8 inches, moisture conditioned, and compacted to a minimum of 90 percent relative compaction. Portions of the site may need to be moisture conditioned to achieve suitable moisture content for compaction. These areas may then be brought to design grade with engineered fill.

7. If grading is performed during or shortly after the rainy season, the grading contractor may encounter compaction difficulty, such as pumping or bringing free water to the surface in the near surface silty sand and lean sandy clay soil at the water tank site. If

compaction cannot be achieved after adjusting the soil moisture content, it may be necessary to over-excavate the subgrade soil and replace it with angular crushed rock to stabilize the subgrade. We estimate that the depth of over-excavation would be 12 to 24 inches under these adverse conditions.

8. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness, moisture conditioned, and compacted to a minimum of 90 percent relative compaction. The upper 6 inches of pavement subgrades should be compacted to a minimum of 95 percent relative compaction. The aggregate base below pavements should likewise be compacted to a minimum of 95 percent relative compaction.

9. Fill slopes should have a maximum gradient of 3:1 and should be keyed and benched into firm soil or bedrock in areas where existing slope gradients exceed 6:1 (horizontal to vertical). Keyways and benches should have minimum slope gradient of 2 percent into the hillside. Subdrains will be required in areas where keyways or benches expose potential seepage zones.

10. Caution should be exercised when working near steep natural or cut slopes which exceed 5 feet in total height. The contractor is required to comply with all State and Federal laws, and any other applicable County or Municipal ordinances and regulations which in any manner affect those engaged in the work.

11. Permanent cut slopes over 4 feet high should have a maximum gradient of 2:1 or supported by an engineered retaining wall. Temporary cut slopes should be inclined no steeper than 1:1 up to a maximum height of 10 feet. Temporary cut slopes with gradients steeper than those mentioned above should be evaluated and approved by the geotechnical engineer prior to construction. Temporary cut slopes are defined as those which will remain from 24 hours up to the following rainy season.

12. The near surface silty sand and lean sandy clay soil encountered in our borings is acceptable for use as engineered fill, provided it is properly moisture conditioned. In situ conditions indicate the soil was near to over optimum moisture at the time of our field investigation. If the soil is over optimum moisture at the time of grading, the soil will need to be dried back to optimum moisture prior to redensification. Imported soil may be used as engineered fill provided the soil is in conformance with the following criteria:

A. The fill should be free of debris, organics (≤ 3% by weight), or other deleterious material.

B. It should be predominantly granular and nonexpansive, with a plasticity index (PI) ≤ 15. There should be sufficient clay binder for stable trench excavations.

C. The fill should not contain rocks or clods greater than 4 inches in diameter.

13. We estimate shrinkage factors of 15 to 25 percent for the on-site materials when used in engineered fill.

14. After the earthwork operations have been completed and the geotechnical engineer has finished observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.

Foundations- Conventional Spread Footings

15. Conventional spread footings are recommended for the water tank foundation provided the top 4 feet of soil is excavated and redensified as engineered fill. The redensified zone should extend 5 feet beyond the building perimeters. Actual footing depths should be determined in accordance with anticipated use and applicable design standards. The footings should be reinforced as required by the structural designer based on the actual loads transmitted to the foundation.

16. The foundation trenches should be kept moist and be thoroughly cleaned of all slough or loose materials prior to pouring concrete. In addition, all footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1½:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

17. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 2500 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.

18. Total and differential settlement under the proposed water tank loads are anticipated to be less than 1 inch and ½ inch, respectively.

19. Lateral load resistance for structures supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.33 is considered applicable.

20. We recommend that the geotechnical engineer or his representative be present for excavation of spread footings to confirm anticipated soil conditions and footing depths and sizes.

Seismic Design Criteria (CBC)

21. The 2010 California Building Code (CBC) provides site class definitions for seismic design of structures. Based on these definitions, the result of our subsurface investigation indicates the site is classified as **Site Class D**. The Water Tank site is located at Longitude 121.7697° West and Latitude 36.9866° North. The following maximum considered earthquake and five percent damped design spectral response accelerations

adjusted for site class effects should be used for seismic design based on Sections 1613.5.3 and 1613.5.4 of the 2010 CBC:

A. Sa = 2.066g (SMs, Site Class D)

B. Sa = 1.683g (SM1, Site Class D)

C Sa = 1.377g (SDs, Site Class D)

D. Sa = 1.122g (SM1, Site Class D)

Retaining Walls

22. Retaining walls may be constructed to support cut slopes at the tank site. Conventional spread footing foundations or pier foundations may be used for the walls. For fully drained walls up to 8 feet high, the following design criteria should be used:

A. Active earth pressure for walls allowed to yield (up to ½ percent of wall height) is that exerted by an equivalent fluid weight of 40 pcf for a level backslope and 55 pcf for a 2:1 backslope.

B. Retaining wall spread footings embedded in undisturbed native soil may be designed for an allowable bearing capacity of 1500 psf plus a one-third increase for wind and seismic loads. Reinforced concrete piers or wood posts in concrete filled pier holes should have a minimum diameter of 12 inches. The piers may be

designed assuming a passive resistance of 250 psf (EFW) times 1½ pier diameters. The top 1 foot of soil should be neglected when calculating passive resistance. Piers should have a minimum spacing of 3 pier diameters.

C. For seismic design, a dynamic lateral force equal to 18 H^2 lbs may be assumed to act at a point 0.6H above the heel of the wall base (where H is the height of the wall).

D. Use a coefficient of friction of 0.33 between the base of the foundation and soil. A passive pressure of 250 pcf may also be used to resist lateral pressures. The top 1 foot of soil should be neglected when calculating passive resistance.

E. In addition, the walls must be designed for any adjacent live or dead loads which will exert a force on the wall (compaction equipment, structures or traffic).

F. The above lateral pressures are provided assuming the walls are fully drained to prevent development of hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of Class 1; Type A permeable material (Caltrans Specification 68-1.025) or an approved equivalent. The drainage material should be at least 12 inches thick. The drains should extend from the base of the walls to within 12 inches of the top of the backfill. The top 12 inches of backfill behind the

wall should be relatively impermeable native soil compacted in place. A perforated pipe should be placed (holes down) about 4 inches above the bottom of the wall and be tied to a suitable drain outlet.

G. Wall backfill should be compacted to a minimum of 90 percent relative compaction. The backfill material should be approved by the geotechnical engineer.

Slabs-on-Grade

23. Concrete slabs should be constructed on moisture conditioned and compacted subgrade soil as recommended in the section entitled "Site Grading".

24. The project design professional should determine the appropriate slab reinforcing and thickness, in accordance with the anticipated use and loading of the slab. However, we recommend that consideration be given to a minimum slab thickness of 5 inches and steel reinforcement necessary to address temperature and shrinkage considerations. It is recommended that rebar be used in lieu of wire mesh for slab reinforcement. The steel reinforcement should be held firmly in the vertical center of the slab during placement and finishing of the concrete with pre-cast concrete dobies. We also recommend the project design professional refer to ACI 302 & 360 for design and specifications of concrete slabs-on-grade.

25. Exterior concrete slabs-on-grade should be founded on firm, well-compacted ground. Reinforcing should be provided in accordance with the anticipated use and loading of the slab. Exterior slab reinforcement should not be tied to the water tank foundations. Exterior slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade, including premoistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

Flexible Pavement

26. Pavement design was beyond the scope of our work. However, for designed pavement sections to perform to their greatest efficiency, it is important that the following items be considered:

A. Properly moisture condition and compact the subgrade soil to a minimum relative compaction 95 percent at a moisture content of 1 to 3 percent 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, unless otherwise noted, must meet Cal-Trans Standard Specifications for Class 2 Aggregate Base, and be angular in shape.

D. Compact the base rock uniformly to a minimum of 95 percent relative compaction.

E. Place the asphaltic concrete only during periods of fair weather when the free air temperature is within a prescribed limit.

F. Provide a routine maintenance program.

Utility Trenches

27. Trenches must be properly shored and braced during construction or laid back at an appropriate angle to prevent sloughing and caving at sidewalls. The project plans and specifications should direct the attention of the contractor to all CAL OSHA and local safety requirements and codes dealing with excavations and trenches.

28. Unless concrete bedding is required around utility pipes, bedding should consist of free-draining sand. The bedding should extend from the bottom of the trench to 1 foot above the pipe. Sand bedding should be compacted to County of Santa Cruz Standard Specifications or a minimum of 90 percent relative compaction. Backfill may then be placed in lifts over the bedding.

29. Trenches should be backfilled in lifts with granular-type material and uniformly compacted by mechanical means to the relative compaction required by County of Santa Cruz specifications, but not less than 95 percent under paved areas and 90 percent elsewhere. The relative compaction is based on the maximum dry density obtained from a laboratory compaction curve run in accordance with ASTM Procedure D1557-07.

30. Utility trenches that are parallel to the tank perimeter should be placed so that they do not extend below an imaginary line sloping down and away at a 1½:1 (horizontal to vertical) slope from the bottom outside edge of all footings. The structural design professional should coordinate this requirement with the utility layout plans for the project.

31. Trenches should be capped with a minimum of 12 inches of compacted on-site soil.

Site Drainage

32. Proper drainage is essential to the project. Surface drainage should include provisions for positive gradients so that surface runoff is rapidly removed and not allowed to pond adjacent to the tank foundation or pavements. Runoff from the top and sides of the tank has erosion potential. An impermeable asphalt or concrete surface is recommended around the perimeter of the tank to reduce the potential for erosion. Surface drainage should be directed away from the foundation and impermeable surfaces around the foundation to collection systems which convey runoff to natural drainage areas or engineered drainage facilities.

33. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

Erosion Control

34. Bare soil at the project site has potential for erosion. We recommend the following provisions be incorporated into the project plans:

A. All grading and soil disturbance shall be kept to a minimum.

B. No eroded soil is allowed to leave the site.

C. All bare soil should be seeded and mulched immediately after grading with barley, rye, grass and crimson clover.

Plan Review, Construction Observation and Testing

35. Haro, Kasunich and Associates should be provided an opportunity to review project plans prior to construction to evaluate if our recommendations have been properly interpreted and implemented. We should also provide earthwork observations and testing and foundation excavation observations during construction. This allows us to confirm anticipated soil conditions and evaluate conformance with our recommendations and project plans. If we do not review the plans and provide observation and testing services during the earthwork phase of the project, we assume no responsibility for misinterpretation of our recommendations.

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

December 7, 2011

Betty Cost
P.O. Box 355
Aromas, CA 95004

Subject: Review of Geologic Hazards Assesement by Haro, Kasuich, and Assoicates Dated November 3, 2011 and November 2011: Project: SC10077.1
APN 109-331-01, Application #: 11111

Dear Betty Cost ,

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

1. All construction shall comply with the recommendations of the reports.

2. Final plans shall reference the report and include a statement that the project shall conform to the reports' recommendations.

3. Before the submittal of a Building Permit for the water tank, the engineering geologist shall confirm in writing that tank construction site is not located on the surface trace of a fault.

4. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. After plans are prepared that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the geotechnical report. *Please note that the plan review letter must reference the final plan set by last revision date.* The author of the report shall write the *plan review letter.*

5. Please submit an electronic copy of the reports in .pdf format via compact disk or email to: pln829@co.santa-cruz.ca.us. Please note that the report must be generated and/or sent directly from the soils engineer of record.

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 note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,

Joe Hanna
County Geologist

Cc: Robert Loveland, Environmental Planning
Haro, Kasuich, and Assoicates
Monte Vista Christian School

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT
701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

February 29, 2012

Ms. Betty Cost
P.O. Box 355
Aromas, CA 95004

Subject: Review of Geotechnical by Haro, Kasunich and Associates
Dated April 5, 2011: Project: SC10077
APN 109-331-01, Application #: 111111

Dear Ms. Betty Cost,

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. After plans are prepared that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter that states the project plans conform to the recommendations of the geotechnical report. *Please note that the plan review letter must reference the final plan set by last revision date.* The author of the report shall write the *plan review letter.*

4. Please submit an electronic copy of the soils report in .pdf format via compact disk or email to: . Please note that the report must be generated and/or sent directly from the soils engineer of record.

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 note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

(over)

Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,

Joe Hanna
County Geologist CEG1313

Cc: Joseph Hanna, Environmental Planning
Haro, Kasunich and Associates
owner (if different from applicant)

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.

(over)

SITE ASSESSMENT FOR CALIFORNIA RED-LEGGED FROG AT MONTE VISTA CHRISTIAN SCHOOL 2 SCHOOL WAY, WATSONVILLE , CA

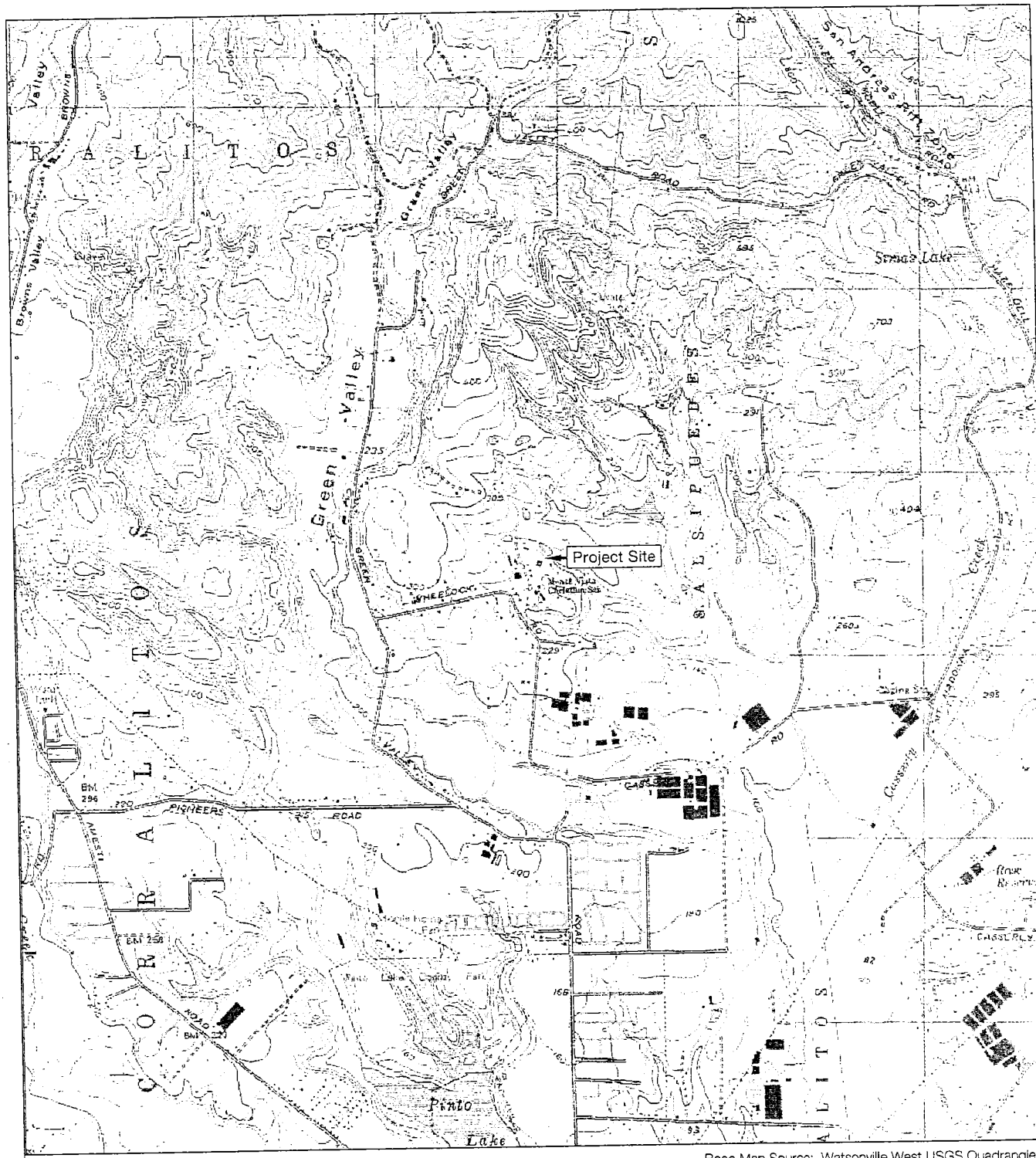
Introduction

A site assessment for proposed new facilities at the Monte Vista Christian School located at 2 School Way (APNs 109-331-01, 109-141-20, 24, 25 and 54), Watsonville, California (see Figure 1 for site location) was conducted for California red-legged frog (*Rana draytonii*), a species federally listed as threatened and a state Species of Special Concern. The guidelines for preparing a site assessment for CRLF published by the U. S. Fish and Wildlife Service (USFWS) are used in the preparation of this report (USFWS 2005). Dana Bland, Wildlife Biologist, conducted reconnaissance surveys of the project site on March 21 and 29, and April 4, 2011 to document the aquatic resources on the school property and evaluate habitats for the proposed new facilities relative to potential California red-legged frog habitat.

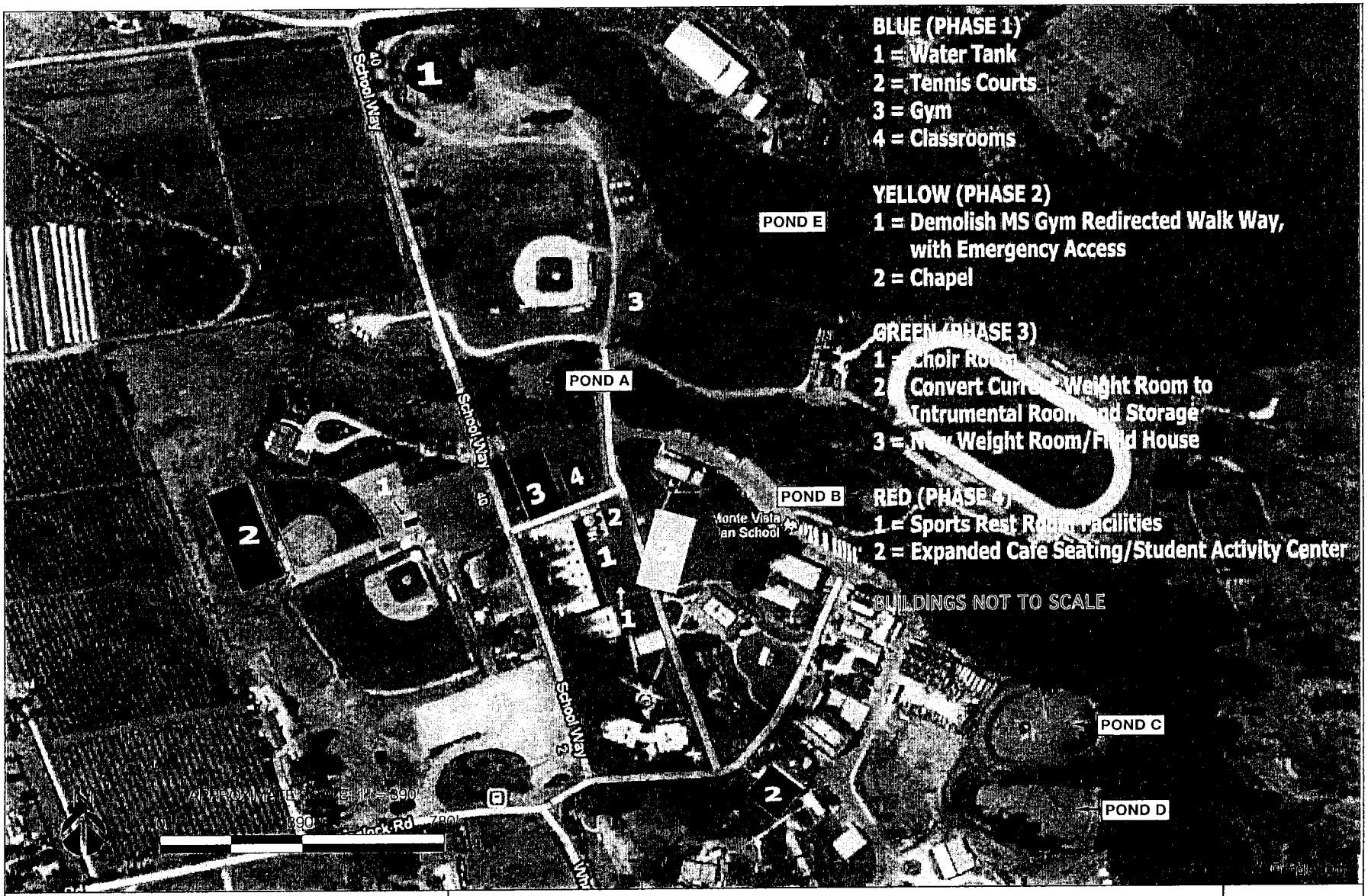
The proposed project will be implemented in four phases ash shown on Figure 2. Proposed new facilities include a water tank, weight room/field house, chapel, larger gymnasium, six tennis courts, new classroom building, choir room, instrument room, sports restroom facility, and expanded café seating/student activity center. The existing gym will be demolished. All new facilities will be either built on the site of existing developed areas (e.g., existing gym, tennis courts, and softball diamond), or will be located in areas with disturbed non-native grassland habitat. All new facilities will be located at least 50 feet from any riparian vegetation.

Project Site Location – Range of the Species

The project site is located at 2 School Way approximately 4 miles east of downtown Watsonville in Santa Cruz County, California (Figure 1). The project site is shown on the USGS Watsonville West 7.5 minute quadrangle. This project site is within the current and historic range of California red-legged frog (CRLF). The project site is not within designated Critical Habitat for CRLF (USFWS 2010).



Dana Bland & Associates Consulting Biologists	Location of Monte Vista Christian School Watsonville California	Figure 1 3/11



Dana Bland & Associates Consulting Biologists	Monte Vista Christian School Proposed New Facilities (building scales are approximate)	Figure 2 4/11

Known Occurrences of CRLF Within Project Site and Vicinity

There are no known occurrences of CRLF on or within 5 miles of the project site listed in the California Natural Diversity Data Base (CNDDB) most recent version dated March 2011 (CDFG 2011). The closest known locations are over 5 miles to the southwest in the Struve Slough area, and over 5 miles to the north and east in Little Arthur Creek and Bodfish Creek (CDFG 2011). A local wildlife biologist, Bryan Mori, was contacted; however, he knows of no CRLF observations in this project site vicinity, but he has not surveyed the area either. In 2006, Dana Bland & Associates conducted extensive surveys along Green Valley Creek during a major bridge replacement project (Paulson-Whiting Road), but observed no CRLF (only non-native bullfrogs and fish). That site is approximately 2 miles southwest of the Monte Vista Christian School. No additional observations of CRLF in the vicinity were found.

Habitats Within the Project Site and Vicinity

The project site is a developed middle and high school campus, with many school buildings, parking lots, athletic fields, and access roads. There are both students that board at the school, and students that attend on a day time basis, with a total student body of approximately 930. The habitats within the total school property include landscaped areas, non-native grasslands, turf fields, bare soil, Eucalyptus groves, willow riparian along a perennial creek, and five ponds (described below).

The primary land use surrounding the Monte Vista Christian School is commercial agriculture. Other land uses include rural residential and recreational (Spring Hills Golf Course is just east of the school).

Aquatic Habitats

The aquatic habitats observed within the Monte Vista Christian School campus include five ponds, one intermittent creek, and one perennial creek (see Figures 2). These are described in more detail below.

1) An unnamed perennial creek traverses roughly the central portion of the school campus. The creek does not show as a blue line creek on the USGS topographic map, but it is likely fed by a spring since it is perennial. Approximately 0.75 mile downstream of the school property, the creek flows into Salsipuedes Creek and eventually into Casserly Creek. Willow riparian is the dominant habitat along the creek within the school property.

2) An unnamed intermittent creek traverses the northern school property boundary. Within the school property, the dominant habitat along the creek is Eucalyptus forest. Understory plants observed include poison oak, blackberry, and miner's lettuce. From the USGS topographic map and aerial photographs, it appears that

this creek flows into a large reservoir located northeast of the school property, and from the reservoir back into Salsipuedes Creek.

3) There are five ponds on the school property (see Figure 2). Ponds A and B are instream impoundments of the perennial creek described above. There is another instream impoundment along this creek just to the north of the school property boundary, and it appears to be a large agricultural pond. Pond A flows into Pond B via a culvert under one of the school roads. Pond B flows through a v-ditch and eventually back into the unnamed creek which then flows off the school property.

   Ponds C and D are wastewater treatment ponds. Pond C flows into Pond D when it rises to the level of the culvert connecting the two ponds. Pond D is self contained and does not flow into any other pond or creek. The water level in Ponds C and D drops with evaporation and percolation.

   Pond E is a small intermittent off-channel pond located adjacent to the intermittent creek that flows along the school property northern boundary. This pond only received rainwater runoff and does not hold water year round. The pond is surrounded by Eucalyptus forest (75%) and willows (25%). Aquatic vegetation observed included cattails and horsetails.

   Ponds A, C and D have aerators to keep water circulating and prevent growth of aquatic vegetation such as duckweed, which can cover the pond surface and provide habitat for mosquitoes. None of the ponds are currently treated for mosquitoes, but the mosquito abatement district checks them annually. All ponds are treated with Aquamaster to prevent algae growth.

Other aquatic habitats within 2 km (1.24 miles) of the project site include the following:

4) Numerous agricultural ponds (see Figure 1 and 3).

5) Several large reservoirs to northeast (see Figure 1).

6) Golf course ponds to east (see Figure 3).

7) Green Valley Creek to west, Salsipuedes and Casserly Creeks to east (see Figure 1).

8) Pinto Lake to the south (see Figure 1).

Upland Habitats

Project Site. Most of the project site is developed with existing school facilities. The new tennis courts, water tank, and weight room/field house will be located in areas of

non-native grassland, bare disturbed non-native grassland, and turf. The topography on the site is relatively flat.

Surrounding Habitats. The surrounding habitat is primarily commercial agriculture. The Spring Hills Golf Course is located to the east of the project site. The aerial photo also shows forested areas just to the north and southeast of the school property.

Discussion

The Monte Vista Christian School project site lies at the base of an area east of Watsonville known as Spring Hills. There are numerous agricultural ponds, golf course ponds, reservoirs, and creeks throughout the general vicinity (See Figure 1). Although there are numerous aquatic habitats in the general area, no evidence of focused surveys for CRLF was found. Bullfrogs are known to occur in the ponds on the school property (Wayne Johnson, pers. comm.) and were abundant in Green Valley Creek during 2006 surveys (Dana Bland, pers. obs.). Although the non-native bullfrog competes with and preys on small CRLF, CRLF still sometimes persist in low numbers in aquatic habitats with bullfrogs (Dana Bland, pers. obs.). It is unknown if fish exist in the school ponds, although there are anecdotal records that several decades ago, fish were planted in the ponds (Wayne Johnson, pers. comm.).

The use of aerators in the ponds and the high level of human activity associated with the surrounding school facilities makes the ponds only marginal habitat for CRLF, which are largely absent from developed areas. It is very unlikely that CRLF breed in any of the ponds on the school property. CRLF need still water for their eggs to develop, and the constant water movement from the aerators would not be favorable to egg development. In addition, small larvae would likely be entrained in the aerator pumps. It is also very unlikely that CRLF would be found within the project construction sites during the daytime construction, because CRLF are mostly nocturnal and the project sites lack sufficient cover and moisture required by CRLF.

However, with the vast network of aquatic habitats in the general vicinity, individual CRLF may occasionally disperse through the site or forage on the site. Because occurrence of CRLF on the site is expected to be infrequent, it would likely be difficult to definitively state that they are absent by conducting focused surveys. Therefore, for the purposes of this project, we recommend that the project applicant presume that occasionally individual CRLF may be present in the aquatic habitats on the school property, and implement the measures recommended below to avoid any potential harm to CRLF.

The project itself will not alter any of the aquatic or riparian habitats on the school property. All new facilities will be at least 50 feet from edge of riparian vegetation (see Figure 2). The non-native grasslands where some of the new facilities are proposed is not considered essential habitat for CRLF, nor will the facilities pose significant barriers to frog movement. The project site is not within designated Critical Habitat for CRLF (USFWS 2010). Stormwater runoff from the new facilities will be directed into the

school's existing storm drain system that discharges downstream to the unnamed perennial creek. The school maintains the necessary permits for stormwater discharge (Wayne Johnson, pers. comm.).

Measures Recommended to Avoid Impacts to CRLF

The following measures are recommended to avoid any potential impacts to individual CRLF in the unlikely event that any are present in the project area during construction of the proposed new school facilities at Monte Vista Christian School.

1. No more than 48 hours prior to ground stripping or grading, a qualified biologist shall conduct a preconstruction survey of the building sites located in turf or non-native grassland areas to search for CRLF. If any CRLF are observed within or along the perimeter of the building site, construction shall be postponed until the frog leaves of its own accord and retreats into suitable riparian or aquatic habitat. The U. S. Fish and Wildlife Service (USFWS) shall be contacted for further guidance. In no case shall the biologist or any other staff capture and relocate any CRLF without approval from the USFWS.

2. A qualified biologist shall give a worker training session on the first morning of construction to all construction personnel. The training shall include information on identification of the species, its life history, and measures implemented for this project to avoid any harm to the species. The training may include flyers, photographs, or books with pertinent information.

3. Prior to commencement of ground clearing or grading, the applicant shall install silt fencing along the perimeter of construction areas closest to Pond A (i.e., new gym, classrooms, and new weight room/field house) to prevent any loose sediment from entering aquatic areas, and to discourage frogs from entering construction sites. The silt fencing shall be maintained throughout the construction period.

4. All fueling of construction equipment shall take place at least 20 m from any aquatic habitat. The construction foreman shall inform the construction workers of plans to properly contain and clean up any accidental petroleum spills.

References

U. S. Fish and Wildlife Service. 2005. Revised guidance on site assessments and field surveys for the California red-legged frog, August 2005.

U. S. Fish and Wildlife Service. 2010. Endangered and threatened wildlife and plants: Revised designation of critical habitat for the California red-legged frog; Final rule. Fed. Register Vol. 75, No. 51:12816-12959.

AGRICULTURAL POLICY ADVISORY COMMISSION

County of Santa Cruz

MINUTES OF REGULAR MEETING

NOVEMBER 15, 2012
1:30 PM
Agricultural Extension Auditorium
1432 Freedom Boulevard
Watsonville, California

Present: Bruce Dau, Ken Kimes, Sam Earnshaw, Frank "Lud" McCrary.
Excused absence: Mike Manfre
Unexcused Absence: None
Others: Samantha Haschert, Randall Adams, Mary Lou Nicoletti

1. The meeting was called to order at 1:30 PM.

2. (a) Approved minutes from July 19, 2012.

AYES:	Dau, Kimes, Earnshaw, McCrary;
NOES:	None;
ABSTAIN:	None;
ABSENT:	Manfre

(b) Additional agenda item: addition of late correspondence received for Item 6.

3. No APAC Commissioner presentations

4. Staff presentations:
   a. Mary Lou Nicoletti, Agricultural Commissioner, provided updates on field fumigation, permit issuance, and recruitment for a vacant Deputy Agricultural Commissioner position.
   b. Samantha Haschert stated there would be no APAC meeting in December. She also informed the Commissioners that the report to the Board of

Supervisors is coming due and that the Commissioners will receive a draft for comments, via email, in the next few weeks.

5. No oral communication.

6. Approved staff recommendations for project HA22669. APN: 109-141-25 and 109-331-01, with the following revised conditions:
   a. Decrease spacing of wax myrtle shrubs from 20' on center to 10' on center on the west side of the proposed Tennis Courts and on the west side of the proposed JV Softball Field;
   b. The fence to the southwest of the JV Softball Field shall be a 6' chain link fence with slats;
   c. Extend the 6' chain link fence with slats along the north property boundary of the school;
   d. Maintain all existing vegetative buffers;

AYES:	Dau, Kimes, Earnshaw, McCrary;
NOES:	None;
ABSTAIN:	None;
ABSENT:	Manfre

The meeting was adjourned at 2:30 PM.

Respectfully submitted,

Mary Lou Nicoletti

Mary Lou Nicoletti
Executive Secretary

6

Staff Report to the Agricultural Policy Advisory Commission

Application Number:
HA22669

Applicant: Betty Cost Planning and Permit Services
Owner: Monte Vista Christian School
APN: 109-141-25; 109-331-01

Date: 11/15/12
Agenda Item #: 6
Time: 1:30 p.m.

Project Description: Proposal to reduce the required agricultural buffer setback from 200 feet to about 90 feet to proposed tennis courts and to about 60 feet and 115 feet from a proposed softball field. Requires an Agricultural Buffer Setback Reduction.

Location: Monte Vista Christian School - 2 School Way, Watsonville

Staff Recommendation:

- Approval of Application HA22669, based on the attached findings and conditions.

Exhibits

A.	Project plans	D.	Project Vicinity, Zoning, and General Plan maps
B.	Findings		
C.	Conditions	E.	Comments & Correspondence

Parcel Information

Parcel Size:	87.4 acres (including all school parcels)
Existing Land Use - Parcel:	Private school & associated facilities
Existing Land Use - Surrounding:	Rural residential and agricultural uses
Project Access:	School Way (via Wheelock Road)
Planning Area:	Eureka Canyon
Land Use Designation:	109-141-25: R-R (Rural Residential) 109-331-01: P (Public Facilities)
Zone District:	109-141-25: A (Agriculture) 109-331-01: PF (Public Facilities)
Supervisorial District:	4th (District Supervisor: Greg Caput)
Within Coastal Zone:	__ Inside X Outside

Services Information

Inside Urban/Rural Services Line: __ Yes X No

Water Supply:	Well
Sewage Disposal:	Septic & Private Treatment System
Fire District:	Pajaro Fire Protection District
Drainage District:	Zone 7 Flood Control District

Analysis and Discussion

This request for an Agricultural Buffer Setback Reduction is a component of a proposal to amend the Master Plan for the Monte Vista Christian School in Watsonville. Although no buildings are proposed within the required 200 foot setback from Commercial Agriculture zoned parcels, two outdoor improvements (tennis courts and a softball field) are proposed within the required agricultural buffer setbacks.

Tennis Courts

The new tennis courts are proposed to be located on APN 109-141-25 on the west side of the campus. The western edge of the tennis courts would be approximately 90 feet from the property boundary shared with APN 109-141-42, a Commercial Agriculture zoned parcel. The existing boundary is fenced and an existing row of pine trees is located on the school side of the fence line. The applicant proposes to replace 400 linear feet of the existing wood fencing with a tight wood board fence 6 feet in height and to plant additional trees and shrubs in this area. The replacement fencing and additional trees and shrubs will create an effective agricultural buffer barrier between the new tennis courts and any existing or future agricultural activities on APN 109-141-42.

Softball Field

The junior varsity softball field is proposed to be located in the northernmost portion of the school campus on APN 109-331-01. The western edge of the softball field would be approximately 60 feet from the property boundary shared with APN 109-331-02 and the northern edge of the softball field would be approximately 115 feet from the property boundary shared with APN 109-101-32, which are both Commercial Agriculture zoned parcels.

The existing western boundary (with APN 109-331-02) is fenced with chain link material along School Way with some stands of shrubs and trees along this boundary. The applicant proposes to replace a portion of the existing chain link fencing with new chain link fencing including slats and to plant a row of large shrubs in this area. The replacement fencing and additional shrubs, combined with the presence and width of the existing roadway (School Way), will create an effective agricultural buffer barrier between the new softball field and any existing or future agricultural activities on APN 109-331-02.

The existing northern boundary (with APN 109-101-32) is heavily vegetated with trees and shrubs and a private right of way is located on the north side of the property line. No improvements are proposed for this boundary due to the existing vegetation. The existing vegetation will be retained as a buffer and a new water tank will be located within the 120 foot setback from the northern property line. The existing vegetation, combined with the presence and width of the existing roadway, will create an effective agricultural buffer barrier between the new softball field and any existing or future agricultural activities on APN 109-101-32.

A reduced agricultural buffer is recommended for the proposed improvements due to the outdoor nature of the uses and the presence of existing agricultural buffer barriers. The applicant is proposing additional fencing and planting plantings to reduce the impact of agricultural activities on the proposed recreational uses, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels.

Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 90 feet to the proposed tennis courts from the adjacent CA zoned property known as APN 109-141-42; and to about 60 feet & 115 feet to the proposed softball field from the adjacent CA zoned properties known as APNs 109-331-02 & 109-101-32, proposed under Application # HA22669, based on the attached findings and recommended conditions.

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

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

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@co.santa-cruz.ca.us

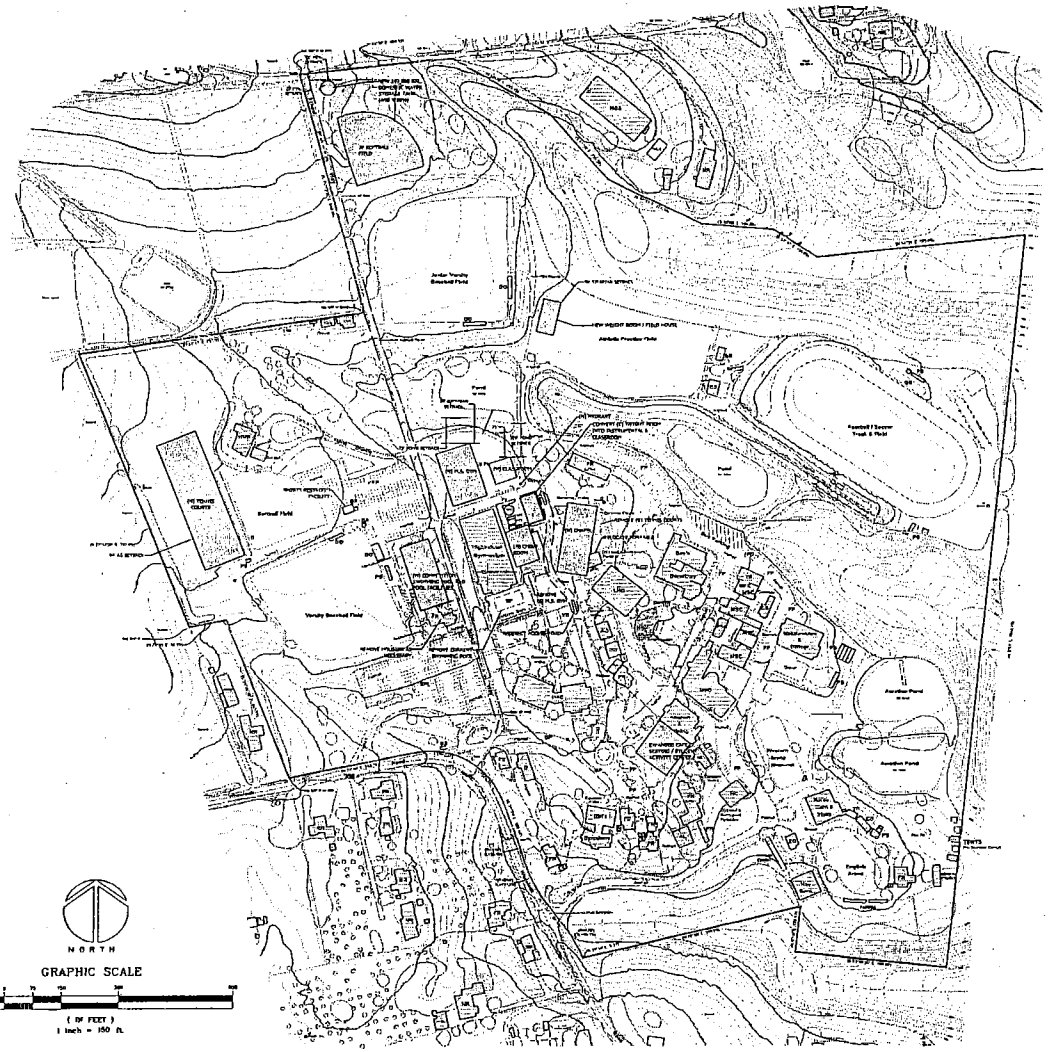
2011 MASTER PLAN AMENDMENT

MONTE VISTA CHRISTIAN SCHOOL

2 School Way, Watsonville, Ca 95076

Application # 111111

APN 109-331-01



Legend

AC	Audio Christy
AFP	Athletic Field Parking
AL	Art Lab
AO	Admissions Office
AS	Auto Shop
B	Bleachers
BA	Bleachers & Announcer's Booth
BC	Batting Cage
BO	Business Office
BP	Booster Pump
BR	Bathrooms
BS	Bus Stop
CC	Communication Christy
CO	Clean Out
COM	Communication
CS	Concession Stand
D	Drama Classroom
DO	Dug Out
EC	Electrical Christy
EO	Electrical Outlet
EPB	Electrical Panel Box
EQ	Equestrian Classroom
FD	Fuel Dock
FH	Fire Hydrant
FM	Force Main
FP	Faculty Parking
FR	Faculty Residence
FS	Fire Sprinkler (Control)
GB	Guest Bleachers
GC	Gas Christy
GCB	Gate Call Box
GKS	Gate Key Scan
GP	Guest Parking
GS	Garage and or Storage
GT	Grease Trap
GV	Gas Valve
HAC	High School Administration & Classrooms
HB	Home Bls
HBA	Home Bleachers & Announcer's Booth
HC	High School Classrooms
HMR	Head Master's Residence
IB	Internet Box
ICV	Irrigation Control Valve
IT	Irrigation Timer
JA	Joint Anchor
JP	Joint Pole
LHC	Library & High School Classrooms
LMB	Landscape & Maintenance Buildings
LT	Light
MH	Manhole
MPR	Master Planning Room
MSA	Middle School Administration
MSC	Middle School Classrooms
MSG	Middle School Gymnasium
NGS	Neighboring Garage and or Storage
NR	Neighboring Residence
PS	Portable Storage
S	Shed
SC	Sewer Christy
SCC	Sewer Control Christy
SD	Satellite Dish
SP	Swimming Pool
SPL	Student Parking Lot
SS	Sanitary Sewer
STA	Septic Tank Access (Lid)
TR	Tank Room
TRF	Transformer
TS	Transportation Service
UC	Utility Closet
UCE	Utility Christy (Empty)
UP	Utility Pole
VB	Valley Ball Sand Court
WC	Water Christy
WCB	Water Control Building
WF	Water Faucet
WT	Water Tanks
WV	Water Valve
W	Street Light / Lamp Post

NORTH

GRAPHIC SCALE

(IN FEET)

1 inch = 150 ft.

MASTER PLAN SCHEDULE

PHASE 1 - (1 TO 2 YEAR CONSTRUCTION)
- NEW MIDDLE SCHOOL GYMNASIUM & CLASSROOM RELOCATION
- NEW TENNIS COURT RELOCATION & EXPANSION
- DOMESTIC WATER STORAGE IMPROVEMENTS
- JV SOFTBALL FIELD GRADING AND DRAINAGE

PHASE 2 - (2 TO 3 YEAR CONSTRUCTION)
- DEMOLITION OF EXISTING MIDDLE SCHOOL GYMNASIUM & REDIRECT ACCESS ROAD
- DEMOLITION OF EXISTING TENNIS COURTS
- RELOCATION OF (E) PORTABLE
- NEW CHAPEL

PHASE 3 - (1 TO 2 YEAR CONSTRUCTION)
- CHOIR ROOM
- CONVERT EXISTING WEIGHT ROOM TO INSTRUMENTAL ROOM
- NEW WEIGHT ROOM / FIELD HOUSE

PHASE 4 - (1 TO 2 YEAR CONSTRUCTION)
- REMOVE HOUSING AS NECESSARY
- (N) COMPETITION SWIMMING POOL AND POOL FACILITIES
- REMOVE (E) SWIMMING POOL AFTER CONSTRUCTION OF NEW COMPETITION SWIMMING POOL TO MAINTAIN APPROVED FIRE STORAGE

PHASE 5 - (1 TO 2 YEAR CONSTRUCTION)
- EXPANDED CAFE SEATING / ACTIVITY CENTER
- JV SOFTBALL FIELD

MASTER PLAN GRADING QUANTITIES

PHASE	CUT	FILL
1	4902	8230
2*	950	200
3*	250	100
4*	620	360
5*	230	100
TOTAL	6,722	7,990

1 - QUANTITIES TO BE RE-EVALUATED AND ADJUSTED AS NEEDED PRIOR TO BEGINNING THE GRADING OF EACH PHASE.

ABOVE QUANTITIES REFLECT CHANGE IN EXISTING GRADE TO FINISH GRADE.

SHEET INDEX

SURVEY DATA TABLE	
PHOTOGRAPHY DATE:	13 July 2010
PHOTOGRAPHY SCALE:	1" = 400'
MAPPING DATE:	September 2010
BEARING BASE:	Vol. 87 Maps, Pg. 74
VERTICAL DATUM:	NAVD 88

Notes

Photogrammetry provided by:
AERIAL DATA INC. 10611 Meadowridge Drive Lake City, CA 91991 (530) 671-1001

△ Horizontal & Vertical Survey Control Point – Aerial Targets

Bearing Base is taken from that Record of Survey Map recorded in Volume 87 of Maps, at Page 74, Santa Cruz County Records. Boundary lines shown have been compiled from 87 M 74 and recorded deeds.

Vertical Datum: NAVD 88 per GPS Surveying

Elevations shown on Sewer (SSMH, FU ...) are observed at center top of lid

Utilities shown between the High School Admin./Classrooms (HAC), the Girl's Dormitory and the Kitchen & Dining Building are taken from the 1999 Topographic Survey for the Performing Arts Building, on file in the office of Bridgette Land Surveying.

EXISTING CAMPUS PARKING STALLS	ACTUAL	REQ.
STANDARD PARKING STALLS =	475	178*
ACCESSIBLE STALLS =	11	8

THE INFORMATION ABOVE, PROVIDED BY THE SCHOOL, MEETS THE REQUIRED AMOUNT OF ACCESSIBLE STALLS PER TABLE 11B-4 CALIFORNIA BUILDING CODE AND SANTA CRUZ COUNTY CODE REQUIREMENTS.

SANTA CRUZ COUNTY PARKING RATIO REQUIREMENTS		
1000 STUDENTS	=	100 STALLS (0.1 STALL / STUDENT)
140 STAFF	=	42 STALLS (0.3 STALL / STAFF)
12 RESIDENCES	=	36 STALLS
		178 STALLS REQUIRED (SEE TABLE ABOVE)

REVISIONS	BY
1 JULY 26, 2011 COUNTY COMMENTS	DD
2 NOVEMBER 15, 2011 COUNTY COMMENTS	DD
3 MARCH 14, 2012 COUNTY COMMENTS	DD

2011 MASTER PLAN AMENDMENT

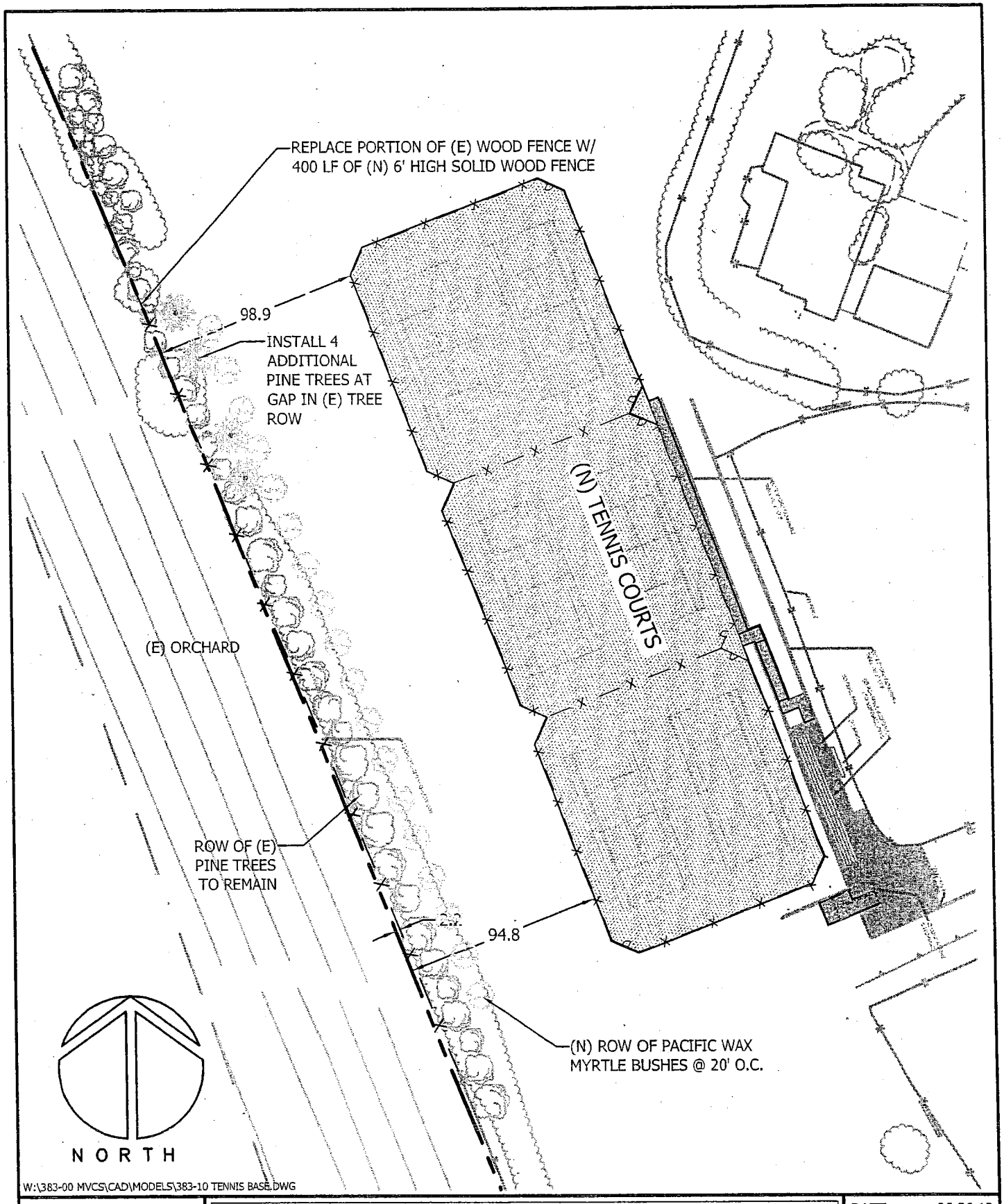
C2G /CIVIL CONSULTANTS GROUP, INC
Engineering • Planning • Surveying
Scotts Valley, CA 95066
(831) 438-4420

MONTE VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY
WATSONVILLE, CA 95076

Date: 04/08/11
Scale: NTS
Drawn: DD
Job: 383-00
Sheet: C001
of Sheets

-158-

EXHIBIT A



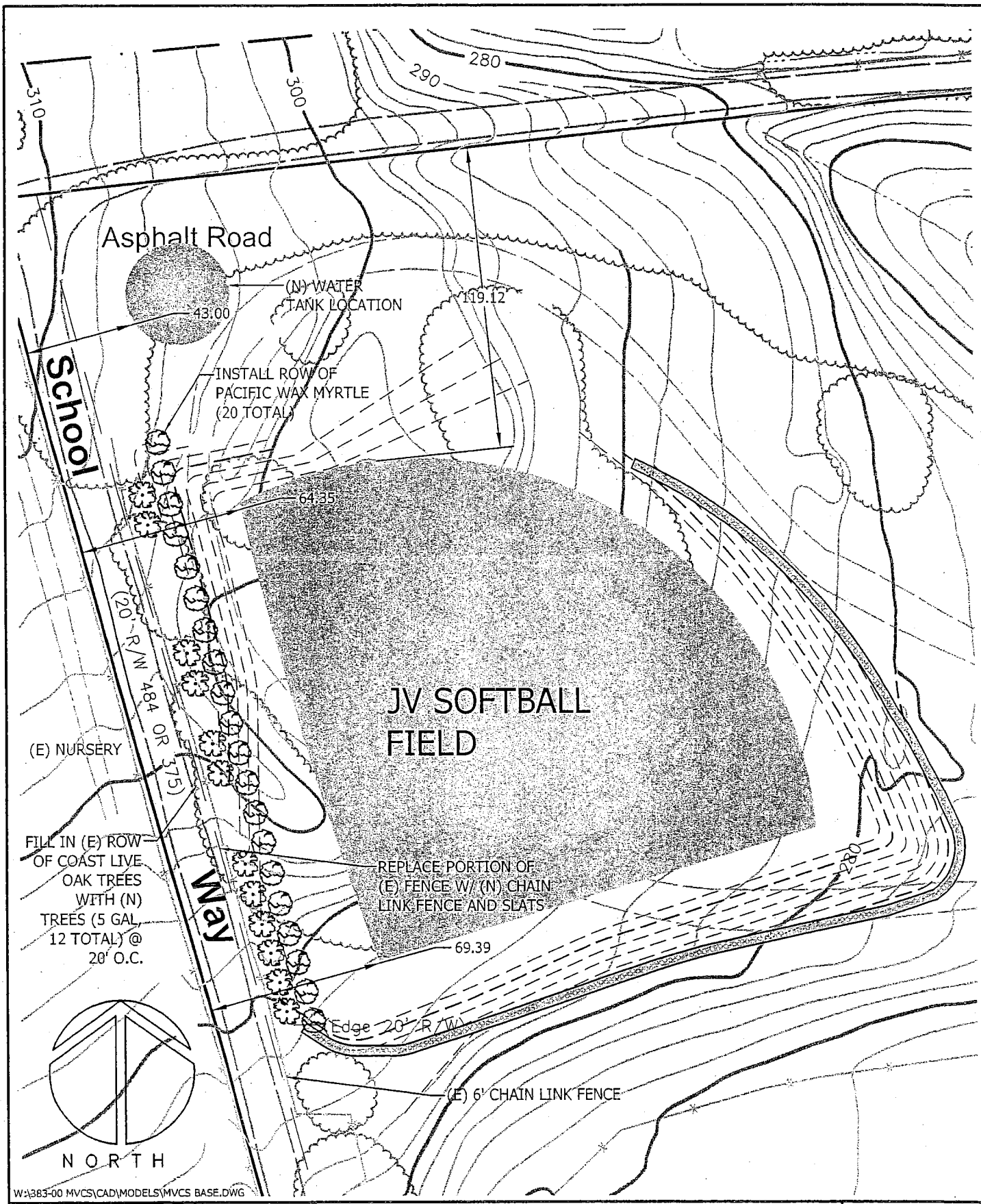
C2G

VARIANCE EXHIBIT - TENNIS COURT SETBACK

MONTE VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY, WATSONVILLE, CA 95076

DATE:	06.26.12
DRAWN:	DD
SCALE:	1":60'
SHEET:	1

EXHIBIT A



C2G

VARIANCE EXHIBIT - JV SOFTBALL FIELD SETBACK

MONTE VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY, WATSONVILLE, CA 95076

DATE:	08.08.12
DRAWN:	BM
SCALE:	1":50'
SHEET:	1

EXHIBIT A

Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(d)

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminates or minimizes the need for a 200 foot agricultural buffer setback; or

Not applicable.

2. Permanent substantial vegetation (such as a Riparian Corridor or Woodland protected by the County's Riparian Corridor or Sensitive Habitat Ordinances) or other physical barriers exist between the agricultural and non-agricultural uses which eliminate or minimize the need for a two hundred (200) foot agricultural buffer setback; or

Permanent substantial vegetation in the form of existing trees and large shrubs to north of the softball field proposed on APN 109-331-01 would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 109-101-32 to the north.

3. A lesser setback is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural development and the adjacent agricultural land, based on the establishment of a physical barrier (unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right of way) or the existence of some other factor which effectively supplants the need for a two hundred (200) foot agricultural buffer setback; or

The recreational improvements are proposed to be set back (90 feet to the tennis courts, 60 feet & 115 feet to the proposed softball field) from the adjacent Commercial Agriculture zoned land. An effective barrier consisting of fencing materials (a six foot tall solid wood fence west of the tennis courts and a six foot tall chain link fence with slats west of the softball field) enhanced with vegetation (a row of pine trees and large shrubs west of the tennis courts, a row of large shrubs west of the softball field, and existing trees and large shrubs north of the softball field) would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned lands of APNs 109-141-42; 109-331-02 & 109-101-32. The barriers, as proposed, would not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

4. The imposition of a two hundred (200) foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier (e.g. solid fencing and/or vegetative screening) to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

The tennis courts are proposed to be located on APN 109-141-25 which is approximately 220 feet in width. The requirement of a 200 foot agricultural buffer setback, combined with the required 20 foot yard setback would preclude the construction of improvements on this parcel.

Conditions of Approval *(Amended at APAC 11/15/12)*

I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed recreational uses (tennis courts on APN 109-141-25 and softball field on APN 109-331-01) to APNs 109-141-42; 109-331-02 & 109-101-32, as depicted on the approved Exhibit "A" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain a Building Permit and Grading Permit from the Santa Cruz County Building Official.

1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

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

A. Submit final architectural/engineering 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. The following minimum setbacks shall be met from the proposed development to the surrounding Commercial Agriculture zoned parcels: 90 feet (from the tennis courts to APN 109-141-42 to the west), 60 feet (from the softball field to APN 109-331-02 to the west), and 115 feet (from the softball field to APN 109-101-32 to the north)

2. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall match the approved exhibits and shall be indicated on the final plans for review and approval by Planning Department staff.

a. *Spacing of Wax Myrtle shrubs shall be reduced from the 20' o.c. dimension indicated on the approved Exhibit A to 10' o.c. spacing. (Added at APAC 11/15/12)*

b. *6' high chain link fencing with slats shall continue along west and north property lines shared with CA zoned property adjacent to the proposed JV softball field. (Added at APAC 11/15/12)*

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

III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

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

B. The required vegetative and/or physical barrier shall be installed. The applicant/owner shall contact the Planning Department, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.

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

IV. Operational Conditions

A. The *existing and proposed* vegetative and physical barriers shall be permanently maintained. *(Amended at APAC 11/15/12)*

B. All required Agricultural Buffer Setbacks shall be maintained.

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

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.

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

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

Approval Date: 11/15/12

Effective Date: Subject to approval of Application 111111

Expiration Date: Effective date for Application 111111 shall apply

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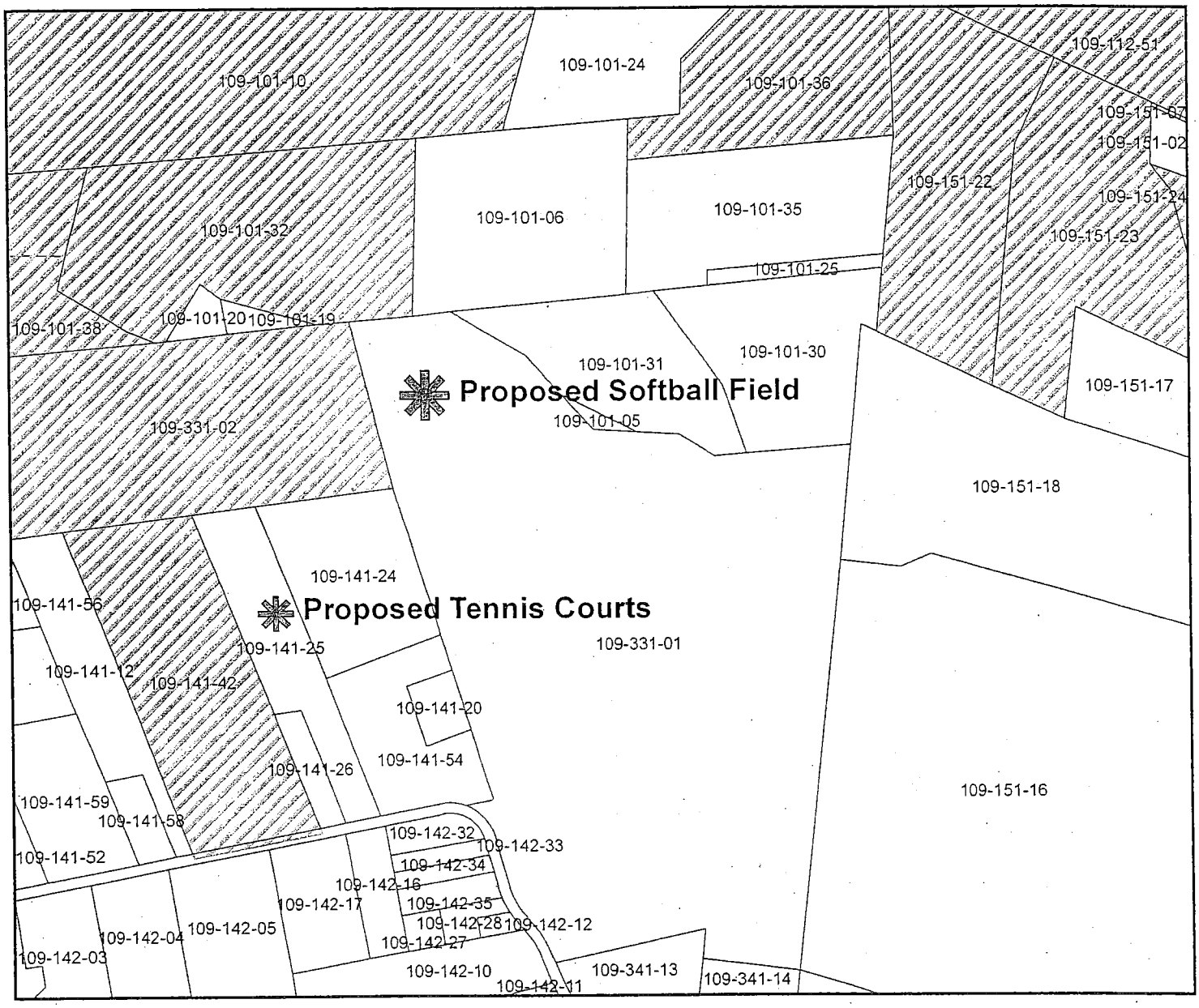
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors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

Project Vicinity Map



LEGEND

- Streets selection
- Assessors Parcels
- State Highways
- Commercial Agriculture Zoned Properties

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
August 2012

EXHIBIT D

PLANNING DEPARTMENT

GOVERNMENTAL CENTER

COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060
(408) 454-2580 FAX (408) 454-2131 TDD (408) 454-2123

May 15, 1995

Mr. Clark Wetzel
2 School Way
Watsonville, CA 95706

SUBJECT: ARCHAEOLOGICAL RECONNAISSANCE REPORT, APN 109-141-55, APPLICATION NO. 95-0034

Dear Mr. Wetzel:

The County's archaeological consultant has completed the review of your property. As a result of the required archival search, the consultant has veri fied a previous survey was completed on your parcel with negative results (no prehistoric cultural indications were found). Therefore, no further archaeological review will be required for development of this parcel.

Please call me at 454-3162 if you have any questions.

Sincerely,

Suzanne Smith
Resource Planner

For: Rachel Lather
Senior Civil Engineer

ATTACHMENT 9

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for public facilities uses on a site that is improved with an existing private school campus and associated facilities. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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 master plan amendment allows the continued use and operation of the existing private school without any intensification in terms of the number of students or residents on the subject property. The conditions under which the existing school would be operated or maintained will be consistent with prior approvals and all pertinent County ordinances. The existing private school is a permitted use within PF (Public Facilities), RA (Residential Agriculture) and A (Agriculture) zone districts.

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

This finding can be made, in that the existing private school use is consistent with the use and density requirements specified for the Public Facilities (P) and R-R (Rural Residential) land use designations in the County General Plan.

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 master plan amendment will not result in an increase of students or residents on the subject property. The expected level of traffic generated by the proposed master plan amendment is not anticipated to increase from existing traffic levels.

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 structures and recreational uses are sited and designed to be compatible with the existing private school facilities. The existing private school

is located within a rural residential and agricultural neighborhood, and the proposed master plan amendment is consistent with the existing land use on the project site and the land use intensity and density of the surrounding 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 structures and recreational uses will be of an appropriate scale and type of design that will be compatible with the existing private school facilities and will not reduce or visually impact available open space in the surrounding area.

Riparian Exception Findings

1. That there are special circumstances or conditions affecting the property.

This finding can be made, in that the pond was man-made around 1950 (which pre-dates the County's Riparian Ordinance) in order to impound water for agricultural activities. The use of this pond for agricultural purposes ceased many years ago, and now it functions as a landscape feature. The pond is located within a naturally occurring ephemeral drainage way that has been highly modified over the years in order to construct the pond as well as a driveway. If these landform modifications had not been completed, the area would display a much drier soil profile and vegetation composition and the natural riparian corridor would be much narrower. The proposed gymnasium, classroom building and retention basin are to be constructed within the footprint of the existing softball field and would not encroach any further towards the man-made pond than the existing ball field.

2. That the exception is necessary for the proper design and function of some permitted or existing activity on the property.

This finding can be made, in that the proposed classroom and gymnasium location would occupy an area in which the majority of current and proposed classrooms as well as sports related venues (baseball fields, swimming pool, tennis courts) are located on the campus. The proposed facilities are also within close proximity to the majority of existing campus parking. The proposed design to cluster these facilities near the core of the campus enables students to move efficiently from classroom to classroom, allows easy access to the library and other educational facilities and provides for better security for students. Access to nearby parking facilities would be also beneficial for students and the visiting public during sporting events held on the campus.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

This finding can be made, in that the construction of the proposed facilities will not remove any riparian vegetation, and drainage from the facilities will be routed to a new retention / detention basin prior to entering the existing man-made pond which will provide for protection of water quality. Fertilizer use and associated affected runoff directly from the ball field to the existing man-made pond will also significantly decrease. The existing man-made pond and associated riparian vegetation is currently completely fenced and the work will take place completely outside of the fenced area. During construction, temporary sediment, erosion, and drainage control measures will be required to minimize construction related impacts to the man-made pond.

4. That the granting of the exception, in the coastal zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.

The subject property is not located within the coastal zone.

5. That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the Local Coastal Program land use plan.

This project is consistent with the purposes of the Chapter 16.30 as well as the objectives of the General Plan. The proposed project minimizes development activities in the riparian corridor (the classroom encroaches approximately 2' and the gymnasium encroaches 30' into the 100' wide riparian corridor). The proposed disturbance is also completely within the limits of an existing ball field, so the existing man-made pond and associated riparian vegetation will not be disturbed. A retention / detention basin will also be constructed which will provide for protection of water quality. A biotic analysis was completed for the pond and no special status species were identified. A "Condition of Approval" is to be added to require planting of additional willow trees to the perimeter of the pond in order to enhance habitat value.

Conditions of Approval

Exhibit D: Project Plans "Monte Vista Christian School - 2011 Master Plan Amendment", prepared by C2G Civil Consultants Group, revised 3/14/12.

I. This permit authorizes the amendment of the Master Plan for the Monte Vista Christian School (approved under 95-0034) as indicated on the approved Exhibit "D" for this permit. All required conditions of approval for Master Plan approval 95-0034 are hereby incorporated into these conditions of approval by reference, with the following additional requirements:

II. 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. Pay the required fee to the Clerk of the Board of the County of Santa Cruz for posting the Mitigated Negative Declaration as required by the California Department of Fish and Game mitigation fees program.

C. Obtain Demolition, Building, and/or Grading Permit(s) for each phase of the project (as required) from the Santa Cruz County Building Official.

1. Any outstanding balance due to the Planning Department must be paid prior to making a Demolition, Building, and/or Grading Permit application. Application(s) for permit(s) will not be accepted or processed while there is an outstanding balance due.

D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.

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

A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:

1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. For later phases of the project and for all Design Review approvals, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8.5" x 11" format (no thicker than 1/16 inch) for Planning Department review and approval.

2. Grading, drainage, and erosion control plans prepared by a licensed civil engineer.

3. Landscape plans for any new or replacement landscaping.

    a. A Water Efficient Landscape Plan (including a signed Water Efficient Landscape Checklist and Certificate) prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager shall be required for all new or replacement landscaping.

4. Details showing compliance with accessibility requirements.

5. Details showing compliance with fire department requirements. The proposed structure(s) are located within the State Responsibility Area (SRA) and the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.

6. All requirements of the Agricultural Buffer Setback Reduction (approved by the Agricultural Policy Advisory Commission on 11/15/12) shall be met, including the following:

    a. The following minimum setbacks shall be met from the proposed development to the surrounding Commercial Agriculture zoned parcels: 90 feet (from the tennis courts to APN 109-141-42 to the west), 60 feet (from the softball field to APN 109-331-02 to the west), and 115 feet (from the softball field to APN 109-101-32 to the north)

    b. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall match the approved exhibits and shall be indicated on the final plans for review and approval by Planning Department staff.

i. Spacing of Wax Myrtle shrubs shall be 10' o.c. spacing.

ii. 6' high chain link fencing with slats shall continue along west and north property lines shared with CA zoned property adjacent to the proposed JV softball field.

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

B. 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.

C. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. The following specific comments shall also be met:

1. Detention volume calculations were provided for the tennis courts. The operative detention routing behavior through the gravel pack was not supported with calculations. Please provide these calculations at the building application stage.

2. Please provide a cross section construction detail of the proposed energy dissipater to facilitate proper construction by the contractor.

3. The pipe size for pipe #11 in the pipe schedule on sheet C241 is inconsistent with the construction detail on sheet C221. Please revise.

4. A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi pervious surfacing to offset costs and encourage more extensive use of these materials. You may be eligible for fee credits for pre existing impervious areas to be demolished.

5. A recorded maintenance agreement is required for the proposed retention/detention systems and the pervious tennis courts.

D. Obtain all required approvals from and provide an Environmental Health Clearance for each phase of this project from the County Department of Environmental Health Services.

E. Meet all requirements of the Environmental Planning section of the County Planning Department, including the following:

1. The fill pad proposed for the future "J.V. Softball Field" shown on "Sheet C501" shall be constructed at the same time as the tennis court component (Phase 1). The pad shall be constructed under the observation of the project geotechnical engineer and be adequately treated with erosion/sediment control practices.

2. All drainage facilities for the "J.V. Softball Field" shall be installed upon completion of the fill pad.

3. The retention/detention basin adjacent to the proposed gymnasium and classroom buildings shall be constructed as indicated on the project plans.

4. Additional willow trees shall be planted in the less vegetated areas around the pond perimeter to enhance the habitat value of the pond.

F. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:

1. Silt and grease traps shall be installed according to the approved improvement plans.

2. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.

3. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel or water body.

G. In order to ensure that the one hour air quality threshold for the pollutant acrolein is not exceeded during demolition, paving, and construction, 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:

1. 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;

2. Applicant shall retain receipts for purchases of catalysts or B99 diesel fuel until completion of the project;

3. Applicant shall allow MBUAPCD to inspect receipts and equipment throughout the project.

4. 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.

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

I. Submit plan review letters for each phase of the project prepared and stamped by the project geotechnical engineer.

J. Submit plan review letters for each phase of the project prepared and stamped by the project geologist.

K. Pay the current (Category I) fees for Child Care mitigation for the increase in total building square footage.

L. Pay the current fees for Roadside and Transportation improvements for any increase in trip generation.

M. 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.

IV. Construction and Site Development

A. Prior to any site disturbance or physical construction on the subject property the following condition(s) shall be met:

1. In order to ensure that the mitigation measures are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property, the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: the applicant, grading contractor supervisor, and Santa Cruz County Environmental Planning staff. Temporary construction fencing demarcating the disturbance envelope and silt fencing will be inspected at that time.

B. All construction within the property approved under this permit shall meet the following conditions:

1. No land disturbance shall take place prior to issuance of building permits (except the minimum required to provide access for County required tests or to carry out work required by another of these conditions).

2. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.

3. Landfill receipts indicating proper disposal of all grading material removed from the project site shall be provided to Environmental Planning staff for review. Alternatively, adequate documentation of another approved construction site that will use the grading material as fill may be considered.

4. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the applicant shall or shall have the project contractor, comply with the following measures during all construction work:

   a. 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 an emergency situation.

   b. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.

   c. 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.

5. 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.

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

C. The required vegetative and physical agricultural buffer barriers 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 and geologic reports.

VI. Operational Conditions

A. Phased construction is allowed, as indicated in the approved Exhibit "D" for this permit.

1. This Master Plan amendment includes Design Review approval of structures and site improvements for the following phases of the project: the middle school gymnasium, adjacent classroom building, tennis courts, junior varsity softball field (grading), and water tank.

   a. The structures and site improvements included in the a Design Review approval with this Master Plan amendment are not required to be constructed during the first phase and may be built during later phases as school funding allows.

2. A Level IV (Administrative Review with Public Notice) Design Review approval is required to evaluate structure and site designs for later phases of the project, including the following: chapel building, weight room/field house, junior varsity softball field (finish), choral & instrument/middle school classrooms, science classroom building, new swimming pool, and expansion of the cafe seating area.

3. A separate Level IV Design Review approval is not required for the demolition of the existing tennis courts, the removal of the existing portable classrooms, and/or the remodeling of the existing weight room.

4. Building and/or grading permits (as applicable) are required for the each phase, in addition to the Level IV Design Review approval(s) specified above.

B. All required Agricultural Buffer Setbacks shall be maintained.

C. The existing and proposed vegetative and physical agricultural buffer barriers shall be permanently maintained.

D. 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.

VII. 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.

VIII. Mitigation Monitoring & Reporting 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: Biotic Resources

1. Monitoring Program: In order to avoid impacts to California red-legged frogs (CRLF), the following mitigations shall be incorporated into the conditions of approval for all phases of the proposed project

   a. No more than 48 hours prior to ground stripping or grading, a qualified biologist shall conduct a preconstruction survey of the building sites located in turf or non-native grassland areas to search for CRLF. If any CRLF are observed within or along the perimeter of the building site, construction shall be postponed until the frog leaves of its own accord and retreats into suitable riparian or aquatic habitat. The U.S. Fish and Wildlife Service (USFWS) shall be contacted for further guidance. In no case shall a biologist capture and relocate any CRLF without approval from the USFWS.

   b. A qualified biologist shall give a worker training session on the first morning of construction to all construction personnel. The training shall include information on identification of the species, its life history, and measures implemented for this project to avoid any harm to the species. The training may include flyers, photographs, or books with pertinent information.

   c. Prior to commencement of ground clearing or grading, the applicant shall install silt fencing along the perimeter of construction areas closest to Pond A (i.e., new gym, classrooms, and new weight room/field house) to prevent any loose sediment from entering aquatic areas, and to discourage frogs from entering construction sites. The silt fencing shall be maintained throughout the construction period.

   d. All fueling of construction equipment shall take place at least 20 meters from any aquatic habitat. The construction foreman shall inform the construction workers of plans to properly contain and clean up any accidental petroleum spills.

2. Mitigation Measure: Night Lighting

   a. Monitoring Program: In order to ensure new lighting does not impact riparian habitat, all new outdoor and building lighting shall be directed downward and away from riparian areas and ponds.

This measure shall be confirmed for all phases of the proposed development during the design review stage of each phase.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams	Randall Adams
Deputy Zoning Administrator	Project Planner

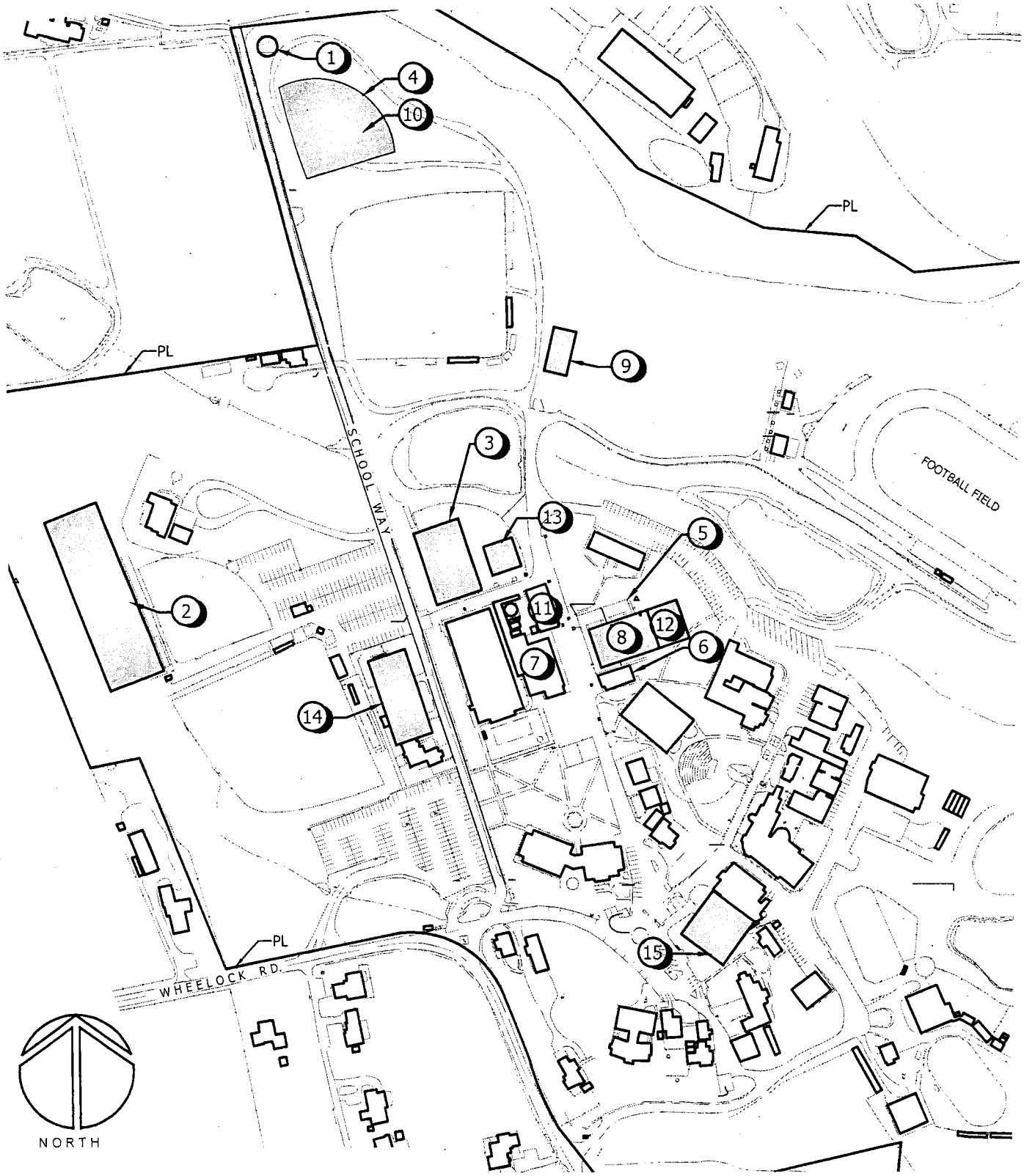
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

Exhibit D

Project Plans
(Reduced project plans included in staff report as Attachment 2 to Exhibit A)

Application Number 111111
Zoning Administrator Hearing

(Revised tentative phasing schedule attached)



MASTER PLAN IMPROVEMENT SCHEDULE

MONTE VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY, WATSONVILLE, CA

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-5829

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP
2340 GARDEN ROAD, SUITE 100
MONTEREY, CALIFORNIA 93940
PHONE: 831.646.4042
FAX: 831.649.3530
WWW.WRDARCH.COM

DATE: 03.05.13
SCALE: NTS

DRAWN: MN
SHEET 1 OF 2
WR&D #: 11110.1

EXHIBIT D

Phase	ID #	Description	Size	Unit of measurement
1	1	(N) Water Tank	192,000	Gallons
1	3	(N) MS Gymnasium	14,250	Sq.Ft.
1	7	Remodel (E) MS Gym to 2 Classrooms	10,750	Sq.Ft.
2	4	(N) JV Softball Field (Grading Only)	31,000	Sq.Ft.
2	5	Demo (E) Tennis Courts	14,094	Sq.Ft.
2	6	Remove (E) Portable Classrooms	2,115	Sq.Ft.
2	2	(N) Tennis Courts	39,960	Sq.Ft.
2	8	(N) Chapel Bldg	12,000	Sq.Ft.
2	9	(N)Weight Room / Field House	7,300	Sq.Ft.
2	10	(N) JV Softbal Field (Finish)	31,000	Sq.Ft.
2	11	Remodel (E) Weight Room to Drama	3,146	Sq.Ft.
2	12	(N) Choral & Instrument/MS Classrooms	4,600	Sq.Ft.
2	13	(N) Classroom Bldg (Science)	3,600	Sq.Ft.
2	14	(N) Swimming Pool	14,000	Sq.Ft.
2	15	Expanded Café Seating	11,200	Sq.Ft.

MASTER PLAN SCHEDULE

PHASE 1 - (1 TO 2 YEAR CONSTRUCTION)
- NEW WATER TANK (DOMESTIC WATER STORAGE IMPROVEMENTS)
- MIDDLE SCHOOL GYMNASIUM
- REMODEL EXISTING MIDDLE SCHOOL GYM TO 2 CLASSROOMS

PHASE 2 - (FUTURE CONSTRUCTION SCHEDULE TO BE DETERMINED)
- NEW WEIGHT ROOM / FIELD HOUSE
- NEW JV SOFTBALL FIELD (FINISH)
- REMODEL EXISTING WEIGHT ROOM TO DRAMA / STORAGE ROOM
- NEW CHORAL & INSTRUMENT/MS CLASSROOMS ADDED TO NEW CHAPEL / PERFORMING BUILDING
- NEW CLASSROOM BUILDING (SCIENCE)
- NEW COMPETITION SWIMMING POOL AND POOL FACILITIES (REMOVE EXISTING SWIMMING POOL AFTER CONSTRUCTION OF NEW COMPETITION SWIMMING POOL TO MAINTAIN APPROVE FIRE STORAGE)
- EXPANDED CAFE SEATING / ACTIVITY CENTER
- NEW TENNIS COURT RELOCATION & EXPANSION
- NEW JV SOFTBALL FIELD (GRADING ONLY)
- DEMO EXISTING TENNIS COURTS
- REMOVE EXISTING PORTABLE CLASSROOMS
- NEW CHAPEL BUILDING

MASTER PLAN GRADING QUANTITIES

PHASE	CUT	FILL
1	4,882	6,520
2*	1,840	900
TOTAL	6,722	7,420

* = QUANTITIES SHOWN ARE SCHEMATIC AND MAY VARY DURING THE DESIGN OF EACH PHASE.

ABOVE QUANTITIES REFLECT CHANGE IN EXISTING GRADE TO FINISH GRADE.

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4444 Scotts Valley Drive / Suite 6
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FAX: 831.648.3530
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MASTER PLAN IMPROVEMENT SCHEDULE

MONTE VISTA CHRISTIAN SCHOOL
2 SCHOOL WAY, WATSONVILLE, CA

DATE: 03.05.13
SCALE: NTS
DRAWN: MN
SHEET 2 OF 2
WR&D #: 11110.1

EXHIBIT D

State of California – The Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
7329 Silverado Trail
Napa, CA 94558
(707) 944-5500
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director

February 20, 2013

Mr. Matt Johnston
County of Santa Cruz
701 Ocean Street, Fourth Floor
Santa Cruz, CA 95060

Dear Mr. Johnston:

Subject: Monte Vista Christian School Expansion, Mitigated Negative Declaration, SCH #1997101061, Santa Cruz County

The California Department of Fish and Wildlife (CDFW) has reviewed the documents provided for the subject project, and we have the following comments.

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream, or use material from a streambed, CDFW may require a Lake and Streambed Alteration Agreement (LSAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant. Issuance of an LSAA is subject to the California Environmental Quality Act (CEQA). CDFW, as a responsible agency under CEQA, will consider the CEQA document for the project. The CEQA document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for completion of the agreement. To obtain information about the LSAA notification process, please access our website at http://www.dfg.ca.gov/habcon/1600/; or to request a notification package, contact the Lake and Streambed Alteration Program at (707) 944-5520.

If you have any questions, please contact Ms. Melissa Farinha, Environmental Scientist, at (707) 944-5579; or Ms. Randi Adair, Senior Environmental Scientist, at (707) 944-5596.

Sincerely,

For

Scott Wilson
Acting Regional Manager
Bay Delta Region

cc: State Clearinghouse