

City of Capitola Agenda

Mayor: Stephanie Harlan
Vice Mayor: Michael Termini
Council Members: Jacques Bertrand
Ed Bottorff
Kristen Petersen

Treasurer: Peter Wilk



CAPITOLA CITY COUNCIL REGULAR MEETING

THURSDAY, NOVEMBER 9, 2017

7:00 PM

CITY COUNCIL CHAMBERS
420 CAPITOLA AVENUE, CAPITOLA, CA 95010

CLOSED SESSION – 5:45 PM CITY MANAGER’S OFFICE

An announcement regarding the items to be discussed in Closed Session will be made in the City Hall Council Chambers prior to the Closed Session. Members of the public may, at this time, address the City Council on closed session items only. There will be a report of any final decisions in City Council Chambers during the Open Session Meeting.

CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

[Govt. Code § 54956.9(d)(1)]

(two cases)

1. Friends of Monterey Park v. the City of Capitola
Santa Cruz Superior Court Case No. CV 16CV01091
2. City of Capitola v. D’Angelo
Santa Cruz County Superior Court Case No. CV 181659

CONFERENCE WITH LABOR NEGOTIATOR [Govt. Code § 54957.6]

Negotiator: Jamie Goldstein, City Manager

Employee Organizations: (1) Association of Capitola Employees; (2) Capitola Police Captains, (3) Capitola Police Officers Association, (4) Confidential Employees; (5) Mid-Management Group; and (6) Department Heads

REGULAR MEETING OF THE CAPITOLA CITY COUNCIL – 7 PM

All correspondences received prior to 5:00 p.m. on the Wednesday preceding a Council Meeting will be distributed to Councilmembers to review prior to the meeting. Information submitted after 5 p.m. on that Wednesday may not have time to reach Councilmembers, nor be read by them prior to consideration of an item.

All matters listed on the Regular Meeting of the Capitola City Council Agenda shall be considered as Public Hearings.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council Members Kristen Petersen, Michael Termini, Jacques Bertrand, Ed Bottorff, and Mayor Stephanie Harlan

2. PRESENTATIONS

A. Presentation of a Check to WomenCARE for Funds Raised by the Capitola Police Pink Patch Program

B. Introduction of New Records Coordinator Chloe Woodmansee

3. REPORT ON CLOSED SESSION

4. ADDITIONAL MATERIALS

Additional information submitted to the City after distribution of the agenda packet.

5. ADDITIONS AND DELETIONS TO AGENDA

6. PUBLIC COMMENTS

Oral Communications allows time for members of the Public to address the City Council on any item not on the Agenda. Presentations will be limited to three minutes per speaker. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the minutes. A MAXIMUM of 30 MINUTES is set aside for Oral Communications at this time.

7. CITY COUNCIL / CITY TREASURER / STAFF COMMENTS

City Council Members/City Treasurer/Staff may comment on matters of a general nature or identify issues for staff response or future council consideration.

8. CONSENT CALENDAR

All items listed in the "Consent Calendar" will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Council votes on the action unless members of the public or the City Council request specific items to be discussed for separate review. Items pulled for separate discussion will be considered following General Government.

Note that all Ordinances which appear on the public agenda shall be determined to have been read by title and further reading waived.

- A. Consider a Resolution Establishing Holidays and City Hall Closures for 2018
RECOMMENDED ACTION: Adopt the resolution.
- B. Consider the 2018 Planning Commission and Architectural and Site Committee Schedule
RECOMMENDED ACTION: Approve the schedule.
- C. Suspend Village Parking Meter and Pay Station Operation for Holiday Season
RECOMMENDED ACTION: Authorize suspending parking meter and pay station operation to allow free three-hour parking in the Village Parking Meter Zone A(1) from November 23, 2017, through December 25, 2017.
- D. Consider a Resolution Authorizing Submission of a Whale Tail Grant Application to the California Coastal Commission for the Development of an Environmentally Focused Walking Guide
RECOMMENDED ACTION: Adopt a resolution authorizing the submission of a Whale Tail Public Education Grant Application to the California Coastal Commission for the development and production of a self-guided ecotour around Capitola as recommended by the Commission on the Environment.
- E. Consider Cloud Conversion Agreement with ECS Imaging for Electronic Document Storage
RECOMMENDED ACTION: Approve an agreement to move Laserfiche documents to cloud storage.
- F. Second Reading of an Ordinance Amending Chapter 17.98 of the Capitola Municipal Code Pertaining to Wireless Telecommunications
RECOMMENDED ACTION: Staff recommends the City Council take the following actions:
 - 1. Adopt the Addendum to the General Plan Update Environmental Impact Report.
 - 2. Adopt an Ordinance to amend Municipal Code Chapter 17.98, Wireless Communication Facilities.
 - 3. Adopt the attached resolution directing the City Manager to submit an amendment to the Local Coastal Program to the California Coastal Commission for certification.
- G. Second Reading of an Ordinance Amending Chapter 6 of the Capitola Municipal Code Pertaining to Animals
RECOMMENDED ACTION: Adopt the ordinance.

9. GENERAL GOVERNMENT / PUBLIC HEARINGS

All items listed in "General Government" are intended to provide an opportunity for public discussion of each item listed. The following procedure pertains to each General Government item: 1) Staff explanation; 2) Council questions; 3) Public comment; 4) Council deliberation; 5) Decision.

- A. Consider Removal of All Parking on the South Side of Hill Street between Capitola Avenue and Rosedale Avenue for the Installation of a Bike and Pedestrian Lane
RECOMMENDED ACTION: Approve the removal of parking on the south side of Hill Street between Capitola Avenue and Rosedale Avenue to accommodate the installation of a pedestrian and bicycle lane as tested during a trial program this past summer.

- B. Receive a Report on Special Event Highlights and Issues for 2017
RECOMMENDED ACTION: Receive report, provide direction regarding changes to specific recurring special event permit conditions, and determine if any additional review should be required for any 2018 special events.

- C. Subdivision Ordinance Cleanup
RECOMMENDED ACTION: Introduce an Ordinance amending Municipal Code Chapter 16 pertaining to Subdivisions.

- D. Consider the 2018 Meeting Schedule for the City Council/Successor Agency
RECOMMENDED ACTION: Adopt the recommended regular meeting schedule for 2018 and consider changing the City Council open session start time to 6:30 p.m.

10. ADJOURNMENT

Note: Any person seeking to challenge a City Council decision made as a result of a proceeding in which, by law, a hearing is required to be given, evidence is required to be taken, and the discretion in the determination of facts is vested in the City Council, shall be required to commence that court action within ninety (90) days following the date on which the decision becomes final as provided in Code of Civil Procedure §1094.6. Please refer to code of Civil Procedure §1094.6 to determine how to calculate when a decision becomes "final." Please be advised that in most instances the decision become "final" upon the City Council's announcement of its decision at the completion of the public hearing. Failure to comply with this 90-day rule will preclude any person from challenging the City Council decision in court.

Notice regarding City Council: The City Council meets on the 2nd and 4th Thursday of each month at 7:00 p.m. (or in no event earlier than 6:00 p.m.), in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The City Council Agenda and the complete Agenda Packet are available for review on the City's website: www.cityofcapitola.org and at Capitola City Hall and at the Capitola Branch Library, 2005 Wharf Road, Capitola, prior to the meeting. Agendas are also available at the Capitola Post Office located at 826 Bay Avenue, Capitola. Need more information? Contact the City Clerk's office at 831-475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Pursuant to Government Code §54957.5, materials related to an agenda item submitted after distribution of the agenda packet are available for public inspection at the Reception Office at City Hall, 420 Capitola Avenue, Capitola, California, during normal business hours.

CAPITOLA CITY COUNCIL REGULAR MEETING AGENDA
November 9, 2017

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the City Clerk's office at least 24-hours in advance of the meeting at 831-475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Televised Meetings: City Council meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be rebroadcasted at 8:00 a.m. on the Wednesday following the meetings and at 1:00 p.m. on Saturday following the first rebroadcast on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings are streamed "Live" on the City's website at www.cityofcapitola.org by clicking on the Home Page link "**Meeting Video.**" Archived meetings can be viewed from the website at anytime.



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: Capitola Police Department

SUBJECT: Presentation of a Check to WomenCARE for Funds Raised by the Capitola Police Pink Patch Program

DISCUSSION: Members of the Capitola Police Officers' Association will present a check to WomenCARE. The money was raised by patch and pin sales and donations to the Pink Patch Program to benefit WomenCARE's local cancer support programs.

Report Prepared By: Linda Fridy
City Clerk

Reviewed and Forwarded by:

A handwritten signature in blue ink, appearing to be "JG", is written over a horizontal line.

Jamie Goldstein, City Manager

11/1/2017



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: City Manager Department

SUBJECT: Introduction of New Records Coordinator Chloe Woodmansee

DISCUSSION: The City Manager's Department is pleased to welcome Chloe Woodmansee as the new records coordinator. A Santa Cruz County resident, she has worked for the Santa Cruz Public Library System and recently oversaw the transition of application records to a new electronic tracking system for a Silicon Valley recruitment firm.

Report Prepared By: Linda Fridy
City Clerk

Reviewed and Forwarded by:

Jamie Goldstein, City Manager

11/1/2017



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: City Manager Department

SUBJECT: Consider a Resolution Establishing Holidays and City Hall Closures for 2018

RECOMMENDED ACTION: Adopt the resolution.

BACKGROUND/DISCUSSION: Ordinance No. 497 allows the City Council to designate holidays and closures for City offices by resolution. A draft resolution for the 2018 calendar year is attached. As has been the practice for the past several years and consistent with employee Memoranda of Understanding, the proposed resolution also identifies the December holiday closure of City Hall offices.

FISCAL IMPACT: None

ATTACHMENTS:

1. Draft Resolution City Hall Closures 2018

Report Prepared By: Linda Fridy
City Clerk

Reviewed and Forwarded by:

A handwritten signature in blue ink, appearing to be "JG", is written over a horizontal line.

Jamie Goldstein, City Manager

11/1/2017

RESOLUTION NO. _____
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA
ESTABLISHING DAYS FOR CLOSURE OF CITY OFFICES
DURING THE 2018 CALENDAR YEAR

WHEREAS, Ordinance No. 497 provides that days for closure of City offices may, from time to time, be set by Council Resolution; and

WHEREAS, it is the desire of the City Council of the City of Capitola to establish days for closure of City offices during the 2018 calendar year.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Capitola as follows: City Offices, except for essential City services such as the Police Department, shall be closed on the following days occurring in calendar year 2018, unless otherwise noted:

January 1 (Monday)	New Year's Day Observed
January 15 (Monday)	Martin Luther King, Jr. Birthday
February 12 (Monday)	Lincoln's Birthday
February 19 (Monday)	Presidents' Day
May 28 (Monday)	Memorial Day
July 4 (Wednesday)	Independence Day
September 3 (Monday)	Labor Day
October 8 (Monday)	Columbus Day
November 12 (Monday)	Veterans Day Observed
November 22 & 23 (Thursday & Friday)	Thanksgiving Holiday
December 25 (Tuesday)	Christmas Holiday
December 24, 26, 27 & 28 (Monday, Wednesday Thursday & Friday)	Holiday Closure

The foregoing does not preclude the scheduling of any City Council or Planning Commission meetings on such days. For purposes of Government Code Section 6704, Saturdays and Sundays are also days for closure of the City business office.

The foregoing is not in any sense intended to define holidays, for which employees do or do not receive additional compensation. Employees paid holidays are defined in relevant Memoranda of Understanding.

I HEREBY CERTIFY that the above and foregoing resolution was passed and adopted by the City Council of the City of Capitola at its regular meeting held on the 9th day of November, 2017, by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

Stephanie Harlan, Mayor

ATTEST: _____
Linda Fridy, City Clerk

Attachment: Draft Resolution City Hall Closures 2018 (2018 Holidays and Closures)



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: City Manager Department

SUBJECT: Consider the 2018 Planning Commission and Architectural and Site Committee Schedule

RECOMMENDED ACTION: Approve the schedule.

BACKGROUND/DISCUSSION: Regular meetings of the Planning Commission are held on the first Thursday of the month at 7 p.m. in the City Hall Council Chambers. The meetings for January and July have been scheduled for the third Thursdays, January 18 and July 19, 2018, due to holidays.

Regular meetings of the Architectural & Site Review Committee are held on the second and fourth Wednesday of each month at 3:30 p.m. If there are no projects for review by the committee, meetings will be canceled and noticed accordingly.

FISCAL IMPACT: None

ATTACHMENTS:

1. Draft 2018 Planning Commission/Arch and Site schedule

Report Prepared By: Jackie Aluffi

Reviewed and Forwarded by:

Jamie Goldstein, City Manager

11/1/2017

CITY OF CAPITOLA
2018 REGULAR MEETING SCHEDULES
ARCHITECTURAL & SITE REVIEW COMMITTEE AND PLANNING COMMISSION

● SUBMITTAL	■ ARCH & SITE REVIEW	◆ PLANNING COMMISSION
NOVEMBER 24, 2017	DECEMBER 13, 2017	JANUARY 18**
DECEMBER 15, 2017	JANUARY 10	FEBRUARY 1
JANUARY 5	JANUARY 24	
	FEBRUARY 14	MARCH 1
FEBRUARY 9	FEBRUARY 28	
	MARCH 14	APRIL 5
MARCH 9	MARCH 28	
	APRIL 11	MAY 3
APRIL 6	APRIL 25	
	MAY 9	JUNE 7
MAY 4	MAY 23	
MAY 18	JUNE 13	
JUNE 8	JUNE 27	JULY 19**
	JULY 11	AUGUST 2
JULY 6	JULY 25	
	AUGUST 8	SEPTEMBER 6
AUGUST 3	AUGUST 22	
	SEPTEMBER 12	OCTOBER 4
SEPTEMBER 7	SEPTEMBER 26	
	OCTOBER 10	NOVEMBER 1
OCTOBER 5	OCTOBER 24	
	NOVEMBER 14	DECEMBER 6
NOVEMBER 21	DECEMBER 12	

Meetings are held at Capitola City Hall, 420 Capitola Avenue, and are generally scheduled as follows:

- **Submittal Date:** Submitting an application by the deadline does **not** guarantee a hearing date. Application completeness, staff review, and analysis shall be completed prior to scheduling an application for a meeting date.
- **Architectural and Site Review Meetings:** Second and fourth Wednesday of each month at 3:30 p.m. in either the City Hall Council Chambers or Community Room. November and December have only one meeting a month.
- ◆ **Planning Commission Meetings:** First Thursday** of each month at 7 p.m. (or in no event earlier than 6 p.m.) in the City Hall Council Chambers.

NOTE: **The January and July Planning Commission meetings will be held on the third Thursday due to holiday schedules.



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: Capitola Police Department

SUBJECT: Suspend Village Parking Meter and Pay Station Operation for Holiday Season

RECOMMENDED ACTION: Authorize suspending parking meter and pay station operation to allow free three-hour parking in the Village Parking Meter Zone A(1) from November 23, 2017, through December 25, 2017.

BACKGROUND: The Capitola-Soquel Chamber of Commerce has submitted its annual request to the City Council to offer free three-hour parking in the Village. The Council has been authorizing this program since 2001, with the exception of 2003.

DISCUSSION: The three-hour parking limit and the parking meters and pay stations encourage parking rotation, which benefits Village businesses. Although the late fall through early winter is not as congested as the late spring through early fall, the need for time-limited parking still prevails.

The Capitola-Soquel Chamber of Commerce has submitted a letter requesting that the Council authorize suspending parking meter and pay station operation to allow free three-hour parking in the Village from November 23, 2017, through December 25, 2017, to encourage holiday shopping (Attachment 1).

FISCAL IMPACT: It is estimated that last year's suspension of the Village parking meters and pay stations cost the City between \$40,000 and \$50,000. The Fiscal Year 2017/2018 budget accounts for suspending Village meter and pay station operation for the holiday shopping period. Therefore, there is no budget impact.

ATTACHMENTS:

1. 2017 Chamber Parking Request

Report Prepared By: Denice Pearson
Administrative Records Analyst

Suspend Village Parking Meter Operation
November 9, 2017

Reviewed and Forwarded by:



Jamie Goldstein, City Manager

11/1/2017



capitola soquel
CHAMBER of COMMERCE

716-G Capitola Avenue
Capitola, CA 95010
Phone: (831) 475-6522
Fax: (831) 475-6530

RECEIVED

OCT 13 2017

CITY OF CAPITOLA

October 11, 2017

**City of Capitola
Mayor Harlan and
City Council
420 Capitola Avenue
Capitola, Ca. 95010**

Mayor Harlan and City Council Members:

The Capitola-Soquel Chamber of Commerce would like to request that paid parking in the Capitola Village become Free with a 3 hour limit for Holiday Shoppers starting Thursday, November 23rd thru Christmas Day, December 25th, 2017.

The Capitola Village Businesses enjoy more Holiday Sales during this period of time and appreciate the City of Capitola's support of this item.

Thank you!

Toni Castro
**Toni Castro
Chief Executive Officer**

**cc: Jamie Goldstein
Police Chief Terry McManus**

Attachment: 2017 Chamber Parking Request (Suspend Village Parking Meter Operation)



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: Public Works Department

SUBJECT: Consider a Resolution Authorizing Submission of a Whale Tail Grant Application to the California Coastal Commission for the Development of an Environmentally Focused Walking Guide

RECOMMENDED ACTION: Adopt a resolution authorizing the submission of a Whale Tail Public Education Grant Application to the California Coastal Commission for the development and production of a self-guided ecotour around Capitola as recommended by the Commission on the Environment.

BACKGROUND: The development of an ecotour around Capitola has been a long-term Commission on the Environment project. The idea is to develop a pamphlet map showing various locations where participants can learn about different natural habitats, local ecology, and on-going conservation efforts throughout the City.

DISCUSSION: This effort was first initiated by the original Commission on the Environment prior to 2013 and has been restarted by the current commission. Commission members have developed a detailed list included as Attachment 1 for the tour. The pamphlets will be similar to one developed by the museum for the City's historical houses (Attachment 2). If the grant is awarded, the pamphlets will be made available at the Historical Museum, Capitola Branch Library, and City Hall office.

The Whale Tail grant program distributes funds from sales of the Whale Tail Coastal Protection License Plate and from donations to the "Protect Our Coast and Oceans Fund" listed on the California state tax form. Since the Whale Tail Grants Program began in 1998, it has awarded \$11.7 million to 654 different projects. A total of \$327,337 will be distributed in the 2017/18 grant cycle. Applicants may request any amount up to \$50,000, and 25 to 50 percent of the funding will be allocated in small grants of up to \$12,000.

The grant schedule is as follows:

Grant Submission	November 2017
Application Review	November & December
Grant Awards	February 2018
Signed Agreements	March 2018
Kick-off Meeting	April 2018

Whale Tail Grant Submission
November 9, 2017

If successful, the tour guide could be in place by mid-summer 2018.

FISCAL IMPACT: The grant application is for \$10,000 and will pay for the development and printing of a flyer and signage at each stop. Public Works crews will install the signs.

ATTACHMENTS:

1. Ecotour Plan (PDF)
2. Museum Walking Tour Pamphlet (PDF)

Report Prepared By: Steve Jesberg
Public Works Director

Reviewed and Forwarded by:



Jamie Goldstein, City Manager

11/1/2017

RESOLUTION NO.

**RESOLUTION OF
THE CITY COUNCIL OF THE CITY OF CAPITOLA
APPROVING THE APPLICATION FOR GRANT FUNDS UNDER
THE STATE OF CALIFORNIA, CALIFORNIA COASTAL COMMISSION,
WHALE TAIL GRANT PROGRAM 2017**

WHEREAS, the State of California have provided funds from the sales of Whale Tale Coastal Protection License Plates and donations to support programs that teach the public to value and improve the health of the state's marine and coastal resources; and

WHEREAS, the California Coastal Commission has been delegated for the responsibility for the administration of the program; and

WHEREAS, the procedures developed by the Coastal Commission require a resolution certifying the approval of an application by the City Council; and

WHEREAS, if successful, the city will enter into an agreement with the Coastal Commission to complete the project; and

WHEREAS, the City of Capitola Commission on the Environment has developed an eco-walk tour program to educate the public on natural habitats, ecological resources, and conservation efforts throughout the city; and

WHEREAS, if successful, the grant award of \$10,000 will pay for the development and printing of a pamphlet and signs to implement the program,

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the City of Capitola takes the following actions

1. Approves the submission of an Whale Tail Grant application for the Eco-Walk Tour; and
2. Certifies that the City understands the assurances and certification requirements of the program; and
3. Certifies that the City will have sufficient funds to install and maintain the Eco-Tour; and
4. Certifies that the City will comply with all legal requirements as determined during the application process; and
5. Authorizes the City Manager, or their designee, as agent to conduct all negotiations, execute and submit all documents, including but not limited to applications, agreements, payment requests, etc., which may be necessary to complete the project.

The above and foregoing resolution was duly and regularly adopted by the City Council of the City of Capitola at a regular meeting held on the 9th day of November 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved: _____
Stephanie Harlan, Mayor

Whale Tail Grant Submission
November 9, 2017

Attest: _____
Linda Fridy, City Clerk

Capitola Eco-Tour – 2017 Whale Tail Grant Application Materials

Prepared by the Capitola Commission on the Environment

The Eco-Tour will feature 10 locations within the City of Capitola. These locations have been selected based on the unique opportunities they provide visitors and community members to have urban/wildlife interactions and learning opportunities.

The following list provides the locations. The following pages provide a draft list of topics and pictures aimed at capturing the key natural wonders visitors can experience here in the City of Capitola.

1. Capitola Historical Museum
2. Stockton Bridge
3. Peery Park
4. Capitola Wharf
5. Capitola Jetty/Esplanade Park
6. Village Overview
7. Cliff Overview (two locations)
8. Monarchs @ Escalona
9. New Brighton Beach
10. Noble Gulch Park

1. Capitola Historical Museum

- Starting Point - check inside for some history on the City of Capitola and pick up and drop off your Ecotour Guide



Attachment: Ecotour Plan (Whale Tail Grant Submission)

2. Stockton Bridge

- Soquel Creek Wetland - Bio Filtration
 - Freshwater/saltwater (brackish water) ecosystem
 - Steelhead
 - Fume – Summer/Winter conditions – Lagoon creation, winter breaching



Attachment: Ecotour Plan (Whale Tail Grant Submission)

3. Peery Park

- Riparian restoration
- Invasive species – ivy
- Native and endangered species
 - Animals - Red Legged Frog, yellow legged frog, western pond turtle, California newt
 - Plants - Arroyo Willow, coast live oak, redwood



Attachment: Ecotour Plan (Whale Tail Grant Submission)

4. Capitola Wharf

- Sand deposition
- Giant Kelp forest ecosystem
 - Sea Otters (raft)



1



2



3



4



5

Attachment: Ecotour Plan (Whale Tail Grant Submission)

5. Capitola Jetty/Esplanade Park

- Litter and the ecosystem - millions of plastics bags in the ocean between California and Alaska
- Whale Fossils
- Tidepools
- Whale watching
- Leopard sharks
- Purpose of the Jetty



1



2



3



4



5



6

Attachment: Ecotour Plan (Whale Tail Grant Submission)



7



8

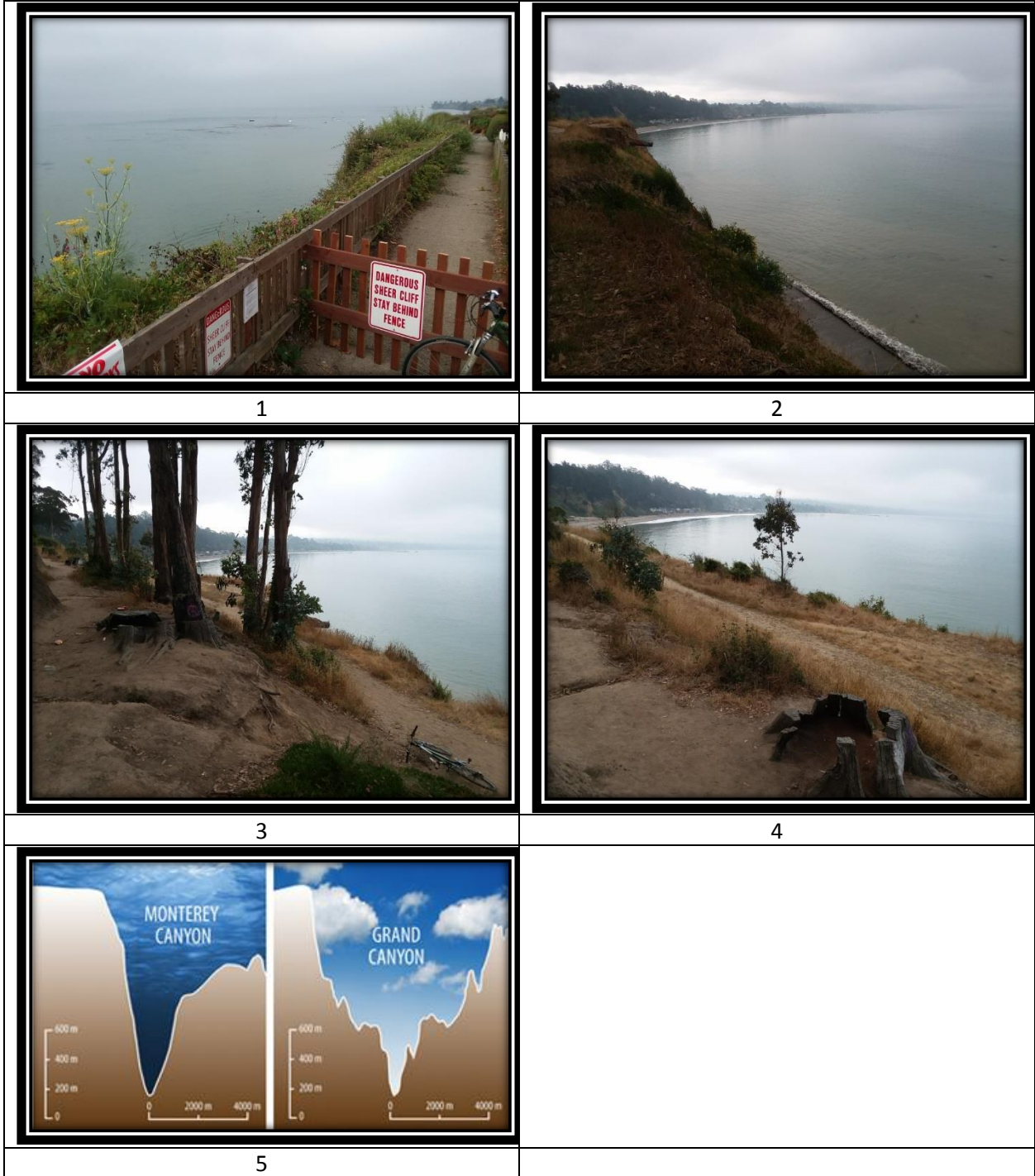
6. Village Overview

- Sea level rise
- Coastal Zone
- Changing environment



7. Cliff Overview

- Redwood ecosystem (southernmost edge for North America)
 - Special Redwood tree stop
- Regional importance of the Monterey Bay and Monterey Canyon
- Geologic time



8. Monarchs @ Escalona

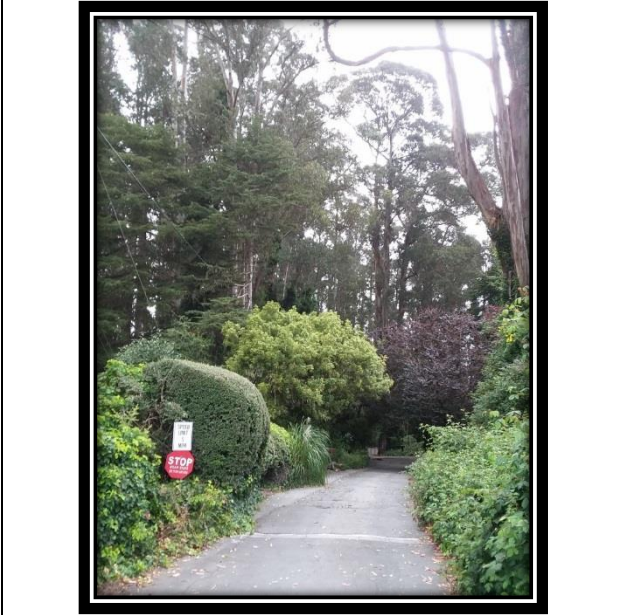
- Butterfly lifecycle
- Refuge for butterflies etc. (17.95.061 Escalona Gulch Monarch Butterfly Habitat)
- <http://www.codepublishing.com/CA/Capitola/?Capitola17/Capitola1795.html&f>
- Recommended plants to plant in your yard - Milkweed



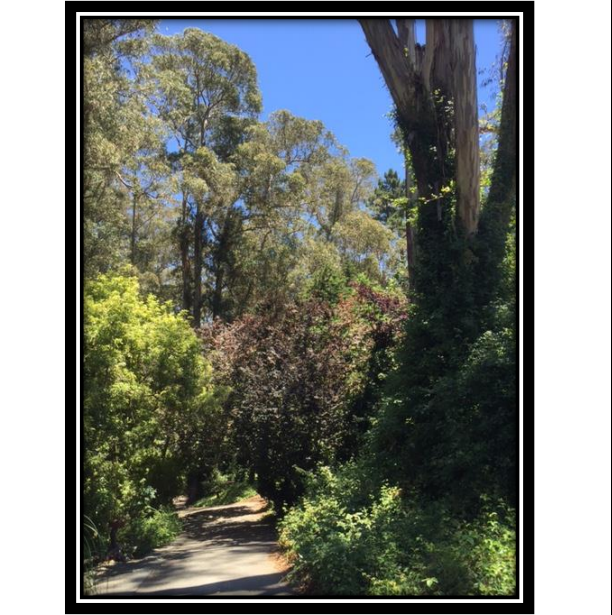
1



2



3



4

Attachment: Ecotour Plan (Whale Tail Grant Submission)

9. New Brighton Beach




- Nesting Sea birds cormorants, petrels
- Marine mammals and their predators
 - Seals - harbor seals, sea lions, elephant seals, Ano Neuvo
 - Great white shark – Farallon Islands,
- Sinkhole/ watershed



Attachment: Ecotour Plan (Whale Tail Grant Submission)

10. Noble Gulch Park

- Riparian restoration
- Invasive species – ivy
- Native and endangered species -
 - Animals - Red Legged Frog, yellow legged frog, western pond turtle, California newt
 - Plants - Arroyo Willow, coast live oak, redwood
- Importance of Watershed runoff and the permeable parking lot
- Friends of Noble Gulch – prehistoric plants

	
	
<p>1</p>	<p>2</p>
<p>3</p>	<p>4</p>

Attachment: Ecotour Plan (Whale Tail Grant Submission)

MAP IDEAS

- Display all the Creeks/Waterways in Capitola
 - Soquel Creek
 - Escalona Gulch
 - Noble Gulch
 - Tannery Gulch
 - Porter Gulch
- Trails
- Beach/Break names (Capitola, China Beach, Bombora, New Brighton)
- Marine Sanctuary Area
 - mammals and their predators
- Walking Route between all 10 stations
 - Additional Hiking Trails
 - New Brighton State Beach Trail Map - (example)

Highlighting Soquel Creek

Soquel Creek

Located between the cities of Santa Cruz and Watsonville, the Soquel Creek watershed drains an area of 42 square miles. Major tributaries include the West Branch (Burns, Laurel, Hester Creek, Amaya Creek, Fern Gulch, Ashbury Gulch, Hinkley Creek, and numerous unnamed waterways) and the Main Branch (fed by Moore 's Gulch, Grover Gulch, Love Creek and Bate's Creek). Smaller tributaries include Noble Gulch, Porter Gulch, Tannery Gulch and Borregas Creek. Principal land use in the watershed includes urban development, rural residential development, agriculture, parks and recreation, and mining and timber harvesting. The unincorporated town of Soquel and the City of Capitola are both located in the lower reaches of the watershed. Sedimentation and impairment of important fish habitat have been identified as principal resource concerns in this watershed. Soquel Lagoon is listed on the Clean Water Act Section 303(d) List of Water Quality Limited Segments for nutrients, pathogens, and sedimentation/siltation.

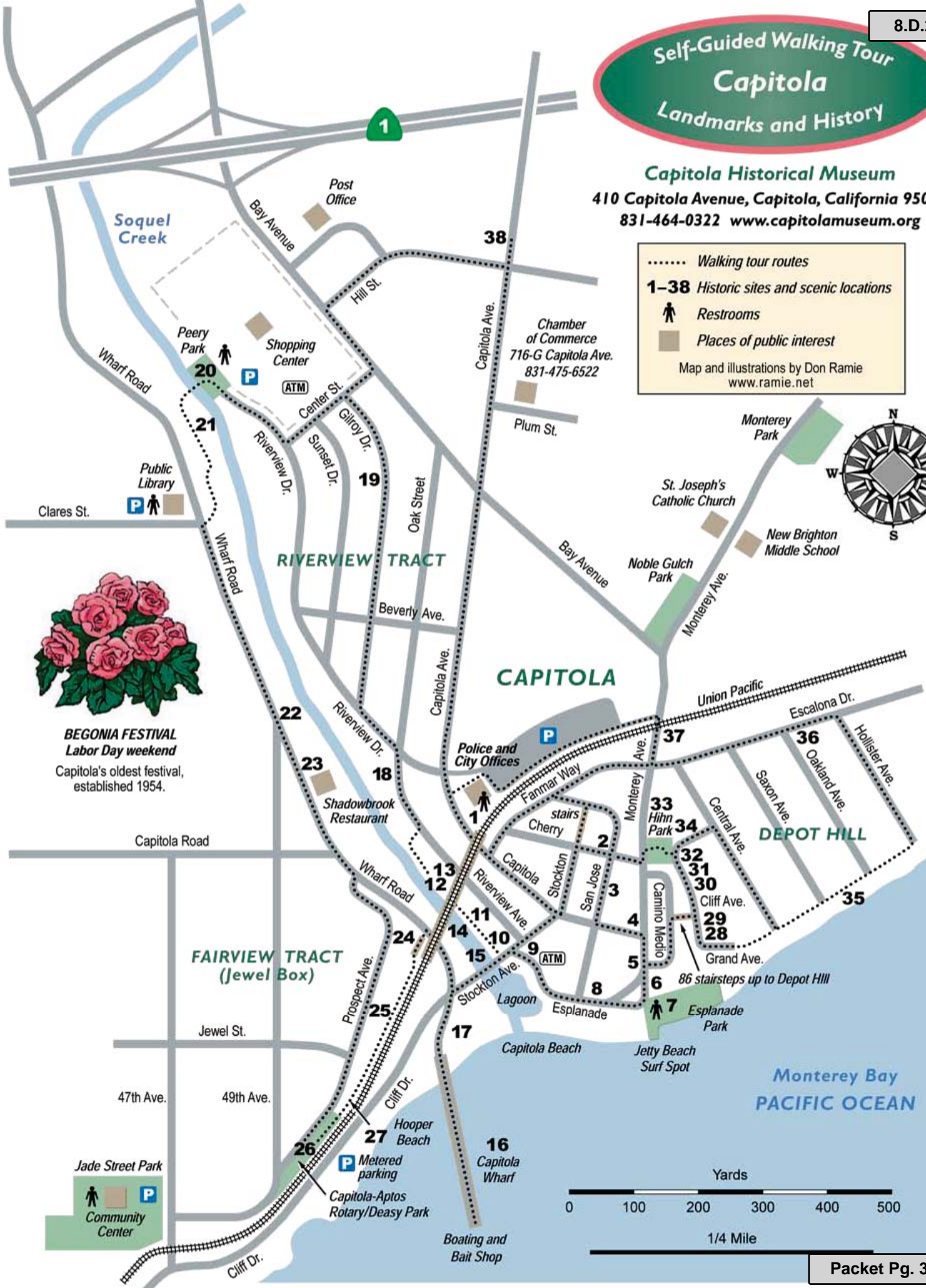
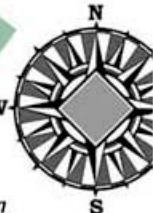
(from - <http://scceh.com/Home/Programs/WaterResources/WatershedandStreamHabitatProtection/SantaCruzCountyWatersheds.aspx>)

Self-Guided Walking Tour Capitola Landmarks and History

Capitola Historical Museum

410 Capitola Avenue, Capitola, California 950
831-464-0322 www.capitolamuseum.org

..... Walking tour routes
1-38 Historic sites and scenic locations
 Restrooms
 Places of public interest
 Map and illustrations by Don Ramie
www.ramie.net



BEGONIA FESTIVAL
Labor Day weekend
Capitola's oldest festival,
established 1954.

Attachment: Museum Walking Tour Pamphlet (Whale Tail Grant Submission)





The Blue Plaque Landmark Program was initiated by the Santa Cruz Historical Society in 1973. The county-wide program is continued by the Santa Cruz Museum of Art and History. To date, 15 plaques have been awarded in Capitola. We hope you will enjoy finding them on your tour!



1 Capitola Historical Museum
410 Capitola Ave.

The museum is housed in a 1920s farm cottage moved to this site by the society's founder, Phil Walker, in 1967. The beach cottage next door was originally part of Cottage City at the Boardwalk in Santa Cruz. Built in 1907, it was relocated to Capitola in 1941.



2 Henry Van Syckle House, c1887
202 Cherry Ave.

This is the Village's oldest year-around residence.



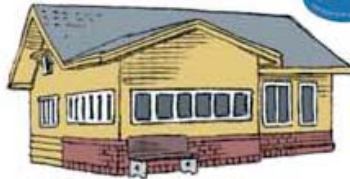
3 Coastal Vacation Cottage, c1919
212 San Jose Ave.

Built for Capitola landlady Annie Childers.



4 Hihn Superintendent Building, c1887-95
201 Monterey Ave.

The office and home of Frank Reanier, F. A. Hihn's superintendent.



5 First Capitola City Hall, 1911
127 Monterey Ave.

Built as a cottage in the adjoining Lawn Way subdivision, it housed city offices from 1949-1950.



6 Capitola Theater, 1948
120 Monterey Ave.

Closed in 2004, the theater is scheduled for demolition. A hotel is proposed for the site.



7 Esplanade Park

The Esplanade and Monterey Ave. Created in the 1980s, the park now has a bandstand (built 2007) that replicates part of the 1894 Hotel Capitola, which once occupied the site.



8 The Six Sisters, 1903
110-122 The Esplanade

Designed by architect Edward Van Cleeck, these houses are in a National Historic District.



9 Capitola Fish Market, c1926
102-104 Stockton Ave.

Built for the Luigi Canepa family.



10 Riverview Pathway

The path meanders from Stockton Bridge along Soquel Creek, bordering cottages in the Old Riverview Historic District.



11 Old Riverview Court, c1921
315 Riverview Ave.

Sits in a 1920s subdivision.



12 Windmill House, c1926
397 Riverview Ave.

Constructed by Jack Carroll ("The House That Jack Built").

13 The Silo Hou
399 Riverview Ave

Built shortly after th... Windmill House.



14 Capitola Trestle, 1874

Completed the same year Camp Capitola was founded. Trains still cross it several times a week.



15 Stockton Avenue Bridge, 1934

Traverses Soquel Creek at its mouth.



16 Capitola Wharf

First completed at this site in 1857, when the shipping point was known as Soquel Landing.

17 Venetian Court, 1924

In the Venetian Court Historic District. Wolfe and Higgins, architects.



18 Nancy Belle Lewis House, c1925

439 Riverview Ave.

Built for a descendant of the Donner-Reed Party.



19 Merritt House and Art Studio, 1944

707 Gilroy Dr.

Home of artists Warren Chase Merritt and his wife, Aline Kistler Merritt.



20 Peery Park

At north end of Riverview Dr.

Deeded to the city in 1971. Pedestrian and bicycle bridges span Soquel Creek.



21 Rispin Mansion, 1921

2200 Wharf Rd.

Built for Capitola's owner, H. Allen. Listed on the National Register of Historic Places. The building burned in May 1991.



22 Brad Macdonald House, c1925

1820 Wharf Rd.

Originally located in front of the Shadowbrook Restaurant, the house was moved to its present location in 1950.



23 Shadowbrook Restaurant

1750 Wharf Rd.

Originally established in 1947 by Brad Macdonald and Ed Phillipet, it is Capitola's oldest business. A tram takes visitors to riverside dining.



24 The Lent House

1570 Prospect Ave.

This house, built in 2007, replicates the original architectural design of a craftsman style house built on the bluff in 1915.

Attachment: Museum Walking Tour Pamphlet (Whale Tail Grant Submission)



25 Palmer House, c1890
1530 Prospect Ave.

It was once an apartment house.



26 Capitola-Aptos Rotary/Deasy Park
Prospect and 49th Ave.

Honors the Lewis Deasy family, longtime neighborhood residents.



27 Hidden Walking Trail

Leads along the bluff from Deasy Park to a stairway above Wharf Rd.



28 Steiger House
102 Grand Ave.

Built in the Queen Anne style in 1890, it was remodeled with a stucco exterior about 1930.



29 Woodham Cottage, c1886
104 Cliff Ave.

A house built by Alfred Stanfield in the Stick Shingle style.



30 Lenzen House, c1890
106 Cliff Ave.

Designed by architects Jacob and Theodore Lenzen, it was later the home of baseball star Harry Hooper.



31 Pfister House, c1890
112 Cliff Ave.

The house has kept its original features and remains in the family.



32 Christensen House, c1910
114 Cliff Ave.

The second home built on this site. The house has been renovated by current owners.



33 Hihn Park

Created by Cliff Avenue neighbors, the park connects to Monterey Avenue by a "secret path" called the Porter Path.



34 Woodhouse House, c1910
104 Fairview Ave.

Was home to Everard V. "Teddy" Woodhouse, longtime owner of the Hotel Capitola before it burned in 1929.



35 Depot Hill Cliff Trail

From Cliff Avenue to Hollister Avenue. A portion of Grand Avenue has become walkway. It was once bordered by a tree-lined path called "Lovers' Lane."



36 St. John's Episcopal Church, 1898
220 Oakland Ave.

Capitola's earliest church became a residence when the parish moved to Aptos in 2009.



37 Capitola Depot, 1903

Once located at the head of Railroad (Escalona) Ave. Closed in 1950, the depot was later turned to face Monterey Ave.



38 Averon-Lodge House, 1877

919 Capitola Ave. (behind Capitola Mansion Apt) Moved to this site in 1884, Capitola's oldest house was owned by descendants of rancho grantee Martina Castro L...



Capitola Sea Wall Tiles, 2008

Look for these colorful tiles all along the sea wall at the beach. This community art project has been one of Capitola's most successful to date. The theme is "Capitola Memories—Sand, Sun and Sea." Petroglyph, a local ceramic studio, provided instruction, glazes, and kiln firing. The over 1200 tiles were hand painted by residents and visitors.

Capitola Historical Museum collects, presents and interprets the history of the oldest resort on the Pacific Coast. The museum is supported by the City of Capitola through community donations. Volunteer docents give their time to keep the museum open Wednesday, Friday, Saturday, and Sunday from 12–4 pm.

Capitola Historical Museum
831-464-0322
www.capitolamuseum.org

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CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: City Manager Department

SUBJECT: Consider Cloud Conversion Agreement with ECS Imaging for Electronic Document Storage

RECOMMENDED ACTION: Approve an agreement to move Laserfiche documents to cloud storage.

BACKGROUND: The City of Capitola has used Laserfiche document management software for storage of scanned electronic files since 2014. The application is currently installed on a server located on-site at City Hall. ECS Imaging is the application and support vendor for Laserfiche.

DISCUSSION: The current Laserfiche server is at the end of its life and needs to be replaced. Laserfiche now offers a cloud version of its software. Migrating to the cloud version of Laserfiche would eliminate the need to replace the existing on-site server.

The annual licensing cost of the cloud software is approximately \$4,000 more than the on-site cost. However, moving to the cloud will eliminate the need to purchase new server hardware and software, which is approximately \$10,000, and will eliminate the \$2,400 annual support cost for the server from the City's computer support vendor. The migration cost is about the same as the cost of configuring a new on-site server.

The end-user interface for the cloud software is similar to the existing on-site software and there should be minimal change for staff.

FISCAL IMPACT: The fiscal impact for 2017/2018 will be a savings of approximately \$7,500. In 2018/2019 the cost will increase approximately \$2,000.

ATTACHMENTS:

1. City of Capitola Laserfiche Cloud Quote

Report Prepared By: Larry Laurent
Assistant to the City Manager

Cloud conversion contract with ECS for Laserfiche
November 9, 2017

Reviewed and Forwarded by:



Jamie Goldstein, City Manager

11/1/2017



ECS Imaging, Inc.
 5905 Brockton Ave, Suite C
 Riverside CA, 92506
 Phone: 951-787-8768
 Fax: 951-787-0831
 www.ecsimaging.com

Quote

Quote Type **Annual**

Quotation For

Name: Larry Laurent
 Title: Assistant to the City M
 Company: City of Capitola
 Address: 420 Capitola Aver
 Phone: 831-475-7300 x206
 E-mail: ll Laurent@ci.capitola

Quote Info

Date: 10/6/2017
 Quote Number: 10/6/2017
 Valid Through 12/6/2017
 Terms: Net 30
 Account Manager: Al Carrion
 Phone: 408-771-4916
 E-mail: al@ecsimaging.com

Description of Product and Services

Total Storage	600.00 GB	
Total Monthly Transfer Allowance	60.00 GB	(Outbound/Download Traffic Only)

Software-as-a-Service

Laserfiche Cloud includes Forms, Records Management, Web Access, Mobile, Adv. Audit Trail, Import Agent, Scanning, and Laserfiche Connector

SKU	Description	Unit Price	Quantity	Line Total
LFCUPSA	Laserfiche Cloud User w/ Basic Support Plus (Annually)	\$ 768.00	6	\$ 4,608.00
CQCX	Laserfiche Quick Fields Complete (Qty. Must Match # of Users)	\$ 97.20	6	\$ 583.20
CCS01	Laserfiche ScanConnect	\$ 90.00	1	\$ 90.00
Annual Subtotal				\$ 5,281.20

Annual Maintenance

SKU	Description	Unit Price	Quantity	Line Total
Annual Subtotal				\$ -

Hardware

SKU	Description	Unit Price	Quantity	Line Total
Subtotal				\$ -

Professional Services (One-time)

SKU	Description	Unit Price	Quantity	Line Total
ECSC	ECS Data Conversion Services	\$ 1,800.00	1	\$ 1,800.00
ECSCI	ECS Install, Configuration, and Consulting Services	\$ 1,800.00	1	\$ 1,800.00
Subtotal				\$ 3,600.00

Special Terms

Tax Rate Software Only (Download Only)	0.00%	Tax	\$ -
		Shipping	\$ -

(First Year) Total Upfront Cost \$ 8,881.20
 (Second Year Onwards) Total Cost Paid Annually \$ 5,281.20

Annual Priority Support Contract Includes

Attachment: City of Capitola Laserfiche Cloud Quote (Cloud conversion contract with ECS for Laserfiche)

- o Maximum 2 Hour Response Time - Upgraded from 24 hours with traditional LSAP support
- o Live Hours of support are 7:30am - 5:00pm PST M-F
- o Unlimited Phone, E-mail, & Remote Support
- o ECS may allow planned after hours support in rare circumstances. In these circumstances Priority Support will be billed at double the hourly rate.

- o Two free admissions to the ECS Annual Customer Conference along with Free Admission to Quarterly User Groups
- o Monthly E-Newsletter
- o On-site support can be purchased at a rate of \$1800/day in California and \$2100 outside of California

Hardware Return Policy:

Unopened boxed hardware may be exchanged for a full cash or credit refund within 7 days - a 15% restocking fee may apply. Defective hardware will be exchanged for a replacement per the terms and conditions specified on the product warranty card.



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: Community Development

SUBJECT: Second Reading of an Ordinance Amending Chapter 17.98 of the Capitola Municipal Code Pertaining to Wireless Telecommunications

RECOMMENDED ACTION: Staff recommends the City Council take the following actions:

1. Adopt the Addendum to the General Plan Update Environmental Impact Report;
2. Adopt an Ordinance to amend Municipal Code Chapter 17.98, Wireless Communication Facilities;
3. Adopt the attached resolution directing the City Manager to submit an amendment to the Local Coastal Program to the California Coastal Commission for certification.

BACKGROUND/DISCUSSION: The City Council conducted its first reading of the proposed ordinance amendment on October 26, 2017. The updated ordinance will be submitted to the California Coastal Commission for certification following final adoption.

FISCAL IMPACT: None

ATTACHMENTS:

1. Amended Wireless Communications Facilities Ordinance
2. Summary of Coastal Revisions
3. General Plan Update Environmental Impact Report Addendum
4. Local Coastal Program Amendment Resolution

Report Prepared By: Rich Grunow
Community Development Director

Reviewed and Forwarded by:

Jamie Goldstein, City Manager

11/1/2017

Chapter 17.98 – WIRELESS COMMUNICATIONS FACILITIES

Sections:

- 17.98.010 Purpose and Intent
- 17.98.020 Definitions
- 17.98.030 Applicability and Exemptions
- 17.98.040 Permit Requirements
- 17.98.050 Standard Conditions of Approval
- 17.98.060 Preferred Siting and Location
- 17.98.070 Development Standards
- 17.98.080 Operation and Maintenance Requirements
- 17.98.090 Temporary Wireless Communications Facilities
- 17.98.100 Limited Exemption from Standards
- 17.98.110 Severability

17.98.010 Purpose and Intent

- A. Purpose.** This chapter establishes requirements for the development, siting, collocation, installation, modification, relocation, ~~development~~, and operation of wireless communications facilities consistent with applicable state and federal laws. These requirements aim to protect public health, safety, and welfare while balancing the benefits of robust wireless services with the unique community character, aesthetics, and local values of City of Capitola.
- B. Intent.** This chapter does not intend to, and shall not be interpreted or applied to:
1. Prohibit or effectively prohibit personal wireless services;
 2. Unreasonably discriminate among wireless communications providers of functionally equivalent personal wireless services;
 3. Regulate the installation, operation, collocation, modification, or removal of wireless facilities on the basis of the environmental effects of radio frequency (RF) emissions to the extent that such emissions comply with all applicable Federal Communications Commission (FCC) regulations;
 4. Prohibit or effectively prohibit any collocation or modification that the City may not deny under state or federal law; or
 5. Preempt any applicable state or federal law.

17.98.020 Definitions

- A. Terms Defined.** Terms used in this chapter are defined as follows:

1. “Amateur radio facilities” are antennas and related equipment for the purpose of self-training, intercommunication, or technical investigations carried out by an amateur radio operator who operates without commercial interest, and who holds a written authorization from the Federal Communications Commission to operate an amateur radio facility.
2. “Antenna” means a device or system of wires, poles, rods, dishes, discs, or similar devices used to transmit and/or receive radio or electromagnetic waves.
3. “Applicable FCC decisions” means the same as defined by California Government Code Section 65964.1(d)(1), as may be amended, which defines that term as “In re Petition for Declaratory Ruling, 24 FCC Rcd. 13994 (2009) and In the Matter of Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies, Report and Order, 29 FCC Rcd. 12865 (2014).”
4. “Array” means one or more antennas mounted at approximately the same level above ground on tower or base station.
5. “Base station” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(1), as may be amended, which defines that term as follows:
 - a. A structure or equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in 47 C.F.R. Section 1.40001(b)(9) or any equipment associated with a tower.
 - b. “Base station” includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
 - c. “Base station” includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).
 - d. “Base station” includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under 47 C.F.R. Section 1.40001, supports or houses equipment described in paragraphs (b)(1)(i) through (ii) of 47 C.F.R. Section 1.40001 that has been reviewed and approved under the applicable zoning or siting process, or under another state or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.
 - e. “Base station” excludes any structure that, at the time the relevant application is filed with the State or local government under 47 C.F.R. Section 1.40001, does not support or house equipment described in paragraphs (b)(1)(i)-(ii) of 47 C.F.R. Section 1.40001.

6. “Collocation” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(2), as may be amended, which defines that term as “[t]he mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.” As an illustration and not a limitation, the FCC’s definition effectively means “to add” new equipment to an existing facility and does not necessarily refer to more than one wireless facility installed at a single site.
7. “Eligible facilities request” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(3), as may be amended, which defines that term as “[a]ny request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving: (i) Collocation of new transmission equipment; (ii) Removal of transmission equipment; or (iii) Replacement of transmission equipment.”
8. “Eligible support structure” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(4), as may be amended, which defines that term as “[a]ny tower or base station as defined in [47 C.F.R. Section 1.40001], provided that it is existing at the time the relevant application is filed with the State or local government under [47 C.F.R. Section 1.40001].”
9. “Existing” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(5), as may be amended, which provides that “[a] constructed tower or base station is existing for purposes of the [FCC rules implementing Section 6409 of the Spectrum Act] if it has been reviewed and approved under the applicable zoning or siting process, or under another State or local regulatory review process, provided that a tower that has not been reviewed and approved because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.”
10. “FCC” means the Federal Communications Commission or its successor agency.
11. “Personal wireless services” has the same meaning as provided in 47 U.S.C. Section 332(c)(7)(C)(i), as may be amended, which defines the term as “commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services.”
12. “Section 6409(a)” means Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, 126 Stat. 156, codified as 47 U.S.C. Section 1455(a), as may be amended.
13. “Service provider” means a wireless communications provider, company or organization, or the agent of a company or organization that provides wireless communications services.
14. “Significant gap” is a gap in the service provider’s own wireless telecommunications facilities, as defined in federal case law interpretations of the Federal Telecommunications Act of 1996.

15. “Site” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(6), as may be amended, which provides that “[f]or towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground.”
16. “Stealth facility” is any facility designed to blend into the surrounding environment, and is visually unobtrusive. Examples of stealth facilities may include architecturally screened roof-mounted antennas, facade mounted antennas painted and treated as architectural elements to blend with the existing building, or elements designed to appear as vegetation or trees. Also referred to as concealed communications facilities.
17. “Substantial change” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(7), as may be amended, which defines that term differently based on the particular facility type and location. For clarity, the definition in this chapter organizes and paraphrases the FCC’s criteria and thresholds for a substantial change according to the facility type and location. The definition of substantial change contained in this section shall be interpreted and applied so as to be consistent with 47 C.F.R. Section 1.40001(b)(7) (as may be amended) and the applicable FCC decisions, rules and orders and court rulings relating to the same. In the event of any conflict between the definition of substantial change contained in this section and the definition contained in 47 C.F.R. Section 1.40001(b)(7) (as may be amended), 47 C.F.R. Section 1.40001(b)(7) (as may be amended) shall govern and control.
 - a. For towers outside the public right-of-way, a substantial change occurs when:
 - (1) The proposed collocation or modification increases the overall height more than 10 percent or the height of one additional antenna array not to exceed 20 feet (whichever is greater); or
 - (2) The proposed collocation or modification involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance (whichever is greater); or
 - (3) The proposed collocation or modification involves the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four cabinets; or
 - (4) The proposed collocation or modification involves excavation outside the current boundaries of the leased or owned property surrounding the wireless tower, including any access or utility easements currently related to the site.
 - b. For towers in the public right-of-way and for all base stations, a substantial change occurs when:

- (1) The proposed collocation or modification increases the overall height more than 10 percent or 10 feet (whichever is greater); or
 - (2) The proposed collocation or modification involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than 6 feet; or
 - (3) the proposed collocation or modification involves the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four 4cabinets; or
 - (4) The proposed collocation or modification involves the installation of any new equipment cabinets on the ground when there are no pre-existing ground cabinets associated with the structure; or
 - (5) The proposed collocation or modification involves the installation of any ground cabinets that are more than ten percent larger in height or overall volume than any other ground cabinets associated with the structure; or
 - (6) The proposed collocation or modification involves excavation outside the area in proximity to the structure and other transmission equipment already deployed on the ground.
- c. In addition, for all towers and base stations wherever located, a substantial change occurs when:
- (1) The proposed collocation or modification would defeat the existing concealment elements of the support structure as determined by the Community Development Director; or
 - (2) The proposed collocation or modification violates a prior condition of approval, provided however that the collocation need not comply with any prior condition of approval related to height, width, equipment cabinets, or excavation that is inconsistent with the thresholds for a substantial change described in this section.
- d. Interpretation of Thresholds.
- (1) The thresholds for a substantial change described above are disjunctive. The failure to meet any one or more of the applicable thresholds means that a substantial change would occur.
 - (2) The thresholds for height increases are cumulative limits. For sites with horizontally separated deployments, the cumulative limit is measured from the originally-permitted support structure without regard to any increases in size due to wireless equipment not included in the original design. For sites with vertically separated deployments, the cumulative limit is measured from the permitted site dimensions as they existed on February 22, 2012—the date that Congress passed Section 6409(a).

18. “Temporary wireless communications facility” means a wireless communications facility located on a parcel of land and consisting of a vehicle-mounted facility, a building mounted antenna, or a similar facility, and associated equipment, that is used to provide temporary coverage for a large-scale event or an emergency, or to provide temporary replacement coverage due to the removal of an existing permitted, permanent wireless communications facility necessitated by the demolition or major alteration of a nearby property.
19. “Tower” means the same as defined by the FCC in 47 C.F.R. Section 1.40001(b)(9), as may be amended, which defines that term as “[a]ny structure built for the sole or primary purpose of supporting any [FCC]-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.” Examples include, but are not limited to, monopoles, mono-trees, and lattice towers.
20. “Transmission equipment” means the same as defined by the FCC in 47 C.F.R. Section 140001(b)(8), as may be amended, which defines that term as “[e]quipment that facilitates transmission for any [FCC]-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.”
21. “Wireless” means any FCC-licensed or authorized wireless communications service transmitted over frequencies in the electromagnetic spectrum.
22. “Wireless communications facility” is a facility that sends and/or receives radio frequency signals, AM/FM, microwave, and/or electromagnetic waves for the purpose of providing voice, data, images or other information, including, but not limited to, cellular and/or digital telephone service, personal communications services, and paging services. Wireless communications facilities include antennas and all other types of equipment for the transmission or receipt of such signals; towers or similar structures built to support such equipment; equipment cabinets, base stations, and other accessory development; and screening and concealment elements. (Also referred to as “facility”).
23. “Wireless communications provider” is any company or organization that provides or who represents a company or organization that provides wireless communications services. (Also referred to as “service provider”).
24. “Zoning Code” means the City of Capitola Zoning Code.

B. Terms Not Defined. Terms not defined in this section shall be interpreted to give this chapter its most reasonable meaning and application, consistent with applicable state and federal law.

17.98.030 Applicability and Exemptions

A. Applicability. This chapter applies to all new facilities and all modifications to existing facilities proposed after the effective date of this chapter unless exempted by Subsection B (Exemptions) below.

B. Exemptions. This chapter does not apply to:

1. Amateur radio facilities;
2. Direct-to-home satellite dishes, TV antennas, wireless cable antennas, and other OTARD antennas covered by the Over-the-Air Reception Devices rule in 47 Code of Federal Regulations (C.F.R.) Section 1.4000 et seq.;
3. Non-commercial wireless communications facilities owned and operated by a public agency, including but not limited to the City of Capitola; and
4. All antennas and wireless facilities identified by the FCC or the California Public Utilities Commission (CPUC) as exempt from local regulations.

17.98.040 Permit Requirements

A. Required Permits. Wireless communications facilities are grouped into four tiers, each with its own permit requirement as shown in Table 17.98-1.

TABLE 17.98-1: WIRELESS COMMUNICATIONS FACILITY TIERS AND REQUIRED PERMITS*

	Types of Facilities	Permit Required
Tier 1	Modifications to an existing facility that qualify as an “eligible facility request” as defined in Section 17.98.020.A.7	Section 6409(a) Permit
Tier 2	<p>Building- and facade-mounted facilities in the C-C, C-R, or I zoning district when the proposed facility (1) is a stealth facility, (2) does not generate noise in excess of the City’s noise regulations and (3) does not exceed the applicable height limit in the applicable zoning district.</p> <p>Pole-mounted facilities in the public right-of-way consistent with Section 17.98.070.D when the facility is either (1) incorporated into a steel pole with all antennas, equipment, and cabling entirely concealed from view, or (2) mounted to a wood pole with all equipment other than antennas located substantially underground and pole-mounted equipment, where necessary, extends no more than 2 feet horizontally and 5 feet vertically from the pole.</p> <p>A collocation that is not a Tier 1 Facility.</p>	Administrative Permit

	A modification to an eligible support structure that is not a Tier 1 Facility.	
Tier 3	Building- and facade-mounted facilities in the C-C, C-R, or I zoning district that are not Tier 2 Facilities. Building- and facade-mounted facilities in the MU-V, MU-N, VA, or CF zoning district. Pole-mounted facilities in the public right-of-way consistent with Section 17.98.070.D that are not Tier 2 Facilities.	Minor Use Permit
Tier 4	New towers in any zoning district Any facility in the R-1, RM, or MH zoning district ¹ Any facility within a public park or open space Any facility that is not a Tier 1, 2, or 3 Facility	Conditional Use Permit
<p>¹ Except pole-mounted facilities located in a public right-of-way that qualify as either a Tier 2 or 3 Facility. * <u>Any wireless communications facility located in the City’s coastal zone may also require a Coastal Development Permit per Zoning Code Chapter 17.46 (CZ Coastal Zone Combining District), in which case the public notice and hearing requirements (and required findings) set forth in Chapter 17.46 will also apply.</u></p>		

B. Review Authority.

1. **Tier 1 and Tier 2 Facilities.** The Community Development Director shall review and take action on all Section 6409(a) Permit applications for Tier 1 facilities and Administrative Permit applications for Tier 2 facilities.
2. **Tier 3 Facilities.** The Community Development Director shall review and take action on Minor Use Permit applications for Tier 3 facilities. If a member of the public requests a public hearing in accordance with Subsection H.3 (Tier 3 Facilities (Minor Use Permit)) below, the Community Development Director may refer the application to the Planning Commission for review and final decision.
3. **Tier 4 Facilities.** The Planning Commission shall review and take action on Conditional Use Permit applications for Tier 4 facilities.

C. Conflicting Provisions. Conditional Use Permits required for a wireless communications facility shall be processed in compliance with Chapter 17.60 (Conditional Use Permits) and with this chapter. In the event of any conflict between this chapter and Chapter 17.60 (Conditional Use Permits), this chapter shall govern and control.

D. Coastal Zone. A Coastal Development Permit may also be required for any wireless communications facility located (or proposed to be located) in the City’s coastal zone. Coastal Development Permits required for wireless communications facilities shall be

processed in conformance with chapter 17.46 (CZ Coastal Zone Combining District, as may be amended) and with this chapter. In the event of any conflict between this chapter and Chapter 17.46 (as may be amended), Chapter 17.26 shall govern and control, to the extent consistent with applicable federal law (including, but not limited to, the Telecommunications Act of 1996, Section 6409(a), and applicable FCC decisions, rules and orders) and not preempted by applicable state or federal law.

E. Other Permits. A permit issued under this chapter is not in lieu of any other permit required under the Municipal Code (including, but not limited to, coastal development permits, encroachment permits, building permits, etc.), except as specifically provided in this chapter. In addition to any Section 6409(a) permit, administrative use permit, minor use permit, or conditional use permit that may be required under this chapter, the applicant must obtain all other required permits and/or approvals from other City departments, and/or state or federal agencies.

F. Pre-Application Conference.

1. The City encourages prospective applicants to request a pre-application conference with the Community Development Department before completing and filing a permit application.
2. The purpose of this conference is to:
 - a. Inform the applicant of City requirements as they apply to the proposed project;
 - b. Inform the applicant of the City's review process;
 - c. Identify information and materials the City will require with the application; and
 - d. Provide guidance to the applicant of possible project alternatives or modifications.
3. The pre-application conference and any information provided to prospective applicants by City staff shall not be construed as a recommendation for approval or denial of an application.
4. Failure by City staff to identify all permit requirements shall not constitute a waiver of those requirements.

G. Permit Application and Review.

1. **Application Required.** All permits granted under this chapter shall require an application filed and reviewed in compliance with this chapter. All permit applications shall be filed with the Community Development Department on an official City application form. Applications shall be filed with all required fees, information, and materials as specified by the Community Development Department.
2. **Eligibility for Filing.**

- a. An application may only be filed by the property owner or the property owner's authorized agent.
 - b. The application shall be signed by the property owner or the property owner's authorized agent if written authorization from the owner is filed concurrently with the application.
3. **Application Contents.** All applications shall include the following:
- a. The applicable application fee(s) established by the City. Fees required to process permit applications are identified in the Planning Fee Schedule approved by the City Council.
 - b. A fully completed and executed application using an official City application form.
 - c. The application must state what approval is being sought (i.e., Conditional Use Permit, Minor Use Permit, Administrative Permit, or Section 6409(a) Permit). If the applicant believes the application is for a Section 6409(a) Permit, the applicant must provide a detailed explanation as to why the applicant believes that the application qualifies as an eligible facilities request subject to a Section 6409(a) Permit;
 - d. A completed and signed application checklist available from the City, including all the information, materials, and fees specified in the City's application checklist for proposed wireless communications facilities;
 - e. If the proposed facility is to be located on a City-owned building or structure, the application must be signed by an authorized representative of the City;
 - f. For Section 6409(a) Permits and Administrative Permits involving a collocation or modification to an eligible support structure, the application must be accompanied by all prior approvals for the existing facility (including but not limited to all conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment), as well as all permit applications with required application materials for each separate permit required by the City for the proposed facility, including but not limited to a building permit and an encroachment permit (if applicable); and
 - g. All other materials and information required by the Community Development Director as publicly stated in the application checklist(s).
4. **Application Fees.**
- a. The City may deem an application complete only after all required fees have been paid.
 - b. Failure to pay any required supplemental application fees is a basis for denial or revocation of a permit application.
 - c. The City will not refund fees for a denied application.

5. **Application Review.**

- a. The application processing time for applications subject to this chapter shall be in conformance with the time periods and procedures established by applicable FCC decisions, adjusted for any tolling due to incomplete application notices or mutually agreed upon extensions of time.
- b. The Community Development Department shall review each application for completeness and accuracy before it is accepted as being complete. The Community Development Department's determination of completeness shall be based on the City's list of required application contents and any additional written instructions provided to the applicant in a pre-application conference and during the initial application review period.
- c. Within 30 calendar days of the Community Development Department's receipt of an application, the Community Development Department shall inform the applicant in writing that the application is complete and has been accepted for processing, or that the application is incomplete and that additional information is required.
- d. When an application is incomplete as filed, the applicable timeframe for the City's review and action on such application does not include the time that the applicant takes to respond to the Community Development Department's request for additional information. The applicable timeframe for the City's review and action on the application shall be tolled until the applicant makes a supplemental submission, responding to the Community Development Department's request for additional information. The timeframe for review begins running again when the applicant makes a supplemental submission in response to the Community Development Department's notice of incompleteness.
- e. Additional required information shall be submitted in writing.
- f. After an applicant responds to an incomplete notice and submits additional information, the Community Development Department will notify the applicant within ten (10) days of the Community Development Department's receipt of the supplemental submission if the additional information failed to complete the application. The applicable timeframe for the City's review and action on the application shall be tolled until the applicant makes a supplemental submission, responding to the Community Development Department's request for additional information.

6. **Project Evaluation and Staff Report.**

- a. The Community Development Department shall review all applications to determine if they comply with this chapter, the Zoning Code, the General Plan, and other applicable federal and state laws and City policies and regulations.

- b. For all applications requiring review by the Planning Commission, the Community Development Department shall prepare a staff report describing the proposed project and including, where appropriate, a recommendation to approve, approve with conditions, or deny the application.

7. **Applications Deemed Withdrawn.**

- a. If an applicant does not pay required supplemental fees or provide information requested in writing by the Community Development Department within nine (9) months following the date of the letter requesting such fees and/or information, the application shall expire and be deemed withdrawn without any further action by the City.
- b. After the expiration of an application, future City consideration shall require the submittal of a new complete application and associated filing fees.

H. Public Notice and Hearing.

- 1. **All Facilities.** Public notice of pending decision or hearing for all facilities shall contain the following:
 - a. A description of the proposed facility, collocation, or modification.
 - b. The location of the subject property.
 - c. Required permits and approvals.
 - d. How the public can obtain additional information on the proposed project.
- 2. **Tier 1 Facilities (Section 6409(a) Permit) and Tier 2 Facilities (Administrative Permit).**
 - a. City approval or denial of a Tier 1 or Tier 2 facility is a ministerial action which does not require a public hearing.
 - b. The applicant shall post notice of pending action on a Tier 1 or Tier 2 facility application on the subject property at least ten (10) calendar days prior to the City taking action on the application.
 - c. In addition to the information identified in Subsection H.1 (All Facilities) above, the notice of a pending action for Tier 1 facilities shall contain the following statement: “Federal law may require approval of this application. Further, Federal Communications Commission Regulations may deem this application granted by the operation of law unless the City timely approves or denies the application, or the City and applicant reach a mutual tolling agreement.”
 - ~~(1) For Tier 1 facilities, the following statement: “Federal law may require approval of this application. Further, Federal Communications Commission Regulations may deem this application granted by the~~

~~operation of law unless the City timely approves or denies the application, or the City and applicant reach a mutual tolling agreement.”~~

~~(2) For Tier 2 facilities, the following statement: “The proposed wireless communication facility is allowed with an Administrative Permit and will be approved by the Community Development Director if the project complies with all applicable standards and regulations.”~~

3. Tier 3 Facilities (Minor Use Permit).

- a. A public hearing for a Tier 3 facility is required only if the Community Development Director receives a written request for a public hearing from the public.
- b. The City shall mail public notice of a pending action on a Tier 3 facility to the owners of the real property located within a radius of 100 feet from the exterior boundaries of the subject property at least ten (10) calendar days prior to the City taking action on the application.
- c. In addition to the information identified in Subsection H.1 (All Facilities) above, the notice of a pending action shall contain a statement that the City is considering the application and that the Community Development Director will hold a public hearing for the application only upon receiving by a specified date written request for a hearing.
- d. If the City receives a request for a public hearing by the specified date, the Community Development Director shall hold a noticed public hearing on the application or refer the application to the Planning Commission for review and final decision. Public notice of the requested public hearing will be mailed to the owners of real property located within a radius of 100 feet from the exterior boundaries of the subject property.
- e. If no written request for a public hearing is received by the specified date, the Community Development Director shall act on the application without a public hearing.

4. Tier 4 Facilities. (Conditional Use Permit)

- a. The Planning Commission shall review and take action on Tier 4 facility applications at a noticed public hearing in conformance with this chapter and Chapter 17.60 (Conditional Use Permits), as may be amended from time to time.
- b. At least ten (10) calendar days prior to the scheduled hearing date, the City shall provide public notice of the hearing by:
 - (1) Mailing public notice of the hearing to the following recipients:
 - a) The owners of the subject property or the owner’s authorized agent and the applicant;

- b) The owners of the real property located within a radius of 600 feet from the exterior boundaries of the subject property;
- c) Each local agency expected to provide essential facilities or services to the subject property;
- d) Any person who has filed a written request for notice with the Community Development Department; and
- e) Any other person, whose property, in the judgment of the Community Development Department, might be affected by the proposed project; and

(2) Posting a printed notice at the project site.

- c. If the number of property owners to whom notice would be mailed in compliance with Subsection 4.b.1 above is more than 1,000, the Community Development Department may choose to provide notice by placing a display advertisement of at least one-eight page in one or more local newspapers of general circulation at least ten (10) calendar days prior to the scheduled hearing date.
- d. In addition to the types of notice required above, the Community Development Department may provide additional notice as determined necessary or desirable.
- e. The validity of the hearing shall not be affected by the failure of any resident, property owner, or community member to receive a mailed notice.
- f. In addition to the information identified in Subsection H.1 (All Facilities) above, the notice of a public hearing shall identify the date, location, and time of the hearing.

I. Applicant Notifications for Deemed Granted Remedies. Under state and/or federal law, the City's failure to act on a wireless communications facility permit application within a reasonable period of time in accordance with the time periods and procedures established by applicable FCC decisions, accounting for tolling, may result in the permit being deemed granted by operation of law. To the extent federal or state law provides a "deemed granted" remedy for wireless communications facility applications not timely acted upon by the City, no such application shall be deemed granted unless and until the applicant satisfies the following requirements:

- 1. For all Tier 2, Tier 3 and Tier 4 Facility applications:
 - a. Completes all public noticing required pursuant to Section 17.98.040.H (Public Notice and Hearings) and California Government Code Section 65091 to the Community Development Director's satisfaction.
 - b. No more than 30 days before the date by which the City must take final action on the application (as determined in accordance with the time periods and procedures established by applicable FCC decisions and accounting for tolling),

the applicant must provide the following written notice to the City and other specified recipients as follows:

- (1) For Tier 2 Facilities, the written notice shall be delivered to the City and posted on the subject property.
 - (2) For Tier 3 Facilities, the written notice shall be delivered to the City and mailed to the owners of the subject property (or the owner's authorized agent), and the owners of the real property located within a radius of 100 feet from the exterior boundaries of the subject property and any person who has filed a written request for notice with the Community Development Department.
 - (3) For Tier 4 Facilities, the written notice shall be delivered to the City and mailed to the owners of the subject property (or the owner's authorized agent), the owners of the real property located within a radius of 600 feet from the exterior boundaries of the subject property, each local agency expected to provide essential facilities or services to the subject property, any person who has filed a written request for notice with the Community Development Department, and any other person identified by the Community Development Department as a person whose property might be affected by the proposed project.
 - (4) The notice shall be delivered to the City in person or by certified United States mail.
 - (5) The notice must state that the applicant has submitted an application to the City, describe the location and general characteristics of the proposed facility, and include the following statement: "Pursuant to California Government Code Section 65964.1, state law may deem the application approved in 30 days unless the City approves or denies the application, or the City and applicant reach a mutual tolling agreement."
2. For all facility applications:
- a. Submits a complete application package consistent with the application procedures specified in this chapter and applicable federal and state laws and regulations.
 - b. Following the date by which the City must take final action on the application (as determined in accordance with the time periods and procedures established by applicable FCC decisions and accounting for tolling), the applicant must provide notice to the City that the application is deemed granted by operation of law.

J. Basis for Approval – Tier 1 Facilities.

1. This subsection shall be interpreted and applied so as to be consistent with the Telecommunications Act of 1996, Section 6409(a), and the applicable FCC and court decisions and determinations relating to the same. In the event that a court of

competent jurisdiction invalidates all or any portion of Section 6409(a) or a FCC rule or regulation that interprets Section 6409(a), such that federal law would not mandate approval for any eligible facilities request, then all proposed modifications to existing facilities subject to this section must be approved by an Administrative Permit, Minor Use Permit, or Conditional Use Permit, as applicable, and subject to the discretion of the Community Development Director.

2. To the extent required by applicable state and/or federal law, the Community Development Director shall approve a Section 6409(a) Permit for a Tier 1 facility upon finding that the proposed facility qualifies as an eligible facilities request and does not cause a substantial change as defined in Section 17.98.020 (Definitions).
3. In addition to any other alternative recourse permitted under federal law, the Community Development Director may deny a Section 6409(a) Permit upon finding that the proposed facility:
 - a. Defeats the effect of existing concealment elements of the support structure;
 - b. Violates any legally enforceable standard or permit condition related to compliance with generally applicable building, structural, electrical and/or safety codes;
 - c. Violates any legally enforceable standard or permit condition reasonably related to public health and/or safety; or
 - d. Otherwise does not qualify for mandatory approval under Section 6409(a) for any lawful reason.

K. Basis for Approval – Tier 2 Facilities. To approve an Administrative Permit for a Tier 2 facility, the Community Development Director must find that the proposed facility complies with the requirements of this chapter and all other applicable requirements of the Zoning Code.

L. Basis for Approval – Tier 3 and 4 Facilities. To approve a Minor Use Permit or Conditional Use Permit for a proposed Tier 3 or Tier 4 facility, the review authority must make all of the following findings:

1. The facility is consistent with the requirements of this chapter.
2. The facility is allowed in the applicable zoning district.
3. The facility is consistent with the General Plan, Local Coastal Program, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.
4. The location, size, design, and operating characteristics of the facility will be compatible with the existing and planned land uses in the vicinity of the property.
5. The facility will not be detrimental to the public health, safety, and welfare.

6. The facility is properly located within the city and adequately served by existing or planned services and infrastructure.

M. Appeals.

1. **Tier 1 Facilities:** Community Development Director decisions on a Section 6409(a) Permit are final and may not be appealed.
2. **Tier 2 and 3 Facilities.** Community Development Director decisions on an Administrative Permit for a Tier 2 Facility and a Minor Use Permit for a Tier 3 Facility may be appealed to the Planning Commission in a manner consistent with the process described in Chapter 2.52 (Appeals to City Council). Planning Commission decisions on such an appeal may be appealed to the City Council.
3. **Tier 4 Facilities.** Planning Commission decisions on a Conditional Use Permit for a Tier 4 facility may be appealed to the City Council in accordance with Chapter 2.52 (Appeals to City Council).

N. Permit Revocation.

1. **Basis for Revocation.** The City may revoke a permit for a wireless communications facility for noncompliance with any enforceable permit, permit condition, or law applicable to the facility.
2. **Revocation Procedures.**
 - a. When the Community Development Director finds reason to believe that grounds for permit revocation exist, the Director shall send written notice to the permit holder that states the nature of the violation or non-compliance and a means to correct the violation or non-compliance. The permit holder shall have a reasonable time from the date of the notice (not to exceed 60 calendar days from the date of the notice or a lesser period if warranted by a public emergency) to correct the violation or cure the noncompliance, or show that the violation has not occurred or the facility is in full compliance.
 - b. If after receipt of the notice and opportunity to cure described in Section 17.98.040.N.2.a above, the permit holder does not correct the violation or cure the noncompliance (or demonstrate full compliance), the Community Development Director may schedule a public hearing before the Planning Commission at which the Planning Commission may modify or revoke the permit.
 - c. For permits issued by the Community Development Director, the Community Development Director may revoke the permit without such public hearing. The Community Development Director decision to revoke may be appealed to the Planning Commission.
 - d. The Planning Commission may revoke the permit upon making one or more of the following findings:

- (1) The permit holder has not complied with any enforceable permit, permit condition, or law applicable to the facility.
 - (2) The wireless communications provider has failed to comply with the conditions of approval imposed.
 - (3) The permit holder and/or wireless communications provider has failed to submit evidence that the wireless communications facility complies with the current FCC radio frequency standards.
 - (4) The wireless communications facility fails to comply with the requirements of this chapter.
- e. The Planning Commission's decision may be appealed to the City Council in accordance with Chapter 2.52 (Appeals to City Council).
 - f. Upon revocation, the City may take any legally permissible action or combination of actions necessary to protect public health, safety and welfare.

O. Cessation of Operations

1. **Notice to City.** Wireless communications providers shall provide the City with a notice of intent to vacate a site a minimum of 30 days prior to the vacation.
2. **New Permit Required.** A new permit shall be required if a site is to be used again for the same purpose as permitted under the original permit if a consecutive period of six months have lapsed since cessation of operations.
3. **Removal of Equipment.** The service provider or property owner shall remove all obsolete and/or unused facilities and associated equipment from the site within 180 days of the earlier of:
 - a. Termination of the lease with the property owner; or
 - b. Cessation of operations.

P. Abandonment

1. To promote the public health, safety and welfare, the Community Development Director may declare a facility abandoned or discontinued when:
 - a. The permit holder or service provider abandoned or discontinued the use of a facility for a continuous period of 90 days; or
 - b. The permit holder or service provider fails to respond within 30 days to a written notice from the Community Development Director that states the basis for the Community Development Director's belief that the facility has been abandoned or discontinued for a continuous period of 90 days; or
 - c. The permit expires and the permit holder or service provider has failed to file a timely application for renewal.

2. After the Community Development Director declares a facility abandoned or discontinued, the permit holder or service provider shall have 60 days from the date of the declaration (or longer time as the Community Development Director may approve in writing as reasonably necessary) to:
 - a. Reactivate the use of the abandoned or discontinued facility subject to the provisions of this chapter and all conditions of approval; or
 - b. Remove the facility and all improvements installed in connection with the facility (unless directed otherwise by the Community Development Director), and restore the site to its original pre-construction condition in compliance with all applicable codes and consistent with the previously-existing surrounding area.
3. If the permit holder and/or service provider fail to act as required in Section 17.98.040.P.2 within the prescribed time period, the following shall apply:
 - a. City may but is not obligated to remove the abandoned facility, restore the site to its original pre-construction condition, and repair any and all damages that occurred in connection with such removal and restoration work.
 - b. The City may but is not obligated to store the removed facility or any part thereof, and may use, sell or otherwise dispose of it in any manner the City deems appropriate.
 - c. The last-known permit holder (or its successor-in-interest), the service provider (or its successor-in-interest), and, if on private property, the real property owner shall be jointly liable for all costs and expenses incurred by the City in connection with its removal, restoration, repair and storage, and shall promptly reimburse the City upon receipt of a written demand, including, without limitation, any interest on the balance owing at the maximum lawful rate.
 - d. The City may but is not obligated to use any financial security required in connection with the granting of the facility permit to recover its costs and interest.
 - e. Until the costs are paid in full, a lien shall be placed on the facility, all related personal property in connection with the facility and, if applicable, the real private property on which the facility was located for the full amount of all costs for removal, restoration, repair and storage (plus applicable interest). The City Clerk shall cause the lien to be recorded with the County of Santa Cruz Recorder's Office. Within 60 days after the lien amount is fully satisfied including costs and interest, the City Clerk shall cause the lien to be released with the County of Santa Cruz Recorder's Office.
4. If a permit holder, service provider, and/or private property owner fails to comply with any provisions of this Section 17.98.040.P (Abandonment), the City may elect to treat the facility as a nuisance to be abated as provided in Municipal Code Title 4 (General Municipal Code Enforcement).

Q. Relocation for Facilities in the Right-of-Way.

1. The Public Works Director may require a permit holder to relocate and/or remove a facility in the public right-of-way as the City deems necessary to:
 - a. Change, maintain, repair, protect, operate, improve, use, and/or reconfigure the right-of-way for other public projects; or
 - b. Take any actions necessary to protect the public health, safety and welfare.
2. The Public Works Director shall provide the permit holder with adequate written notice identifying a specified date by which the facility must be relocated and/or removed.
3. The relocation and/or removal of the facility shall be at the permit holder's sole cost and expense and in accordance with the standards in this chapter applicable to the facility.

R. Transfer of Ownership.

1. **Notice.** Any wireless communications provider that is buying, leasing, or is considering a transfer of ownership of a previously approved facility shall submit a letter of notification of intent to the Community Development Director a minimum of 30 days prior to the transfer.
2. **Responsibilities.** In the event that the original permit holder sells its interest in a wireless communications facility, the succeeding carrier shall assume all facility responsibilities and liabilities and shall be held responsible for maintaining consistency with all permit requirements and conditions of approval.
3. **Contact Information.** A new contact name for the facility shall be provided by the succeeding provider to the Community Development Department within 30 days of transfer of interest of the facility.

17.98.050 Standard Conditions of Approval

All wireless communications facilities approved through a City permit or deemed granted by operation of law shall comply with the following standard conditions of approval. Standard conditions of approval shall apply in addition to other conditions of approval attached to the project by the review authority in compliance with the Zoning Code and as allowed by state and federal law.

- A. All Facilities.** The following standard conditions of approval apply to all facilities and shall be included in all Administrative Permits, Minor Use Permits, and Conditional Use Permits:
1. **Compliance with Chapter.** The facility shall comply with the requirements of this chapter, including but not limited to requirements in Section 17.98.070 (Development Standards) and Section 17.98.080 (Operation and Maintenance Requirements).

2. **Compliance with Applicable Laws.** The permit holder and service provider shall at all times comply with all applicable provisions of the Zoning Code, any permit issued under the Zoning Code, and all other applicable federal, state and local laws, rules and regulations. Failure by the City to enforce compliance with applicable laws shall not relieve any applicant of its obligations under the Municipal Code (including, but not limited to, the Zoning Code), any permit issued under the Zoning Code, or any other applicable laws, rules, and regulations.
3. **Compliance with Approved Plans.** The facility shall be built in compliance with the approved plans on file with the Community Development Department.
4. **Approval Term.** The validly issued Administrative Permit, Minor Use Permit, or Conditional Use Permit for the wireless communications facility shall be valid for an initial maximum term of ten years, except when California Government Code Section 65964(b), as may be amended, authorizes the City to issue a permit with a shorter term. The approval may be administratively extended by the Community Development Director from the initial approval date for a subsequent five years and may be extended by the Director every five years thereafter upon verification that the facility continues to comply with this chapter and conditions of approval under which the facility was originally approved. Costs associated with the review process shall be borne by the service provider, permit holder, and/or property owner.
5. **Inspections; Emergencies.** The City or its designee may enter onto the facility area to inspect the facility upon reasonable notice to the permit holder. The permit holder and service provider shall cooperate with all inspections. The City reserves the right to enter or direct its designee the facility and support, repair, disable, or remove any elements of the facility in emergencies or when the facility threatens imminent harm to persons or property.
6. **Contact Information for Responsible Parties.** The permit holder and service provider shall at all times maintain accurate contact information for all parties responsible for the facility, which shall include a phone number, street mailing address, and email address for at least one person. All such contact information for responsible parties shall be provided to the Community Development Director upon request.
7. **Graffiti Removal.** All graffiti on facilities must be removed at the sole expense of the permit holder within 48 hours after notification from the City.
8. **FCC (including, but not limited to, RF Exposure) Compliance.** All facilities must comply with all standards and regulations (including, but not limited to, those relating to RF exposure) of the FCC and any other state or federal government agency with the authority to regulate such facilities. The City may require submission on an ongoing basis of documentation evidencing that the facility and any collocated facilities complies with applicable RF exposure standards and exposure limits and affirmations, under penalty of perjury, that the subject facilities are FCC compliant

and will not cause members of the general public to be exposed to RF levels that exceed the maximum permissible exposure (MPE) levels deemed safe by the FCC.

9. **Implementation and Monitoring Costs.** The permit holder and service provider (or their respective successors) shall be responsible for the payment of all reasonable costs associated with the monitoring of the conditions of approval, including, without limitation, costs incurred by the Community Development Department, the Public Works Department, the City Manager's Department, the office of the City Attorney and/or any other appropriate City department or agency. The Community Development Department shall collect costs on behalf of the City
10. **Indemnities.** The permit holder, service provider, and, if applicable, the non-government owner of the private property upon which the facility, tower and/or base station is installed (or is to be installed) shall defend (with counsel satisfactory to the City), indemnify and hold harmless the City of Capitola, its officers, officials, directors, agents, representatives, and employees (i) from and against any and all damages, liabilities, injuries, losses, costs and expenses and from and against any and all claims, demands, lawsuits, judgments, writs of mandamus and other actions or proceedings brought against the City or its officers, officials, directors, agents, representatives, or employees to challenge, attack, seek to modify, set aside, void or annul the City's approval of the permit, and (ii) from and against any and all damages, liabilities, injuries, losses, costs and expenses and any and all claims, demands, lawsuits, judgments, or causes of action and other actions or proceedings of any kind or form, whether for personal injury, death or property damage, arising out of, in connection with or relating to the acts, omissions, negligence, or performance of the permit holder, the service provider, and/or, if applicable, the private property owner, or any of each one's agents, representatives, employees, officers, directors, licensees, contractors, subcontractors or independent contractors. It is expressly agreed that the City shall have the right to approve (which approval shall not be unreasonably withheld) the legal counsel providing the City's defense, and the property owner, service provider, and/or permit holder (as applicable) shall reimburse City for any and all costs and expenses incurred by the City in the course of the defense.

B. Tier 1 Facilities. In addition to the applicable conditions in Subsection A (All Facilities), all Tier 1 facilities shall comply with and all Section 6409(a) Permits shall include the following standard conditions of approval:

1. **No Permit Term Extension.** The City's grant or grant by operation of law of a Section 6409(a) Permit constitutes a federally-mandated modification to the underlying permit or approval for the subject tower or base station. The City's grant or grant by operation of law of a Section 6409(a) Permit will not extend the permit term for any Conditional Use Permit, Minor Use Permit, Administrative Permit or other underlying regulatory approval and its term shall be coterminous with the underlying permit or other regulatory approval for the subject tower or base station. If requested in writing by the applicant at the time of application submittal, the permit term for the underlying Conditional Use Permit, Minor Use Permit, Administrative

Permit or other underlying regulatory approval may be administratively extended by the Community Development Director (at his/her discretion) from the initial approval date upon verification that the facility continues to comply with this chapter and conditions of approval under which the facility was originally approved.

2. **No Waiver of Standing.** The approval of a Section 6409(a) Permit (either by express approval or grant by operation of law) does not waive, and shall not be construed to waive, any standing by the City to challenge Section 6409(a), any FCC rules that interpret Section 6409(a), or any eligible facilities request.

17.98.060 Preferred Siting and Location

The following siting and location preferences apply to all proposed new facilities and substantial changes to existing facilities.

- A. **Preferred Siting.** To the extent feasible, all proposed facilities should be sited according to the following preferences, ordered from most preferred to least preferred:
 1. Sites on a City owned or controlled parcel (excluding public parks and/or open spaces); then
 2. Collocations on eligible support structures in the public right-of-way; then
 3. Collocations on eligible support structures outside of the public right-of-way; then
 4. New base stations in the public right-of-way; then
 5. New base stations outside of the public right-of-way; then
 6. New towers in the public right-of-way, then
 7. New towers outside the public right-of-way.
- B. **Discouraged Siting – Utility Poles in Planned Utility Undergrounding Project Areas.** The City discourages the placement of new facilities on utility poles within the public right-of-way in areas where there is a planned utility undergrounding project. In such cases, new facilities should be placed on utility poles within the planned utility undergrounding project area only if an alternative placement is infeasible or undesirable based on the standards and/or criteria contained in this chapter. If a utility undergrounding project is initiated, the City may require the removal of any facilities on utility poles in the public right-of-way in accordance with Section 17.98.040.Q (Relocation for Facilities in the Right-of-Way).
- C. **Preferred Locations – General.** All applicants should, to the extent feasible, locate proposed facilities in non-residential zoning districts.
- D. **Preferred Locations – Non-Residential Zoning Districts.** To the extent feasible, all proposed facilities in non-residential zoning districts should be located according to the following preferences, ordered from most preferred to least preferred:
 1. Parcels in the industrial park (I-P) zoning district; then

2. Parcels in the commercial (C-N, C-R, and C-C) zoning districts; then
 3. Parcels in all other non-residential zoning districts.
- E. Preferred Locations – Residential Zoning Districts.** If a facility is proposed in a residential (R-1, R-M, MHE) zoning district, all facilities should be located according to the following preferences, ordered from most preferred to least preferred:
1. Parcels that contain approved non-residential uses and do not contain residential uses; then
 2. Parcels that contain approved non-residential uses and also contain residential uses; then
 3. All other parcels.
- F. Coastal Zone Siting.** In addition to the preferred and discouraged siting considerations described in subsections A through E above, new wireless communications facilities in the coastal zone shall avoid being sited between the sea and the first road paralleling the sea, within 100 feet of Soquel Creek, within New Brighton State Beach, or within any environmentally sensitive habitat area to the extent feasible and consistent with federal and state law.
- G. Additional Alternative Sites Analysis.** If an applicant proposes to locate a new facility or substantial change to an existing facility on a parcel that contains a single-family or multi-family residence, or a site located in the City’s coastal zone on the seaward side of the first through public road parallel to the sea, the applicant shall provide an additional alternative sites analysis that at a minimum shall include a meaningful comparative analysis of all the alternative sites in the more preferred locations that the applicant considered and states the underlying factual basis for concluding why each alternative in a more preferred location was (i) technically infeasible, (ii) not potentially available and/or (iii) more intrusive.

17.98.070 Development Standards

- A. General Design Standards.** All new facilities and substantial changes to existing facilities shall conform to the following design standards:
1. **Concealment.** To the maximum extent feasible, all facilities shall incorporate concealment measures and/or techniques appropriate for the proposed location and design. All ground-mounted equipment on private property shall be completely concealed to the maximum extent feasible according to the following preferences, ordered from most preferred to least preferred:
 - a. Within an existing structure including, but not limited to, an interior equipment room, mechanical penthouse or dumpster corral; then
 - b. Within a new structure designed to integrate with or mimic the adjacent existing structure; then

- c. Within an underground equipment vault if no other feasible above-ground design that complies with subsections (a) or (b) exists.
2. **Underground Equipment.** To the extent feasible, power and telecommunication lines servicing wireless communications facilities must be placed underground. Additional expense to install and maintain such lines underground does not exempt an applicant from this requirement, except where the applicant demonstrates by clear and convincing evidence that this requirement will effectively prohibit the provision of personal wireless services.
3. **Height.**
- a. All facilities may not exceed the height limit in the applicable zoning district except as allowed in subsections (b) or (c) below.
- b. The review authority may approve a height exception up to 8 feet above the height limit when a proposed facility is:
- (1) Mounted on the rooftop of an existing building;
 - (2) Completely concealed; and
 - (3) Architecturally integrated into the underlying building; and
 - (4) If located (or proposed to be located) in the City's coastal zone, does not impact public views to and along the ocean and scenic coastal areas.
- c. The review authority may approve a height exception for towers or utility poles when:
- (1) The proposed facility is no taller than the minimum necessary to meet service objectives;
 - (2) The height exception is necessary to address a significant gap in the applicant's existing service coverage;
 - (3) The applicant has demonstrated to the satisfaction of the Planning Commission through a detailed alternatives analysis, that there are no viable, technically feasible, and environmentally (e.g., visually) equivalent or superior potential alternatives (i.e., sites, facility types, siting techniques, and/or designs) that comply with the height standard and meet service objectives that no alternative location, siting technique, or type of facility is feasible to meet service objectives; and
 - (4) The proposed facility complies with design standards and preferences in Section B (Tower-Mounted Facilities) below to the maximum extent feasible.
4. **Setbacks.** All facilities shall comply with all setback requirements in the applicable zoning district.

5. **Collocation.** Facilities shall be designed, installed, and maintained to accommodate future collocated facilities to the extent feasible.
6. **Landscaping.** Landscaping shall be installed and maintained as necessary to conceal or screen the facility from public view.
7. **Lights.** Security lighting shall be down-shielded and controlled to minimize glare or light levels directed at adjacent properties.
8. **Noise.** All transmission equipment and other equipment (including but not limited to air conditioners, generators, and sump pumps) associated with the facility must not emit sound that exceeds the applicable limit established in Municipal Code Chapter 8.28 (Noise).
9. **Public Right-of-Way.** ~~Facilities located within or extending over the public right-of way require City approval of an encroachment permit.~~
 - a. Facilities located within or extending over the public right-of-way require City approval of an encroachment permit.
 - b. To conceal the non-antenna equipment, applicants shall install all non-antenna equipment underground to the extent feasible and appropriate for the proposed location. Additional expense to install and maintain equipment underground does not exempt an applicant from these requirements, except where the applicant demonstrates by clear and convincing evidence that the requirement will effectively prohibit the provision of personal wireless services.
 - c. Applicants must install ground-mounted equipment so that it does not obstruct pedestrian or vehicular traffic or incommode the public use of the right-of-way.
10. **Signage.**
 - a. A facility may not display any signage or advertisements unless expressly allowed by the City in a written approval, recommended under FCC regulations, or required by law or permit condition.
 - b. Every facility shall at all times display signage that accurately identifies the facility owner and provides the facility owner's unique site number, and also provides a local or toll-free telephone number to contact the facility owner's operations center.
11. **Advertising.** No advertising signage or identifying logos shall be displayed on wireless communications facilities, except for small identification plates used for emergency notification or hazardous or toxic materials warning, unless expressly allowed by the City in a written approval, recommended under FCC regulations, or required by law or permit condition.
12. **Historic Features.** A facility which modifies the exterior of a historic feature as defined in Chapter 17.87 (Historic Features) shall comply with the requirements of Chapter 17.87.

13. **Coastal Zone Considerations.** Facilities in any portion of the City's coastal zone shall be consistent with applicable policies of the City's Local Coastal Program (LCP) and the California Coastal Act. To the extent technically feasible and legally permissible, all facilities located in the City's coastal zone must be designed, installed, mounted, and maintained so that no portion of a facility extends onto or impedes access to a publicly used beach.

B. Tower-Mounted Facilities.

1. **General Design Preferences.** To the extent feasible and appropriate for the proposed location, all new towers should be designed according to the following preferences, ordered from most preferred to least preferred:
 - a. Faux architectural features (examples include, but are not limited to, bell towers, clock towers, lighthouses, obelisks and water tanks); then
 - b. Faux trees; then
 - c. Monopoles that do not conceal the antennas within a concealment device.
2. **Tower-mounted Equipment.** All tower-mounted equipment shall be mounted as close to the vertical support structure as possible to reduce its visual profile. Applicants should mount non-antenna, tower-mounted equipment (including, but not limited to, remote radio units/heads, surge suppressors, and utility demarcation boxes) directly behind the antennas to the maximum extent feasible.
3. **Ground-mounted Equipment.** Ground-mounted equipment shall be concealed with opaque fences or other opaque enclosures. The City may require additional design and/or landscape features to blend the equipment or enclosure into the surrounding environment.
4. **Concealment Standards for Faux Trees.** All faux tree facilities shall comply with the following standards:
 - a. The canopy shall completely envelop all tower-mounted equipment and extend beyond the tower-mounted equipment at least 18 inches.
 - b. The canopy shall be naturally tapered to mimic the particular tree species.
 - c. All tower-mounted equipment, including antennas, equipment cabinets, cables, mounts and brackets, shall be painted flat natural colors to mimic the particular tree species.
 - d. All antennas and other tower-mounted equipment cabinets shall be covered with broadleaf or pine needle "socks" to blend in with the faux foliage.
 - e. The entire vertical structure shall be covered with permanently-affixed three-dimensional faux bark cladding to mimic the particular tree species.

C. Building and Facade Mounted Facilities.

1. **General Design Preferences.** To the extent feasible and appropriate for the proposed location, all new building and facade mounted facilities should be designed according to the following preferences, ordered from most preferred to least preferred:
 - a. Completely concealed and architecturally integrated facade or rooftop mounted base stations which are not visible from any publicly accessible areas at ground level (examples include, but are not limited to, antennas behind existing parapet walls or facades replaced with RF-transparent material and finished to mimic the replaced materials); then
 - b. Completely concealed new structures or appurtenances designed to mimic the support structure's original architecture and proportions (examples include, but are not limited to, cupolas, steeples, and chimneys); then
 - c. Facade-mounted facilities incorporated into "pop-out" screen boxes designed to be architecturally consistent with the original support structure.
2. **Ground-mounted Equipment.** Outdoor ground-mounted equipment associated with base stations must be avoided whenever feasible. In locations visible or accessible to the public, outdoor ground-mounted equipment shall be concealed with opaque fences or landscape features that mimic the adjacent structures (including, but not limited to, dumpster corrals and other accessory structures).

D. Pole-Mounted Facilities in the Public Right-of-Way.

1. **All Facilities.** All facilities mounted to steel light poles and wood utility poles in the public right-of-way shall comply with the following design standards:
 - a. Antennas, brackets, and cabling shall all be painted a single color that matches the pole color.
 - b. Unnecessary equipment manufacturer decals shall be removed or painted over.
 - c. The facility shall not alter vehicular circulation or parking within the public right-of-way or impede vehicular or pedestrian access or visibility along the public right-of-way.
 - d. All pole-mounted transmission equipment (including, but not limited to, antennas) shall be installed as close to the pole as technically and legally feasible to minimize impacts to the visual profile.
 - e. Colors and materials for facilities shall be chosen to minimize visibility. All visible exterior surfaces shall be constructed with non-reflective materials and painted and/or textured to match the support pole. All conduits, conduit attachments, cables, wires and other connectors must be concealed from public view to the maximum extent feasible.
 - f. An applicant may request an exemption from one or more standards in this Section 17.98.070.D (Pole-Mounted Facilities in the Public Right-of-Way) on

the basis that such exemption is necessary to comply with Public Utilities Commission General Order 95. The applicant bears the burden to demonstrate why such exemption should be granted.

2. **Steel Pole Facilities.** Facilities mounted to a steel light pole in the public right-of-way shall comply with the following design standards:
 - a. All equipment and cabling shall be located in the pole and concealed from view.
 - b. Antennas shall be located on the top of the pole as a vertical extension of the pole. Antennas and equipment may not be mounted onto the side of the pole.
 - c. To the extent technically feasible, antennas shall be contained within a maximum 14-inch wide enclosure on the top of the pole.
3. **Wood Pole Facilities.** Facilities mounted to a wood utility pole in the public right-of-way shall comply with the following design standards:
 - a. Equipment enclosures shall be as narrow as feasible with a vertical orientation to minimize its visibility when attached to the pole. The equipment mounting base plates may be no wider than the pole.
 - b. Side-mounted equipment may extend no more than five feet horizontally from the side of the pole.
 - c. Equipment shall be stacked close together on the same side of the pole.
 - d. A line drop (no electric meter enclosure) shall be used if allowed by the utility company.
 - e. Shrouds, risers, or conduit shall be used to reduce the appearance of cluttered or tangled cabling.
 - f. Side-mounted antennas shall be attached to the pole using an arm with flanges/channels that reduces the visibility of cabling and passive RF gear.
 - g. To the extent technically feasible, top-mounted antennas may be no wider than the width of the pole top.
4. **Undergrounding of Cabling between Pole Mounted Facilities in the Coastal Zone.** For new pole mounted facilities located in the City's coastal zone, any proposed cable between such facilities shall be placed underground to the extent feasible.

17.98.080 **Operation and Maintenance Requirements**

All wireless communications facilities approved through a City permit or deemed granted by operation of law shall comply with the following operation and maintenance requirements.

- A. **General Compliance.** All facilities shall comply with all applicable goals, objectives and policies of the General Plan/Local Coastal Program, area plans, zoning regulations and

development standards; the California Coastal Act; and the California Environmental Quality Act (CEQA).

- B. Access Control.** All facilities shall be designed to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti, and other conditions that would result in hazardous conditions, visual blight, or attractive nuisances. The Community Development Director may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism when, because of their location and/or accessibility, antenna facilities have the potential to become an attractive nuisance.
- C. Noise.** All facilities shall be constructed and operated in such a manner as to minimize the amount of noise impacts to adjacent uses and activities. At any time, noise attenuation measures may be required by the Community Development Director when deemed necessary. Facilities shall comply with all applicable noise standards in the General Plan and Municipal Code. Testing and maintenance activities of wireless communications facilities which generate audible noise shall occur between the hours of eight a.m. and five p.m., weekdays (Monday through Friday, non-holiday) excluding emergency repairs, unless allowed at other times by the Community Development Director.
- D. General Maintenance.** The site and the facility, including but not limited to all landscaping, fencing, transmission equipment, antennas, towers, equipment, cabinets, structures, accessory structures, signs, and concealment and/or stealth features and standards shall be maintained in a state of good repair, in a neat and clean manner, and in accordance with all approved permits and conditions of approval. Damage to the site and the facility shall be repaired promptly. This shall include keeping all wireless communications facilities graffiti free and maintaining security fences in good condition.
- E. Change in Federal or State Regulations.** All facilities shall meet the current standards and regulations of the FCC, the California Public Utilities Commission, and any other agency of the federal or state government with the authority to regulate wireless communications providers. If such standards and/or regulations are changed, the wireless communications provider shall bring its facilities into compliance with such revised standards and regulations within 90 days of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal or state agency. Failure to bring wireless communications facility into compliance with revised standards and regulations shall constitute grounds for the immediate removal of the facility at the wireless communications provider's expense.
- F. Service after Natural Disaster.** All wireless communications facilities providing service to the government or general public shall be designed to survive a natural disaster without interruption in operation.

17.98.090 Temporary Wireless Communications Facilities.

- A.** A temporary wireless communications facility, such as a "cell-on-wheels" (COW), may be used to replace wireless communications facility services during the relocation or

rebuilding process of an existing facility, during festivals or other temporary events and activities that otherwise require a permit under this chapter, and during public emergencies.

- B. A temporary wireless communications facility shall be processed as an administrative use permit under a proposed or existing permit when used during the relocation or rebuilding process of an existing wireless communications facility, or when used for a festival or other temporary event or activity.
- C. A temporary wireless communications facility to protect public health, safety or welfare during an emergency shall be processed as a Tier 2 Administrative Permit. The applicant shall submit an application for a temporary emergency use permit before installation of such temporary wireless communications facility.
- D. The Community Development Director may approve a temporary wireless communications facility for no more than ninety (90) days.
- E. A temporary wireless facility may be approved for a period of up to one year if the following requirements are met:
 1. The Planning Commission determines that the temporary wireless communications facility shall be sited and constructed so as to:
 - a. Avoid proximity to residential dwellings to the maximum extent feasible;
 - b. Be no taller than needed;
 - c. Be screened to the maximum extent feasible; and
 - d. Be erected for no longer than reasonably required, based on the specific circumstances.
 2. Permits and/or authorizations in excess of ninety (90) days for temporary wireless communications facilities shall be subject to the notice and review procedures required by Section 17.98.040.H (Public Notice and Hearing).
- F. The property owner and service provider of the temporary wireless communications facility installed pursuant to this section 17.98.090 (Temporary Wireless Communications Facilities) shall immediately remove such facility from the site at the end of the specified term or the conclusion of the relocation or rebuilding process, temporary event, or emergency, whichever occurs first. The property owner and service provider of the temporary wireless communications facility shall be jointly and severally liable for timely removal of such temporary facility. The City may (but is not obligated to) remove any temporary wireless communications facility installed pursuant to this section 17.98.090 (Temporary Wireless Communications Facilities) at the owner and provider's cost immediately at the end of the specified term or conclusion of the relocation or rebuilding process, temporary event, or emergency, whichever occurs first.

17.98.100 Limited Exemption from Standards

- A. Request for Exemption.** An applicant may request an exemption from one or more requirements in this chapter on the basis that a permit denial would effectively prohibit personal wireless services in City of Capitola.
- B. Basis for Approval.** For the City to approve such an exemption, the applicant must demonstrate with clear and convincing evidence all of the following:
1. A significant gap in the applicant's service coverage exists;
 2. All alternative sites identified in the application review process are either technically infeasible or not potentially available; and
 3. Permit denial would effectively prohibit personal wireless services in the City of Capitola.
- C. Applicant Must Demonstrate Basis for Approval.** The applicant always bears the burden to demonstrate why an exemption should be granted.

17.98.110 Severability

If any section or portion of this chapter is found to be invalid by a court of competent jurisdiction, such finding shall not affect the validity of the remainder of the chapter, which shall continue in full force and effect.

COASTAL COMMISSION REVISIONS TO WIRELESS COMMUNICATIONS FACILITIES ORDINANCE

Page	Section Number	Description
98-1	17.98.010(A)	Deleted the word 'development' (was listed twice) and added 'City of' before Capitola
98-4	17.98.020(A)(17)	Added legal detail regarding 'substantial change' pursuant to FCC regulations
98-8	Table 17.98-1	Added a footnote to clarify that wireless facilities in the coastal zone may require a CDP
98-8	17.98.040(D)	Adds a section to clarify that a CDP may be required for wireless facilities located in the coastal zone
98-8	17.98.040(E)	Adds a section to clarify that wireless facilities may require other City permits such as an encroachment permit or a building permit
98-12 & 98-13	17.98.040(H)(2)(c)	Clarified that only public notices for Tier I Facilities (§6409 permits) require a statement that federal law may require approval of the application. Previous reference to the statement for Tier II facilities deleted.
98-13	17.98.040(H)(4)	Added 'conditional use permit' in parentheses after Tier 4 Facilities to note the required permit type.
98-16	17.98.040(J)(2)	Added 'to the extent required by applicable state and/or federal law' to qualify the approval of Tier I applications (§6409 permits).
98-24	17.98.060(F)	Added a section to discourage the siting of wireless facilities in the coastal appeal zone or within 100' of Soquel Creek, New Brighton State Beach, or within any environmentally sensitive habitat areas.
98-24	17.98.060(G)	Added that applications for wireless facilities located in the coastal appeal zone would require an alternative analysis. (note: this requirement also applies to facilities on parcels with residential uses.)
98-25	17.98.070(A)(2)	Added a section to require that equipment boxes for wireless facilities be placed underground unless the requirement would prohibit the provision of service.

98-25	17.98.070(A)(3)	Added a height exception for a wireless facility must include a finding that the facility would not impact public views of the coast.
98-25	17.98.070(A)(3)(c)(3)	Reworded section regarding the standard for the Planning Commission to approve a height exception for a wireless facility based on an alternative analysis.
98-26	17.98.070(A)(9)	Added detail to the standards for placing wireless facilities within or above public-rights-of-way. Requires equipment to be placed underground and to prevent obstructions with pedestrian and vehicular traffic.
98-27	17.98.070(A)(13)	Added coastal zone considerations. Notes requirements for LCP consistency and prohibits facilities from extending onto public beaches or impeding coastal access
98-29	17.98.070(D)(4)	Added section to require cables for wireless facilities in the coastal zone to be placed underground
98-32	17.98.100(A)	Added 'City of' before Capitola.
98-32	17.98.100(B)(3)	Added 'City of' before Capitola.



**ADDENDUM TO PROGRAM ENVIRONMENTAL IMPACT REPORT
CITY OF CAPITOLA GENERAL PLAN UPDATE (SCH #2013072002)
For the
CITY OF CAPITOLA ZONING CODE UPDATE**

INTRODUCTION

This addendum has been prepared to document compliance with the California Environmental Quality Act (CEQA) for the City of Capitola's proposed Zoning Code update. The proposed Zoning Code update would implement the City of Capitola's 2014 General Plan Update and includes both text and map amendments to reflect the goals, policies, and implementation measures in the 2014 General Plan.

This addendum provides an analysis of whether the adoption of the Zoning Code update would result in any new or more severe adverse environmental effects which were not previously analyzed in the 2014 General Plan Update Program EIR pursuant to CEQA Guidelines Sections 15162, 15164, and 15168.

PROJECT DESCRIPTION

The City of Capitola proposes a comprehensive update to its Zoning Code (Municipal Code Chapter 17) which includes both text and map amendments to reflect the goals, policies, and implementation measures in the 2014 General Plan update. The existing Zoning Code has not been comprehensively updated since 1975.

The Zoning Code update would establish new and modified land use regulations which will guide future development and design throughout the City of Capitola. The proposed Zoning Code update includes new and revised zoning districts, permitting procedures, and development standards throughout the City of Capitola. Development standards and uses in the Zoning Code update have been modified from the existing code to be consistent with current federal and state regulations, better reflect current conditions, desired development trends, and best planning practices.

The proposed Zoning Code update would also move the City's Green Building and Floodplain District Ordinances from Municipal Code Chapter 17 (Zoning Code) to Chapter 15 (Buildings and Construction). No changes are currently proposed to the Green Building or Floodplain Ordinances other than moving it to another chapter of the Municipal Code.

Changes to the Zoning Code are primarily administrative in nature, including a new and more user-friendly format, improved organization and clarity, revised nomenclature and naming conventions, and previously uncodified procedural requirements. The updated Code presents information and standards in table formats and relies more heavily on graphics to illustrate the meaning and intent of various regulations.

ADDENDUM TO THE CITY OF CAPITOLA GENERAL PLAN UPDATE EIR – ZONING CODE UPDATE

A summary of notable changes included in the proposed Zoning Code update are outlined below:

- Improved organization and format to improve clarity and usability;
- A new user guide to help citizens access, understand, and apply the Zoning Code;
- Revised regulations to comply with federal and state law;
- Streamlined permitting process for routine permits including signs, design permits, rooftop solar systems, and tenant improvements;
- Combined the current Commercial-Residential and Neighborhood-Commercial zoning districts into a new Neighborhood Mixed-Use zoning district to be consistent with the General Plan land use designation;
- Consolidated/eliminated 6 overlay zones which were redundant with other zoning and/or CEQA regulations to simplify the zoning map;
- Updated coastal overlay chapter with significantly improved organization and clarity;
- Improved historic preservation chapter which codifies process to review and modify historic structures and provides incentives and exceptions to promote preservation;
- Simplified legal non-conforming standards which eliminates the existing 80% valuation standard and adds a new replication allowance;
- Revised parking standards for take-out restaurants in the Village to replace the current 6-seat rule with a square-footage allowance;
- Relaxed development standards for secondary dwelling units;
- Planned Developments would no longer be allowed in R-1 zones;
- Better defined community benefits to qualify for a Planned Development or General Plan allowances for increased floor area ratio;
- Simplified formula to calculate Floor Area Ratio;
- New lighting standards to prevent light trespass;
- New regulations to control unattended donation boxes;
- Improved guidance on when post-approval changes to a project trigger review by the Planning Commission;
- New standards to limit the allowable area of outdoor commercial displays;
- Incentives to encourage non-conforming multi-family uses in single-family zones to make needed property improvements. Also reduced allowable extensions from 50 to 25 years.
- New standards to allow parklets and sidewalk dining areas;
- New minor modification process to allow the Planning Commission to authorize minor deviations to certain development standards which don't meet variance findings;
- New standards to regulate the placement of outdoor decks in residential zones;
- Modified Design Review process to allow a second architect to review major projects;

ADDENDUM TO THE CITY OF CAPITOLA GENERAL PLAN UPDATE EIR – ZONING CODE UPDATE

- New requirements for large commercial and residential projects to provide bike and electric vehicle parking.

While some of the above-listed revisions will result in modest changes to existing development standards, none of the revisions would allow increased density, reduced lot size requirements, or substantial changes to lot coverage, floor area ratio, height, or requirements for on-site parking.

Use regulations have also been revised in the proposed code to account for modern use types not contemplated in the current code and to remove outdated and inapplicable use classifications. Like the current code, the updated code would require a discretionary use permit for use types which have the potential to adversely affect existing community character.

CEQA ADDENDUM PROCEDURES

This document has been prepared in accordance with CEQA Guidelines sections 15164 and 15168 to explain the rationale for determining that the proposed Capitola Zoning Code update would not create any new or substantially more severe significant effects on the environmental that were not analyzed in the General Plan Update EIR.

In determining whether an Addendum is the appropriate document to analyze modifications to the General Plan EIR, State CEQA Guidelines Section 15164 states:

- (a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) *An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*
- (c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) *The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

Since the General Plan EIR has been certified, the environmental impacts of subsequent activities proposed under the General Plan must be examined in light of the impact analysis in the certified EIR to determine if additional CEQA documentation must be prepared. One of the standards that applies is whether, under Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15163, there are new significant effects or other grounds that require preparation of a subsequent EIR or supplemental EIR in support of further agency action on the project. Under these guidelines, a subsequent or supplemental EIR shall be prepared if any of the following criteria are met:

ADDENDUM TO THE CITY OF CAPITOLA GENERAL PLAN UPDATE EIR – ZONING CODE UPDATE

(a) *When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:*

- 1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
- 2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- 3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - A. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - B. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - C. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - D. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

As demonstrated in the environmental analysis contained herein, none of the conditions that had been analyzed in the General Plan EIR would change with adoption of the proposed Zoning Code update. Furthermore, no new information of substantial importance meeting the criteria listed in State CEQA Guidelines Section 15162 has been identified.

PRIOR ENVIRONMENTAL DOCUMENT

The Capitola City Council adopted the General Plan Update and certified the associated EIR on June 26, 2014. The certified EIR found that adoption of the GPU would have significant, unavoidable effects to air quality, hydrology and water quality, traffic, utilities and service systems, and greenhouse gas emissions. In accordance with CEQA section 15091, the Capitola City Council adopted findings of overriding considerations to certify the EIR.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings.; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

Response: The proposed Zoning Code update would not result in new or increased severity of significant visual and light/glare impacts beyond what was addressed in the General Plan EIR. The amendments to the Zoning Code are consistent with the development assumptions under the adopted General Plan. Housing and commercial uses would be developed in the same locations and within prescribed densities and intensities as contemplated in the General Plan EIR. All future development projects would be subject to applicable City requirements pertaining to visual resources, as well as to further CEQA analyses of project specific impacts.

II. AGRICULTURAL AND FORESTRY RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural resources including: conflict with zoning for or result in rezoning of forest land; result in the loss of forest land or conversion of forest land to non-forest use; convert Important Farmland and/or conflict with existing zoning for agricultural use or Williamson Act contract?

Response: There are no forest lands, farmlands of state or local importance, or agriculturally zoned properties in the City of Capitola. Consequently, the GP EIR concluded that there would be no significant impacts to agriculture or forestry resources. The proposed Zoning Code update would not result in any new impacts not previously considered by the GP EIR.

III. AIR QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; 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; exposure of sensitive receptors to

substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

Response: The General Plan EIR found that implementation of the Plan could result in significant, unavoidable impacts to air quality through an increase in mobile and stationary source emissions and cumulative contributions to regional air quality standards. The proposed Zoning Code update would not increase any residential densities or commercial intensities nor does it include new allowances which could facilitate development which could result in direct or indirect air quality impacts. Therefore, there are no project changes or any new information of substantial importance which indicate that the proposed Zoning Code update would exacerbate air quality impacts beyond the analysis and conclusions in the General Plan EIR.

IV. BIOLOGICAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to biological resources. The proposed Zoning Code update does not include any policies or actions which would involve new or altered physical changes to the environment which have the potential to adversely affect biological resources. There have been no changes in the project or is there any new information of substantial importance to indicate that the proposed Zoning Code update would result in new or more severe impacts to biological resources.

V. CULTURAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

Response: The General Plan EIR found that implementation of the Plan could result in significant impacts to cultural resources, but that mitigation measures could be applied to reduce the impact to a less than significant level. The proposed Zoning Code update does not include any residential density or commercial intensity increases which could result in additional housing development above what was evaluated in the General Plan EIR. Therefore, there have been no changes to the project or new information of substantial importance which indicate that the proposed Zoning Code update could result in new or more severe impacts to cultural resources.

VI. GEOLOGY AND SOILS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Response: The General Plan EIR found that implementation of the Plan would have no potential to result in significant impacts to/from geology and soils. There have been no changes to the project or new information of substantial importance which indicate that the proposed Zoning Code update could result in new or more severe impacts to/from geology and soils.

VII. GREENHOUSE GASES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that show the project may generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Response: The General Plan EIR found that implementation of the Plan would result in significant, unavoidable impacts to greenhouse gases and climate change. The proposed Zoning Code update includes the same residential densities and commercial intensities as what was evaluated by the General Plan EIR, therefore, there have not been any changes to

the project or new information of substantial importance which indicate that the proposed Zoning Code update could result in new or more severe impacts to greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of 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; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location 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; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of 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?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to/from hazards and hazardous materials. There have been no changes to the project, or new information of substantial importance which indicate that the proposed Zoning Code update would result in a new or more severe impact to hazards and hazardous materials.

X. HYDROLOGY AND WATER QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; 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; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff;

place housing or other structures which would impede or redirect flood flows 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, including City Floodplain Maps; 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; and/or inundation by seiche, tsunami, or mudflow?

Response: The General Plan EIR found that the implementation of the Plan could result in significant unavoidable impacts to groundwater supply, but found no significant impacts to water quality, drainage, erosion, or flooding. The proposed Zoning code update would not increase residential densities or commercial intensities which would facilitate new water-dependent development. Therefore, there have been no changes to the project or any new information of substantial importance which indicate that the proposed Zoning code update would result in new or more severe impacts to hydrology or water quality.

XI. LAND USE AND PLANNING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to land use and planning. There have been no changes in the project or information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to land use and planning.

XII. MINERAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Response: There are no mineral resource deposits in the City of Capitola which could be reasonably extracted given existing non-compatible land uses. Accordingly, the General Plan EIR found that implementation of the Plan would not result in any impacts to mineral resources. There have been no changes to the project or new information of substantial

importance which indicate that the proposed Zoning code update would result in new or more severe impacts to mineral resources.

XIII. NOISE

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects 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, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Response: The General Plan EIR found that implementation of the Plan could result in significant impacts from noise resulting from construction of future projects authorized by the Plan. Consequently, the General Plan EIR included mitigation measures to reduce impacts from noise to a less than significant level. However, there have been no changes in the project or new information of substantial importance which indicate that the proposed Zoning code update would result in new or more severe impacts to/from noise.

XIV. POPULATION AND HOUSING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to population and housing. There have been no changes to the project or information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to population and housing.

XV. PUBLIC SERVICES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the 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 following public services: fire protection, police protection, schools, parks, or other public facilities?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to public services. There have been no changes to the project or information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to public services.

XVI. RECREATION

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in 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; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Response: The General Plan EIR found that implementation of the Plan would not result in any significant impacts to recreation. There have been no changes to the project or information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to recreation.

XVII. TRANSPORTATION/TRAFFIC

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: 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; conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways; cause a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in

substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Response: The General Plan EIR found that implementation of the Plan could result in significant, unavoidable impacts to transportation. The proposed Zoning code update does not include any increased residential densities or commercial intensities which would facilitate new development, which could result in additional traffic. Therefore, there have been no changes to the project or information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to transportation.

XVIII. UTILITIES AND SERVICE SYSTEMS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a 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; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

Response: The General Plan EIR found that implementation of the Plan could result in significant unavoidable impacts to utilities and service systems due to the potential for groundwater overdraft. The proposed Zoning code update would not increase residential densities or commercial intensities which would facilitate new water-dependent development or the need for new or expanded wastewater treatment facilities or landfills. There have been no changes to the project or information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to utilities and service systems.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new

information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project 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?

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)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Response: There have been no changes to the project or any new information of substantial importance which indicate that the proposed Zoning code update would result in any new or more severe impacts to the quality of the environment, including adverse impacts to habitat for sensitive species, cumulative environmental impacts, or adverse direct or cumulative effects on human beings.

RESOLUTION NO. _____

**RESOLUTION OF THE CAPITOLA CITY COUNCIL
AUTHORIZING SUBMITTAL TO THE CALIFORNIA COASTAL COMMISSION FOR THE
CERTIFICATION OF AN AMENDMENT TO THE LOCAL COASTAL PROGRAM
AMENDING CHAPTER 17.98 (WIRELESS COMMUNICATIONS FACILITIES) OF THE
CAPITOLA MUNICIPAL CODE**

WHEREAS, the City of Capitola’s Local Coastal Program (LCP) was certified by the California Coastal Commission in December of 1981 and has since been amended from time to time; and

WHEREAS, the Capitola City Council conducted a duly noticed public hearing on January 26, 2017, and at this meeting the City Council passed the proposed Ordinance to a second reading, and on February 9, 2017, adopted an Ordinance of the City Council of the City of Capitola amending Chapter 17.98, Wireless Communications Facilities; and

WHEREAS, the Capitola City Council subsequently conducted a duly noticed public hearing on October 26, 2017 to consider additional revisions to the proposed Ordinance as requested by Coastal Commission staff and passed the proposed Ordinance to a second reading, and on November 9, 2017, adopted an Ordinance of the City Council of the City of Capitola amending Chapter 17.98, Wireless Communications Facilities, and

WHEREAS, the City Council approved an Addendum to the General Plan Update Environmental Impact report which found that the proposed ordinance and LCP amendment would not have a significant effect on the environment; and

WHEREAS, Public Notice was provided as required under Coastal Act 30514 et seq.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Capitola that this Resolution declares and reflects the City’s intent to amend the LCP Implementation Plan as it pertains to wireless telecommunications facilities within the City of Capitola, as drafted, if certified by the California Coastal Commission, in full conformity with the City of Capitola LCP and provisions of the California Coastal Act.

BE IT FURTHER RESOLVED, that the City Manager or his designee is directed to submit the said Coastal Commission LCP Amendments to the California Coastal Commission for its review and certification. If the Coastal Commission approves the amendment package, it will take effect automatically upon Coastal Commission approval. If the Coastal Commission modifies the amendment package, only the modifications will require formal action by the City of Capitola.

I HEREBY CERTIFY that the above and foregoing resolution was passed and adopted by the City Council of the City of Capitola at its regular meeting held on the 9th day of November, 2017, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Stephanie Harlan, Mayor

ATTEST:

Linda Fridy, City Clerk

Attachment: Local Coastal Program Amendment Resolution (Second Reading Wireless Ordinance Amendment)



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: Capitola Police Department

SUBJECT: Second Reading of an Ordinance Amending Chapter 6 of the Capitola Municipal Code Pertaining to Animals

RECOMMENDED ACTION: Adopt the ordinance.

BACKGROUND/DISCUSSION: At a public hearing during its October 26, 2017, regular meeting, the City Council approved the first reading of an ordinance amending Title 6: Animals of the Capitola Municipal Code. The amendment adds mandatory microchipping and updates definitions and rabies vaccination requirements to make the City's code consistent with Santa Cruz County's ordinance, as requested by Animal Services.

FISCAL IMPACT: None

Report Prepared By: Terry McManus
Police Chief

Reviewed and Forwarded by:

Jamie Goldstein, City Manager

11/1/2017

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAPITOLA
AMENDING SECTION 6.04.010 “DEFINITIONS,”
AMENDING SECTION 6.14.040 “VACCINATION REQUIREMENTS,”
AMENDING SECTION 6.14.040 “VACCINATION EXEMPTIONS,”
AND ADDING SECTION 6.14.035 “MICROCHIP OF DOGS AND CATS,”
TO THE CITY OF CAPITOLA MUNICIPAL CODE**

THE CITY COUNCIL OF THE CITY OF CAPITOLA does hereby ordain as follows:

Section 1. Section 6.04.010-Definitions is hereby amended by renumbering existing Subsections L through Q as Subsections M through R, respectively, and adding a new Subsection L to read as follows:

“L. “Owner” means any person who intentionally provides care or sustenance for any animal, has title to or an interest in, harbors or has control of any animal, including but not limited to, a dog or cat; a “Custodian” is any person who intentionally provides care or sustenance for any animal, including but not limited to a dog or cat, on behalf of another or represents the interests of the owner.”

Section 2. Section 6.14.040-Vaccination Requirements is hereby repealed in its entirety and replaced by the text below to read as follows:

6.14.040 Vaccination Requirements.

Every owner of any dog, other than a dog hybrid, over the age of three months or older, shall, within the limits of the City of Capitola shall, at intervals specified by the California State Department of Public Health, procure the vaccination of the dog by a licensed veterinarian with an approved canine antirabies vaccine and administered according to the vaccine label, unless a licensed veterinarian determines, on an annual basis, that a rabies vaccination would endanger the dog’s life due to disease or other considerations that the veterinarian can verify and document. Every owner of a dog hybrid over the age of three months within the City of Capitola is required to provide proof of annual rabies vaccination with an inactivated canine rabies product.

Section 3. Section 6.24.050-Vaccination Exemptions is hereby repealed in its entirety and replaced by the text below to now read as follows:

6.04.040 Vaccination Exemptions.

A. A request for an exemption from the requirements of this section shall be submitted on an approved form developed by the California State Department of Public Health and shall include a signed statement by the veterinarian explaining the inadvisability of the vaccination and a signed statement by the dog owner affirming that the owner understands the

Second Reading Animal Ordinance Update
November 9, 2017

consequences and accepts all liability associated with owning a dog that has not received the canine antirabies vaccine. The request shall be submitted to the Santa Cruz County Health Officer, who may issue an exemption from the canine antirabies vaccine.

B. The Santa Cruz County Health Officer shall report exemptions issued pursuant to this section to the California State Department of Public Health.

C. A dog that is exempt from the vaccination requirements of this section shall be considered unvaccinated.

D. A dog that is exempt from the vaccination requirements of this section shall, at the discretion of the Santa Cruz County Health Officer or the Officer's designee, be confined to the premises of the owner, keeper, or harborer and, when off the premises, shall be on a leash the length of which shall not exceed six feet and shall be under the direct physical control of an adult. A dog that is exempt from the provisions of this section shall not have contact with a dog or cat that is not currently vaccinated against rabies.

Section 4. Section 6.14.035-Microchip of Dogs and Cats is hereby added to the Capitola Municipal Code to read as follows:

6.14.035 Microchip of Dogs and Cats.

A. All dogs and cats over the age of four months must be implanted with an identifying microchip. The owner or custodian is required to provide the microchip number to the Microchip Registry. Nothing in this section supersedes, eliminates, or alters the licensing requirements of this chapter.

B. Exemptions. The microchip requirements shall not apply to any of the following:

1. A dog or cat with a high likelihood of suffering serious bodily injury, if implanted with the microchip identification, due to the health conditions of the animal. The owner or custodian must obtain written confirmation of that fact from a California licensed veterinarian. If the dog or cat is able to be safely implanted with an identifying microchip at a later date, the date must be stated in the written confirmation.

2. A dog or cat that is kenneled or trained in the City of Capitola, but is owned by an individual that does not reside in the City of Capitola. The owner or custodian must keep and maintain the animal in accordance with the applicable laws and ordinances of the jurisdiction in which the owner or custodian of the animal permanently resides, including but not limited to the applicable licensing and rabies vaccination requirements of that jurisdiction.

3. A dog that is tattooed and registered with the National Dog Registry located at 9018 E. Wilson Rd., Independence, MO 64053.

C. Transfer, sale of dogs and cats.

1. An owner or custodian who offers any dog, over the age of four months, for sale, trade, or adoption must provide the microchip identification number and the valid dog license

Second Reading Animal Ordinance Update
November 9, 2017

number with the offer of sale, trade or adoption. The license and microchip numbers must appear on a document transferring the dog to the new owner. The owner or custodian shall also advise the County Animal Shelter of the name and address of the new owner or custodian in accordance with Subdivision (A) of this section. An owner or custodian who offers any dog, over the age of four months for sale, trade, or adoption and fails to provide the County Animal Shelter with the name and address of the new owner, is in violation of this chapter and shall be subject to the penalties set forth herein.

2. An owner or custodian who offers any cat, over the age of four months for sale, trade, or adoption must provide the microchip identification number with the offer of sale, trade or adoption. The microchip numbers must appear on a document transferring the cat to the new owner. The owner or custodian shall also advise the County Animal Shelter of the name and address of the new owner or custodian in accordance with Subdivision (A) of this section. An owner or custodian who offers any cat, over the age of four months for sale, trade or adoption and fails to provide the County Animal Shelter with the name and address of the new owner, is in violation of this chapter and shall be subject to the penalties set forth herein.

3. When a puppy or kitten under the age of four months implanted with microchip identification is sold or otherwise transferred to another person, the owner or custodian shall advise the County Animal Shelter of the name and address of the new owner or custodian, and the microchip number of the puppy or kitten with ten days after the transfer. If it is discovered that an owner or custodian has failed to provide the County Animal Shelter with the name and address of the new owner and the microchip number of the puppy or kitten, the owner or custodian shall be subject to the penalties set forth in this chapter.

D. When an impounded dog or cat is without microchip identification, in addition to satisfying applicable requirements for the release of the animal, including but not limited to payment, of impound fees pursuant to this chapter, the owner or custodian shall also do one of the following:

1. Have the dog or cat implanted with a County Animal Shelter microchip by a Shelter California licensed veterinarian technician or veterinarian or designated personnel at the expense of the owner or custodian;

2. Have the dog or cat implanted with a County Animal Shelter approved microchip by a California licensed veterinarian. The owner or custodian may arrange for another California licensed veterinarian to perform the implant, and shall pay to the department the cost to deliver the dog or cat to the chosen veterinarian. The veterinarian shall complete and return to the County Animal Shelter within ten days, a statement confirming that the microchip has been implanted, provide the County Animal Shelter with the number and shall release the dog or cat to the owner or custodian only after the procedure is complete; or

E. Fees for microchip identification device. The fee for identifying microchip device shall be included in the cost of adoption when adopting a dog or cat from the Santa Cruz County Animal Shelter. If an animal has already been implanted with an identifying microchip device by some other facility, there will be no fee to have the identification microchip number entered into the

Second Reading Animal Ordinance Update
November 9, 2017

County Animal Shelter's registry as required by Subdivision (A) of this section.

F. Allocation of fees and fines collected. All costs, fees and fines collected under this part shall be paid to the County of Santa Cruz Animal Shelter for the purpose of defraying the cost of the implementation and enforcement program.

Section 5. This ordinance shall take effect and be in full force thirty (30) days after its final adoption.

This ordinance was introduced on the ____ day of October, 2017, and was passed and adopted by the City Council of the City of Capitola on the ____ day of November, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Stephanie Harlan, Mayor

ATTEST:

Linda Fridy, City Clerk



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: Public Works Department

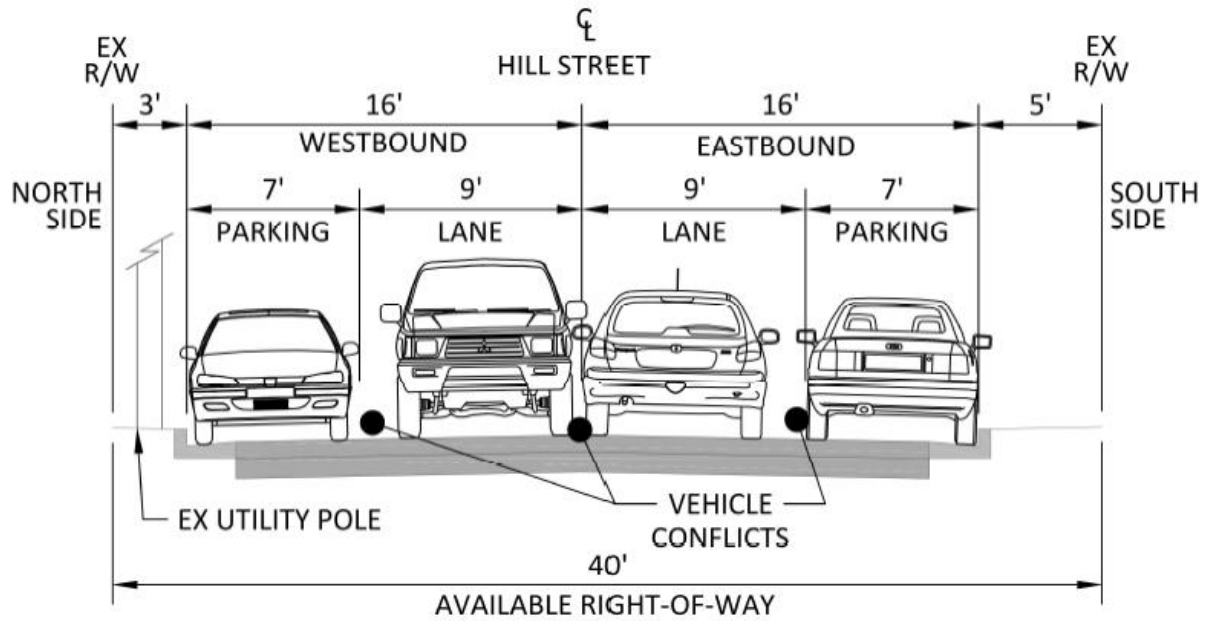
SUBJECT: Consider Removal of All Parking on the South Side of Hill Street between Capitola Avenue and Rosedale Avenue for the Installation of a Bike and Pedestrian Lane

RECOMMENDED ACTION: Approve the removal of parking on the south side of Hill Street between Capitola Avenue and Rosedale Avenue to accommodate the installation of a pedestrian and bicycle lane as tested during a trial program this past summer.

BACKGROUND: Over the past year Public Works has been working to address concerns over conflicts between moving vehicles, parked vehicles, bicyclists, and pedestrians along Hill Street between Capitola Avenue and Rosedale Avenue. Details of the public outreach and planning efforts are contained in a report prepared by Kimley-Horn included as Attachment 1.

DISCUSSION: Hill Street, within the project area, is 32 feet wide from curb to curb, which allows enough space for two nine-foot traffic lanes and two seven-foot-wide parking areas. These widths are both sub-standard in size, resulting in continual conflicts between moving vehicles, parked vehicles, pedestrians, and bicyclists. The graphic below illustrates the vehicle conflicts and the lack of space for pedestrians and bicyclists.

Hill Street Traffic Improvements
November 9, 2017



At a neighborhood workshop, three options were presented, each involving the removal of parking on one side of the street or the other, and some included the addition of a sidewalk within the road right-of-way. Descriptions and details of the three options are contained in the attached report.

Option 1A included the removal of the parking on the south side of Hill Street and the creation of a bike and pedestrian lane. This option received the majority of support at the workshop and on June 8, 2017, the City Council approved a trial program for Option 1 from July 7 to August 4.

Following the trial program, a survey was mailed out to each resident and property owner in the area and a second workshop was held to obtain input on the removal of parking and creation of the bike and pedestrian lane. In addition to the results of the survey, data were collected on the traffic speed, traffic volume, and parking utilization both before and during the trial period. Based on feedback received at the second workshop, traffic data and pedestrian/bicycle counts were collected this fall when New Brighton Middle School was in session. The survey data results are shown below.

Hill Street Community Feedback Response	Total Count	%	Living on north side of Hill Street	Living on south side of Hill Street	Living in Mobile Home Park	No residence location provided
Positive Pilot Program Response	36	65%	4	13	9	10
Negative Pilot Program Response	16	29%	6	2	4	4
Neutral Pilot Program Response	3	5%	0	0	2	1
Total Responses	55	-	10	15	15	15

The removal of parking along Hill Street is not without some consequences. Many residents in the area depend on street parking daily. Two large apartment complexes and a mobile home

Hill Street Traffic Improvements
November 9, 2017

park are adjoining Hill Street and do not have adequate parking for their residents on-site. With the removal of parking on Hill Street, these and other residents will be forced to park further from their homes, especially at night when the parking is most utilized. Public Works staff has worked with Santa Cruz Metro to remove the parking restriction at an abandoned bus stop on Rosedale Avenue near Hill Street, creating three additional parking spaces.

FISCAL IMPACT: The estimated cost of striping and signage for the pedestrian and bike lane is less than \$10,000. The Hill Street Project in the Capital Improvement Program has a current fund balance of \$44,000.

ATTACHMENTS:

1. Hill Street Summary Report

Report Prepared By: Steve Jesberg
Public Works Director

Reviewed and Forwarded by:



Jamie Goldstein, City Manager

11/1/2017



TECHNICAL MEMORANDUM

To: Steve Jesberg, City of Capitola

From: Frederik Venter and Derek Wu, Kimley-Horn and Associates, Inc.

Date: October 25, 2017

Re: **Hill Street Roadway Improvements – Project Summary Report**

This technical memorandum summarizes the analysis, results, recommendations, and community feedback of potential roadway improvements on Hill Street in the City of Capitola. The City is planning complete street improvements on Hill Street between Capitola Avenue and Rosedale Avenue to reduce potential vehicle conflicts and improve accessibility for bikes and pedestrians. Kimley-Horn was retained by the City to develop roadway alternatives and assist with public outreach for this project.

Existing Roadway Conditions

Hill Street between Capitola Avenue and Rosedale Avenue is an existing east-west two-lane local street with a right-of-way width of approximately 40 feet. It is an asphalt paved road with one lane in each direction and provides access to a mixture of single family dwellings, mobile home parks, and apartment complexes in the neighboring area. The posted speed limit is 25 mph, and Capitola Avenue and Rosedale Avenue intersect Hill Street with all-way stop control. Parking is allowed on both sides of Hill Street, and the Hill Street segment currently provides approximately 38 on-street parking spaces.

The Hill Street roadway width curb-to-curb is approximately 32' wide which allows enough space for 9' travel lanes and 7' wide on-street parking spaces. On the north side, utility poles spaced approximately 150' apart are located past the existing curb and gutter. The existing Hill Street cross-section is narrow and has the potential of creating vehicle conflicts between on-street parking and on-coming vehicle, pedestrian, and bicycle traffic. Vehicles driving along Hill Street often need to travel past the centerline to provide clearance and avoid sideswiping parked cars. The ideal roadway cross-section for a local street with on-street parking would require at least 40' of roadway width to fit 12' travel lanes and 8' parking; however, there is insufficient right-of-way to widen Hill Street beyond its existing geometry without impacting adjacent properties and utilities.

The Hill Street corridor between Capitola and Rosedale Avenue also does not have a continuous sidewalk or dedicated bike facility on either side of the street to provide safe accessibility for pedestrians and bicyclists. During the school year, children walk and bike on Hill Street in the morning and afternoon, and Hill Street is identified as a "Safe Route to School". With the lack of sidewalk and bike facilities, pedestrians and bicyclists on Hill Street are often forced to travel in the narrow roadway between parked vehicles and on-coming traffic.

Residents on Hill Street have requested the City to review possible roadway changes. The City investigated the feasibility of removing parking from the south side to stripe a bike lane. In 2013, Hill



Street residents petitioned the City to increase parking enforcement and install striping and speed humps to improve safety for all users.

Hill Street Roadway Improvement Alternatives

Due to existing roadway constraints and the conflicts between vehicles, pedestrians, and bicyclists, the City has included the Hill Street project to their Capital Improvement Program (CIP). In 2015, the City tasked Kimley-Horn to prepare roadway alternatives that would improve traffic safety and provide pedestrian and bicycle access along Hill Street. Geo-referenced aerial photographs, Santa Cruz County GIS, and topographic survey data was used to establish a base map and horizontal control for developing preliminary concepts in AutoCAD.

Three preliminary roadway alternatives for Hill Street between Capitola and Rosedale Avenue were developed. These roadway layouts incorporate various lane configurations within the existing right-of-way and are described in detail below. Figures of each alternative are shown in the **Appendix**.

Alternative 1

The proposed Hill Street improvements in Alternative 1 consists of removing parking on one side of the street and replacing the parking with a Class II bike lane. The other side of the street maintains on-street parking and designates the travel way as a Class III shared bike route. No sidewalk facilities are constructed and approximately 18 to 20 on-street parking spaces would be removed. The lane configuration and bike lane striping for Hill Street can be applied to either the south side (Alternative 1A) or the north side (Alternative 1B). For Alternative 1A, the cross-section consists of 10' travel lanes, a 5' wide Class II bike lane on the south side, 7' on-street parking on the north side, and a Class III designated shared bike route in the westbound direction. For Alternative 1B, the cross-section consists of 10' travel lanes, a 5' wide Class II bike lane on the north side, 7' on-street parking on the south side, and a Class III designated shared bike route in the eastbound direction.

The addition of a bike lane and removal of on-street parking on one side helps relieve the narrowness of the road and provides an area for bike and pedestrian travel. The proposed improvements require roadway signing and striping, the project can be implemented quickly at a relatively low construction cost.

Alternative 2

The proposed Hill Street improvements in Alternative 2 consists of implementing the same striping improvements described in Alternative 1 and constructing a sidewalk on the south side behind the existing curb and gutter. Approximately 18 to 20 on-street parking spaces would be removed. The lane configuration and bike lane striping for Hill Street can be applied to either the south side (Alternative 2A) or the north side (Alternative 2B). For Alternative 2A, the cross-section consists of a 5' sidewalk on the south side, 10' travel lanes, a 5' wide Class II bike lane on the south side, 7' on-street parking on the north side, and a Class III designated shared bike route in the westbound direction. For Alternative 2B, the cross-section consists of a 5' sidewalk on the south side, 10' travel lanes, a 5' wide Class II bike lane on the north side, 7' on-street parking on the south side, and a Class III designated shared bike route in the eastbound direction.

The addition of bike and sidewalk facilities helps relieve the narrowness of the road and provides safe access for bikes and pedestrians. The proposed improvements require roadway signing, striping, and construction of a new sidewalk that potentially impacts the landscape frontage of existing residences in City right-of-way. The project costs more than Alternative 1 and can be implemented after a few years when the City has available funds.



Alternative 3

The proposed Hill Street improvements in Alternative 3 consists of removing parking on one side of the street and constructing a 5’ wide sidewalk on both sides of the street in City right-of-way. Bike lanes will not be striped on the road. Due to existing utility poles on the north side, the proposed sidewalk would bulb around the poles and restrict on-street parking in that area. Approximately 18 to 20 on-street parking spaces would be removed. The lane configuration and removal of on-street parking for Hill Street can be applied to either the south side (Alternative 3A) or the north side (Alternative 3B). For Alternative 3A, the cross-section consists of 5’ sidewalks, 10’ travel lanes, and 8’ on-street parking on the north side. For Alternative 3B, the cross-section consists of 5’ sidewalks, 10’ travel lanes, and 8’ on-street parking on the south side.

The addition of continuous sidewalk facilities helps remove vehicle conflicts on the road and provides safe access for bikes and pedestrians. The proposed improvements require signing, striping, and roadway reconstruction to accommodate the new sidewalks in City right-of-way. The project costs more than Alternatives 1 and 2 and would take several years before the City has available funds to construct.

Roadway Alternative Comparison

A comparative analysis was conducted to evaluate potential benefits and impacts between the proposed roadway alternatives and existing conditions. **Table 1** shown below summarizes the project criteria analyzed for each roadway improvement.

Table 1: Hill Street Alternative Comparison

Alternative	Vehicle Conflicts	Bike Access	Pedestrian Access	Street Parking	Construction Impact	Time to Implement	Cost Range
Existing Conditions	High	No Bike Lanes	No Sidewalk	Both sides of street	N/A	N/A	N/A
1	Low	Class II & Class III lanes	No Sidewalk	One side of street	Low	6+ Months	\$20,000 to \$30,000
2	Low	Class II & Class III lanes	South Sidewalk	One side of street	Medium	5+ Years	\$200,000 to \$300,000
3	Low	No Bike Lanes	North & South Sidewalk	One side of street	High	10+ Years	\$300,000 to \$500,000

As shown in **Table 1**, the existing roadway condition on Hill Street is subject to potential vehicle conflicts, does not provide adequate pedestrian and bike access, and provides parking on both sides of the street. Alternatives 1, 2, and 3 all reduce potential vehicle conflicts and improves accessibility for bikes and pedestrians at the cost of losing parking on one side of the street. Based on the proposed improvements between each layout, Alternative 1 provides the lowest construction impact, cost impact, and has the shortest project schedule to implement. Alternative 3 on the other hand, provides the highest construction impact, cost impact, and longest project schedule to implement.

Hill Street Public Workshop #1

On February 16th, 2017, Kimley-Horn and the City conducted a public workshop to present the Hill Street roadway alternatives, provide an open discussion, collect community feedback, and incorporate as many comments and suggestions as feasible into the design analysis. The workshop was productive as the City received constructive public feedback on many of the potential traffic solutions for Hill Street. Outreach meeting notes and comments from the public are shown in the **Appendix**.



Initial public response on the Hill Street project supported the need to improve the roadway and alleviate conflicts between vehicles, bikes, and pedestrians. Although some members of the public raised concern with the loss of on-street parking with the alternatives, there was a consensus from the group that safety is most important concern and must be addressed. Most of the residents who attended the workshop supported the Alternative 1 roadway improvements.

Hill Street Pilot Program

As a follow-up to the workshop conducted in February, the City Council held a public meeting on June 8th, 2017 at which the Council directed Public Works to implement a pilot program on Hill Street that would temporarily change the roadway and on-street parking layout. The pilot program was implemented for four weeks which began on Friday July 7th, 2017 and ended on Friday August 4th, 2017. The intent of the temporary Hill Street pilot program was to field test the traffic impacts of the proposed striping that would eliminate parking on one side of the street equivalent to the Alternative 1A layout. To simulate this road configuration, on-street parking on the south side was removed, and the roadway was controlled with temporary traffic control markers, delineators, and “No Parking” signs. Approximately 18 on-street parking spaces were removed. An exhibit illustrating the pilot program layout is shown in the **Appendix**.

Traffic Data Collection and Results

Throughout the pilot program, the City monitored the Hill Street neighborhood and collected data to determine the traffic and parking impacts with application of the potential striping improvements. The data collected to compare with existing conditions included vehicle speed, traffic volume, bike and pedestrian volume, and parking occupancy. Vehicle data was collected using a tube counter that tracks speed and volume when a vehicle drives over it. Bike and pedestrian data was collected using 24-hour video recording cameras placed at each end of Hill Street. On-street parking data was collected manually by counting the number of parked cars after 5 PM in the surrounding neighborhood. These data collection counts were conducted before, during, and after implementation of the pilot program, and the data results are summarized below in **Tables 2 – 5**.

Table 2: Hill Street Vehicle Speed (Miles Per Hour)

Count Date	Scenario	85th Percentile		Average Speed	
		Eastbound Speed	Westbound Speed	Eastbound Speed	Westbound Speed
6/21/2017	Existing Conditions	25	27	18	20
7/19/2017	Pilot Program Conditions	25	25	20	18
8/30/2017	Existing Conditions with School	26	24	20	19

As shown in **Table 2**, vehicle speeds along Hill Street are similar under the existing and pilot program roadway layout. The 85th percentile speeds for all scenarios are consistent with the 25-mph posted speed and indicate that the proposed striping alternative does not negatively impact traffic operations or encourage excessive speeding.

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

Table 3: Hill Street Traffic Volume

Count Date	Scenario	Average Daily Traffic			AM Peak Hour		PM Peak Hour	
		Total Volume	Eastbound Volume	Westbound Volume	Eastbound Volume	Westbound Volume	Eastbound Volume	Westbound Volume
6/21/2017	Existing Conditions	1363	707	656	34 (11AM)	53 (7AM)	70 (6PM)	45 (3PM)
7/19/2017	Pilot Program Conditions	1354	637	717	31 (10AM)	63 (8AM)	61 (5PM)	52 (1PM)
8/30/2017	Existing Conditions w/ School	1520	660	860	37 (8AM)	113 (7AM)	64 (3PM)	87 (2PM)

In **Table 3**, traffic volumes along Hill Street are similar before and during the pilot program with AM and PM peak hour traffic occurring around the same time. When school is in session, the total average daily traffic (ADT) increases from 1354 to 1520 vehicles with greater peak hour traffic arriving at 7-8 AM and 2-3 PM. Since the traffic volumes remained consistent with implementation of the pilot program, the proposed striping alternative does not negatively impact traffic operations or divert existing traffic to other streets.

Table 4: Hill Street Pedestrian & Bicycle Volume

Count Date	Scenario	Mode	Total Daily Count	Side of Street		Heading	
				Northside	Southside	Eastbound Direction	Westbound Direction
8/30/2017	Existing Conditions with School	Pedestrian	63	34	29	26	37
8/30/2017	Existing Conditions with School	Bike	33	9	24	15	18

As shown in **Table 4**, a daily total of 96 bicyclists and pedestrians travelled through Hill Street from one side to the other between Capitola Avenue and Rosedale Avenue when school was in session. These counts exclude pedestrians walking to and from their parked car on Hill Street which was a common occurrence with the adjacent apartment complexes. The proportion of people walking and biking on Hill Street is approximately 6.3 % of the vehicle ADT volume and signifies a need to provide adequate bike and pedestrian facilities along the Hill Street corridor.

Table 5: Hill Street On-Street Parking Utilization

On-Street Parking Utilization At 5:00 PM (%)									
#	Location	Street Limits	Pilot Program Conditions						Existing Conditions
			10-Jul	13-Jul	19-Jul	24-Jul	1-Aug	Average	8-Aug
1	Hill St	Capitola Ave to Rosedale Ave	100%	75%	85%	100%	85%	89%	93%
2	Hill St	West of Capitola Ave	78%	89%	78%	89%	67%	80%	22%
3	Hill St	East of Rosedale Ave	100%	100%	100%	80%	100%	96%	95%
4	Pine St	Capitola Ave to Rosedale Ave	74%	45%	76%	71%	47%	63%	59%
5	Capitola Ave	North of Hill St	100%	80%	95%	100%	100%	95%	68%
6	Capitola Ave	Hill St to Pine St	57%	57%	86%	57%	71%	66%	64%
7	Rosedale Ave	Hill St to Pine St	100%	68%	100%	100%	63%	86%	47%
8	Rosedale Ave	South of Pine St	36%	43%	93%	64%	57%	59%	21%

Note:
 1. Utilization exceeding 85% on-street parking capacity are highlighted

To determine the pilot program impacts to parking, manual counts were conducted once a week after 5 PM around the Hill Street neighborhood. Parking utilization rates were estimated by recording the percentage of on-street parking spaces that were occupied based on the available parking supply. Parking counts were taken during and after application of the pilot program to compare with existing conditions.

As shown in **Table 5**, overall on-street parking occupancy in the neighborhood increased during the pilot program, since the removal of parking on Hill Street required residents to park their vehicle on adjacent streets instead. During the pilot program, several sections of Hill Street, Capitola Avenue, and Rosedale Avenue exceeded the 85% practical parking occupancy threshold and had average utilization rates greater than existing conditions, indicating a deficiency of available parking. However, some street sections such as Pine Street, Capitola Avenue south of Hill Street, and Rosedale Avenue south of Pine Street experienced smaller changes to parking occupancy during the pilot program and had average utilization rates less than the 85% practical capacity threshold, indicating a surplus of available parking. The parking data signifies that the proposed striping alternative would increase parking occupancy on the adjacent streets and would increase the walking distance for residents to access their parked car from their house.

Raw data output sheets of the vehicle, bike, pedestrian, and parking counts are attached in the **Appendix**.

Community Survey and Results

Flyers informing residents about the pilot program and temporary striping change to the roadway were distributed through mail in advance. Toward the end of the pilot program, the City sent a survey to residents in the Hill Street neighborhood to collect community comments on the program. A total of 55 completed questionnaires were received between July 31st and August 11th, and the results are shown below in **Table 6**.

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

Table 6: Hill Street Community Survey Summary

Hill Street Community Feedback Response	Total Count	%	Living on north side of Hill Street	Living on south side of Hill Street	Living in Mobile Home Park	No residence location provided
Positive Pilot Program Response	36	65%	4	13	9	10
Negative Pilot Program Response	16	29%	6	2	4	4
Neutral Pilot Program Response	3	5%	0	0	2	1
Total Responses	55	-	10	15	15	15

As presented in **Table 6**, 65% of collected public surveys had a positive response, 29% of collected surveys had a negative response, and 5% of collected surveys had a neutral response of the pilot program and proposed striping improvements. Of the 36 responses favoring the pilot program, 13 positive responses were from residents living on the south side of Hill Street, 4 responses from residents living on the north side of Hill Street, 9 responses from residents living in the adjacent mobile home park, and 10 positive responses with no residence location provided. Most survey responses in favor of the pilot program supported the increase in road safety and increase in bike and pedestrian access while most responses opposing the pilot program stated the loss of on-street parking made the parking situation worse than existing conditions. In general, most public comments from the questionnaire stated that the current neighborhood parking situation was poor and unsafe for all users. A copy of the Hill Street pilot program flyer and community survey responses are attached in the **Appendix**.

Hill Street Public Workshop #2

On August 9th, 2017, Kimley-Horn and the City conducted a second public workshop to present the results of the Hill Street Pilot Program, provide an open discussion, and collect additional community feedback for the project. From the second public workshop, the City and community discussed potential alternatives to improve the existing parking condition on Hill Street and ways to increase safety on the street. Several people in attendance supported the pilot program and proposed bike lane improvements. An overview of the outreach meeting notes and public comments are shown in the **Appendix**.

Project Recommendations

Based on the Hill Street alternative comparison table and results of the pilot program, Alternative 1A is the preferred roadway alternative to address the traffic conflicts with vehicles, bikes, and pedestrians. Replacing on-street parking on the south side of Hill Street with a striped Class II bike lane from Alternative 1A would improve bicycle and pedestrian access, relieve the narrowness of the road, and reduce most vehicle conflicts without compromising traffic operations and safety. Most community feedback from the pilot program survey expressed positive opinion of the Alternative 1A striping changes and supported the need to improve the Hill Street existing condition as soon as possible.

For the Hill Street project, it is recommended that the City proceed with permanent striping installation of Alternative 1A as the interim short-term improvement. When the City has available funds in the CIP, the preferred ultimate long-term Hill Street improvement is to implement Alternative 2A and construct a continuous sidewalk on the south side of Hill Street.

The City should continue investigating opportunities to improve the parking condition surrounding the Hill Street neighborhood. Some potential solutions could include but are not limited to providing additional on-street parking, increasing parking enforcement, evaluating parking regulations, etc.

Appendix

- A. Alternative 1 Layout
- B. Alternative 2 Layout
- C. Alternative 3 Layout
- D. Public Workshop #1 Meeting Notes
- E. Pilot Program Temporary Striping Layout
- F. Vehicle Traffic Counts
- G. Bike & Pedestrian Counts
- H. Parking Counts
- I. Pilot Program Flyer and Questionnaire
- J. Pilot Program Community Survey Results
- K. Public Workshop #2 Meeting Notes

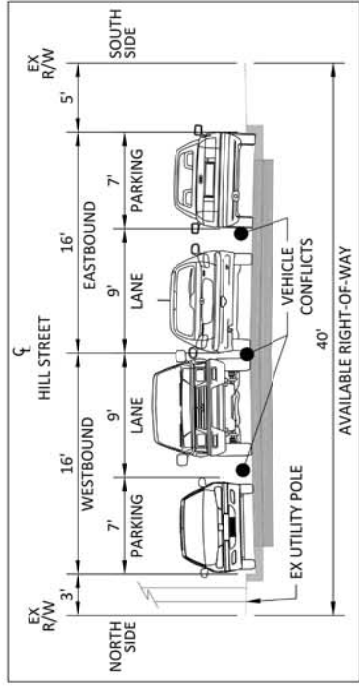


Appendix A: Alternative 1 Layout

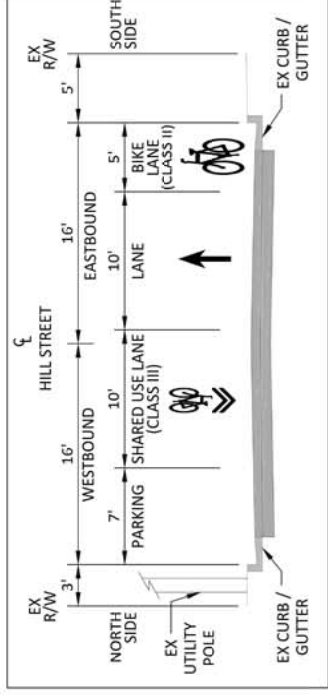


LEGEND

- EXISTING RW PER SANTA CRUZ COUNTY GIS
- - - APPROXIMATE CENTERLINE
- == EXISTING CURB AND GUTTER



EXISTING SECTION
HILL STREET
A-A



TYPICAL SECTION
HILL STREET
A-A



GRAPHIC SCALE IN FEET
0 50 100

ALTERNATIVE 1

9.A.1

PUBLIC MEETING NOTES

To: Steve Jesberg, City of Capitola

From: Frederik Venter and Derek Wu, Kimley-Horn and Associates, Inc.

Date: February 16, 2017 Capitola City Hall, 420 Capitola Avenue

Re: **Hill Street Public Workshop Meeting Notes**

Public Comments, Questions, and Responses:

- What is the process of acquiring additional right-of-way for the project?
 - City would have to negotiate and purchase the portion of the property from the owner. For any widening on Hill Street to be feasible, would need consensus from all property owners otherwise project would be held up
- Can we paint red curbs on either side of the driveways? It is difficult to see and access the driveways with parked cars next to them.
 - Yes, the City can go out and paint red curb (2'-5') at the driveways to prevent parked cars from obscuring visibility and access. Installation is done on a case by case basis.
- There is a lack of parking enforcement especially at night on Hill Street. There are people who use the street for storage and abandon parked cars for months.
 - City can notify Police Department of Hill Street situation and put on special projects list (Mayor Harlan response)
- What happens to the frontage of my property which has existing trees, landscaping, fencing, etc.?
 - The City will do its due diligence to restore the impacted area to a state that is acceptable to conditions before the project at a minimum. Trees, landscaping, fencing etc. will be removed as needed to build out the sidewalk within the existing right-of-way.
- Who pays for this project?
 - This project would be paid by the City's Capital Improvement General Fund which is generated by sales tax. It does not come out from property taxes.
 - City currently has funds to do striping improvements shown in Alternative 1.
 - To construct sidewalk and other widening improvements shown in Alternative 2 & 3, would need additional years to accumulate the funds
- What is being done to control vehicle speeds?
 - The existing condition has narrow cross-section with on-street parking on both sides which limits the speed cars can drive through comfortably. Will always have people who speed

- regardless of measures taken; however, estimated 85th percentile speeds around 25mph speed limit.
- Most traffic calming solutions to control speeds involves narrowing the road. Any new measures would reduce the number of available on-street parking. It is anticipated that the proposed Alternatives would increase speeds along Hill Street since the travel lanes are widened and vehicle conflicts are reduced. Will evaluate speed impacts as project moves forward.
- Is there an option to provide one-way street control for Hill Street? Have cut through traffic from people avoiding Bay/Capitola intersection. This could also reduce vehicle conflicts.
 - To implement one-way traffic control, would need to analyze the entire neighborhood for circulation and access. Typically adding one-way control on a single street would divert traffic not reduce traffic. Traffic would divert to the adjacent/neighboring streets and add congestion/complaints for those residents instead.
 - One-way street would also increase vehicle speeds in area since wider lanes.
 - Is there an option to provide Permit parking on Hill Street?
 - City currently has provided permit programs for residents where employees from nearby businesses are parking in the residential streets and for areas by the beach. City has not implemented a permit program instilling residents vs residents.
 - Implementing a parking permit program will instill costs to the residents (startup cost plus monthly/annual fees). Will also instill costs to the City to enforce parking.
 - Starting parking permits on one street will cause ripple effect for surrounding neighborhood since people who do not obtain a permit would park on other streets, causing congestion and push from those residents to implement permits as well, snowballing the effect.
 - All the proposed alternatives would reduce on-street parking and force people to park farther away into other neighborhoods. There is an existing shortage of parking on Hill Street. The apartment complex where we live only assigns one space per unit and most families own more than one vehicle.
 - Could we have the apartment complexes provide more parking on-site? There seems to be additional space to build more stalls.
 - Apartments on Hill Street were developed long time ago and may have followed different parking regulations than current standards. City cannot force owner to build more parking on their property but will advise them of situation and community concerns.
 - Can the improvements be phased? Could we implement one alternative and build more improvements later when deemed economical and feasible?
 - Yes, plan to phase the project and provide solution that is acceptable to everyone.
 - Can we just add sidewalk to the south side and keep the existing roadway section with parking on both sides?
 - Yes, that is an option that we can explore further.
 - There is consensus from the group that the most important concern of Hill Street is safety. The existing conditions is not a safe place to walk or access driveways. There is also an urgency to address the issues as soon as possible and the fact that it would take years before enough funding to build sidewalk etc.

Sticky Note Comments on Alternative 1:

- Number of people who live on North side: 6
- Number of people who live on South side: 7
- Please contact apartment on corner of Hill Street – Need to provide more parking for their tenants. Plenty of property for parking on Hill Street Side
- I like Alternative 1 cycling lane on south side. Give it a pilot length of time to alleviate said problems and then re-assess for more solutions. Increase enforcement of abandoned cars in the interim as well.
- Alternative 1A preferred. Safety is an issue. – A Parodi 509 Hill Street
- Alternative 1B preferred with parking on south side
- Preferred alternative
 - Safe routes to school
 - Quick implementation
 - Cheapest
 - Can build sidewalk later

Sticky Note Comments on Alternative 2:

- I like to see a sidewalk and keep all parking
- Would like to eventually have one sidewalk. Don't need two
- I prefer a one-way street, parking on both sides, and a sidewalk
- Keep all parking, build a single sidewalk
- Priorities
 - Vehicle conflict removed – parking 1 side
 - Pedestrian / bike traffic safer

Sticky Note Comments on Alternative 3:

- If there is a bike lane it should continue from prior block south side

Index Card Comments:

- Please consider Alternative 1, this could be implemented immediately, a continuation from Hill Street from Bay Ave parking on one side. Parking enforcement is needed – Bill Waldron 505 Hill St 475-8268
- Alternative 1A – Least costly. Safety is important. I'd like to suggest parking enforcement be stepped up to stop long term parked vehicles (mark tires to start 72-hour limits?) – Donna Beach 507 Hill St
- Reduce street parking please. Hill street is simply not wide enough to accommodate parking on both sides. Safety is the biggest issue and it should be addresses as soon as possible. Option 1 is good place to start and additional improvements could be made in the future.
- Because of safety – remove parking on the south side, give more room for traffic and pedestrians.

Attached:

- Sign-In Sheet
- Copy of Public Comments

Hill Street Community Meeting

Sign in Sheet

Meeting Date: February 16, 2017

Name	Address & Contact Information
Kitty Hansen	404 Hill & Kittyhansen674@gmail.com
Bill Waldron	505 A+B Hill St
Barbara Meek	412 Hill St. barbara-meek@ad.com
Lindsay Romzek	410 Hill St.
Renée Roberts	Roberts.re@gmail.com
Sam Rudolph	900 Capital Ave
Janneke Strouse	director@bikecountysantacruzcounty.org
MARK SchierON	920 CAPITAL AVE. MARKSCHIERON@GMAIL.COM

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

Hill Street Community Meeting

Sign in Sheet

Meeting Date: February 16, 2017

Name	Address & Contact Information
Teresa Green	teresajgreen@me.com 405 HILL ST.
Greg Tedesco	304 Hill
Cathy Stefanki	909 Rosedale Cap.
Anna Beach	507 Hill St.
Sue Parodi	509 Hill St.
Linda Bechtel	920 Capitola Ave #32 <small>Turner Lane</small>

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

Hill Street Community Meeting

Sign in Sheet

Meeting Date: February 16, 2017

Name	Address & Contact Information
TIM CLARK	307 HILL - TIMSHOHO@GMAIL.COM

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

Because of Safety

Remove parking on the south side - give more room for traffic and pedestrians

Please consider alternative!
this could be implemented immediately
a continuation from Hill St from Bay Ave
parking on one side. Parking enforcement
is needed

Bill Walden
505 Hill St
475-8268

Alternative 1 A - east

Oran Beach
507 Hill St.

Safety is most important.
I'd like to suggest parking
enforcement be stepped up to
stop long-term parked vehicles.
(Mark tubes to start 72-hour
limits)?

Reduce street parking please.

Hill St is simply not wide enough
to accommodate parking on both sides
Safety is the biggest issue - and
it should be addressed as soon
as possible.

Option 1 is good plan to start - and
additional improvements could be
made in the future.

Please contact apartment on corner of Hill St - Asked to provide more parking for their tenants. Priority for parking on Hill St side.

1. like alt #1 cycling lane on south side
Give it a pilot length of time to evaluate then problems for more re-assess for more solutions.
Increase enforcement of abandoned cars in the interim as well.

My choice

⑧ on side

PREFERRED

- ① Safe routes to school
- ② Quick implementation
- ③ Cheapest
- ④ Can build side walk later

Alternative 1-A

Safety is an issue

A. Parodi
509 Hill St

Parking

I'd like
to see
side walk
and keep
all parking.

would like to
eventually
have 1 sidewalk
Don't need
two.

1 prefer a
1 way street
park's on both
sides and a
sidewalk

KEEP ALL
PARKING -
BUILD A
SINGLE SIDE
WAY

Priorities

- 1) Vehicle conflict removed - parking 1 side
- 2) Pedestrian/bike traffic safer.

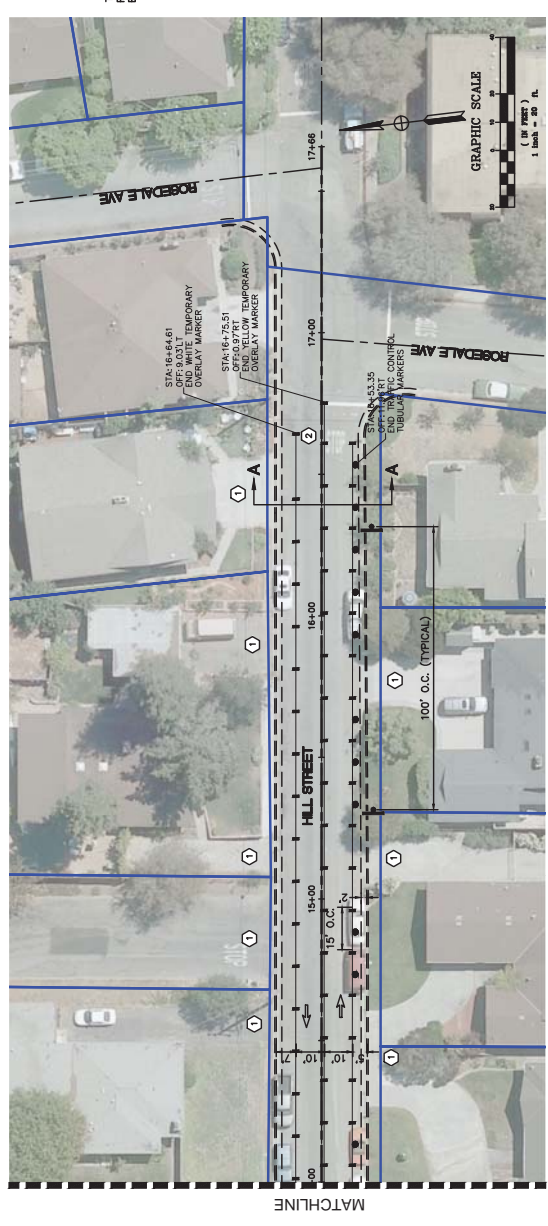
Parking

If there
is a bike
lane it (over)
should continue
from prior block

Parking



Appendix E: Pilot Program Temporary Striping Layout

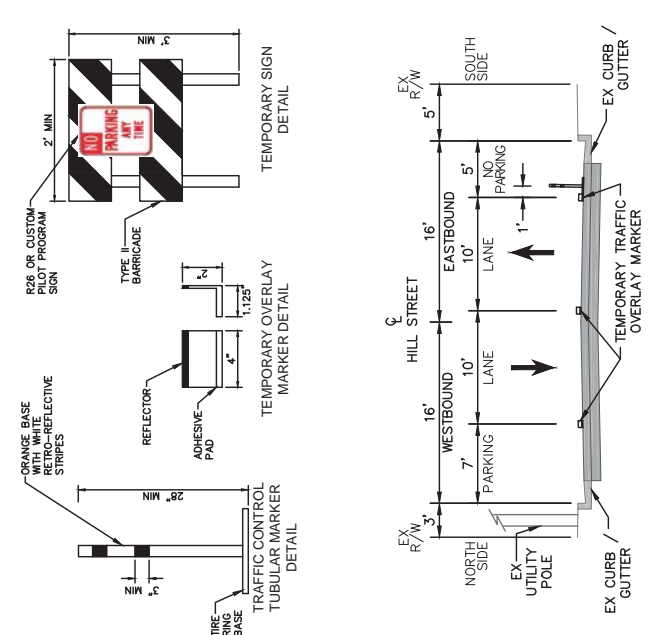


- GENERAL NOTES (ALL TRAFFIC CONTROL SHEETS):**
- SPECIFIC WORK CALLED OUT ON TRAFFIC CONTROL SHEETS (KEYED NOTES) ARE INTENDED TO ASSIST THE CONTRACTOR IN THE FIELD. ALL WORK SHOULD BE COMPLETED DURING THIS STAGE AND IS NOT A COMPREHENSIVE LIST OF ALL WORK THAT IS REQUIRED OR MAY BE COMPLETED DURING SAID STAGE.
 - CONTRACTOR SHALL MAINTAIN DRIVEWAY ACCESS DURING CONSTRUCTION.
 - CONTRACTOR SHALL REMOVE ALL EXISTING STRIPING AND PAVEMENT MARKINGS THAT CONFLICTS WITH NEW STRIPING AND MARKINGS, OR AS DIRECTED BY THE ENGINEER.
 - CONTRACTOR SHALL REMOVE OR COVER ALL EXISTING STRIPING AND PAVEMENT MARKINGS THAT CONFLICTS WITH NEW STRIPING AND MARKINGS AS SHOWN OR AS DIRECTED BY THE ENGINEER. INSTALL ROADSIDE SIGNS PER SIGN PLANS WHERE CONSTRUCTION OCCURS.
 - SIGN LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS TO BE DETERMINED BY THE ENGINEER. SIGNS TO BE INSTALLED IN FREE STANDING SUPPORTS AS APPROVED BY THE ENGINEER AND SHALL NOT PENETRATE THE PAVEMENT SURFACE.
- CONSTRUCTION NOTES (THIS SHEET ONLY):**
- MAINTAIN ACCESS TO EXISTING DRIVEWAYS
 - INSTALL TEMPORARY TRAFFIC OVERLAY MARKERS SPACED 15' O.C. TO DELINEATE CENTERLINE AND RIGHT EDGE OF TRAVEL WAY PER SECTION 12-6.02B OF THE 2015 CALTRANS STANDARD SPECIFICATIONS.

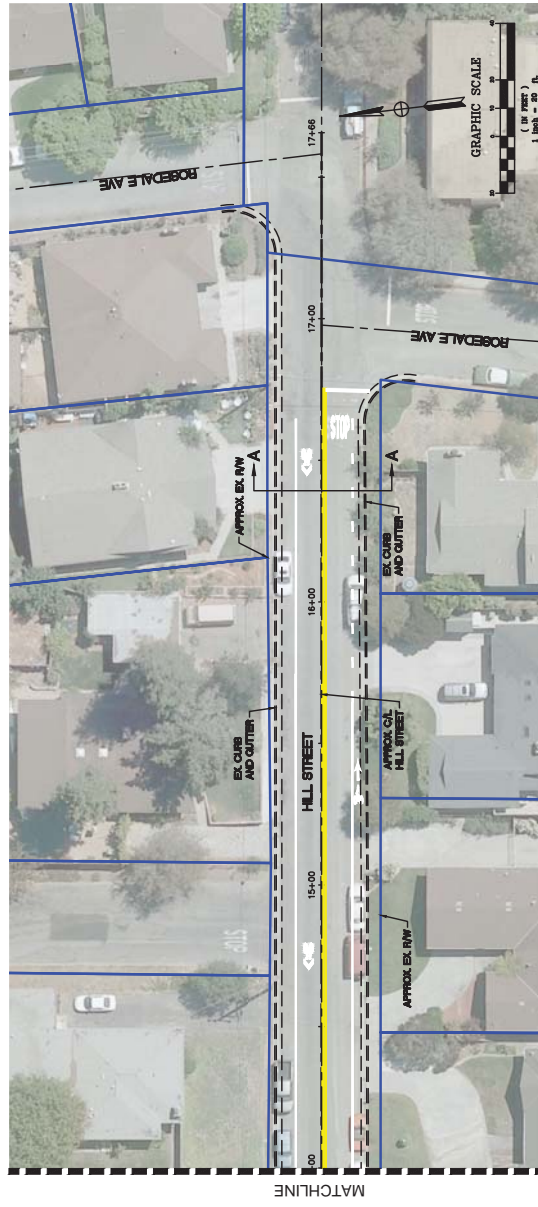
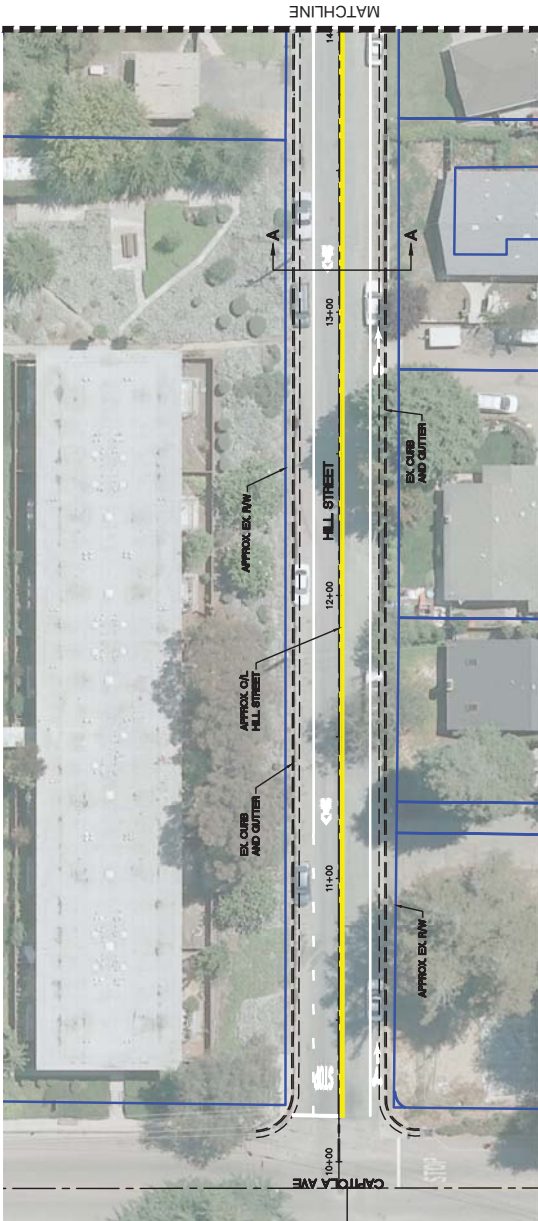
LEGEND

- EXISTING R/W PER SANTA CRUZ COUNTY GIS
- APPROXIMATE CENTERLINE
- EXISTING CURB AND GUTTER
- TEMPORARY SIGN SPACED 100' O.C.
- TEMPORARY TRAFFIC CONTROL TUBULAR MARKER SPACED 15' O.C.
- TEMPORARY OVERLAY MARKER SPACED 15' O.C.
- DIRECTION OF TRAFFIC

STAGE 1	CONSTRUCTION
RESTRICT ON-STREET PARKING ON SOUTH SIDE OF HILL STREET WITH TRAFFIC CONTROL AND 15' O.C. MARKERS SPACED 15' O.C. FROM FACE OF CURB. INSTALL TEMPORARY NO PARKING SIGNS SPACED 100'. MARKERS SPACED 15' O.C. TO DELINEATE CENTERLINE AND TRAVEL WAY.	N/A

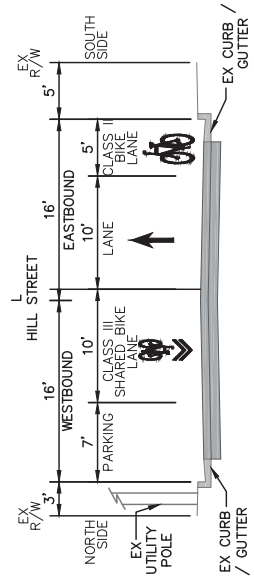


<p>THIS PLAN ACCURATE FOR TRAFFIC CONTROL ONLY</p> <p>HILL STREET PRELIMINARY TRAFFIC CONTROL AND ROADWAY IMPROVEMENTS PREPARED FOR CITY OF CAPITOLA</p> <p>100 W SAN FERNANDO ST., STE. 250 SAN JOSE, CA 95113 WWW.KIMLEY-HORN.COM</p>		<p>SHEET NO. 1 OF 1 SHEETS</p> <p>TC-01</p>												
<p>DATE: 03-28-2017</p> <p>DESIGNED BY: DM</p> <p>DRAWN BY: DM</p> <p>CHECKED BY: PV</p>		<p>TRAFFIC CONTROL FOR ALTERNATIVE 1 PILOT PROGRAM</p>												
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	BY										<p>CALIFORNIA</p>
NO.	DATE	BY												



LEGEND

—	EXISTING R/W PER SANTA CRUZ COUNTY GIS
- - -	APPROXIMATE CENTERLINE
---	EXISTING CURB AND GUTTER
---	EXISTING CURB AND GUTTER



SHEET NO. 2 OF 2 SHEETS
TC-02

**ALTERNATIVE 1
 STRIPING PLAN**

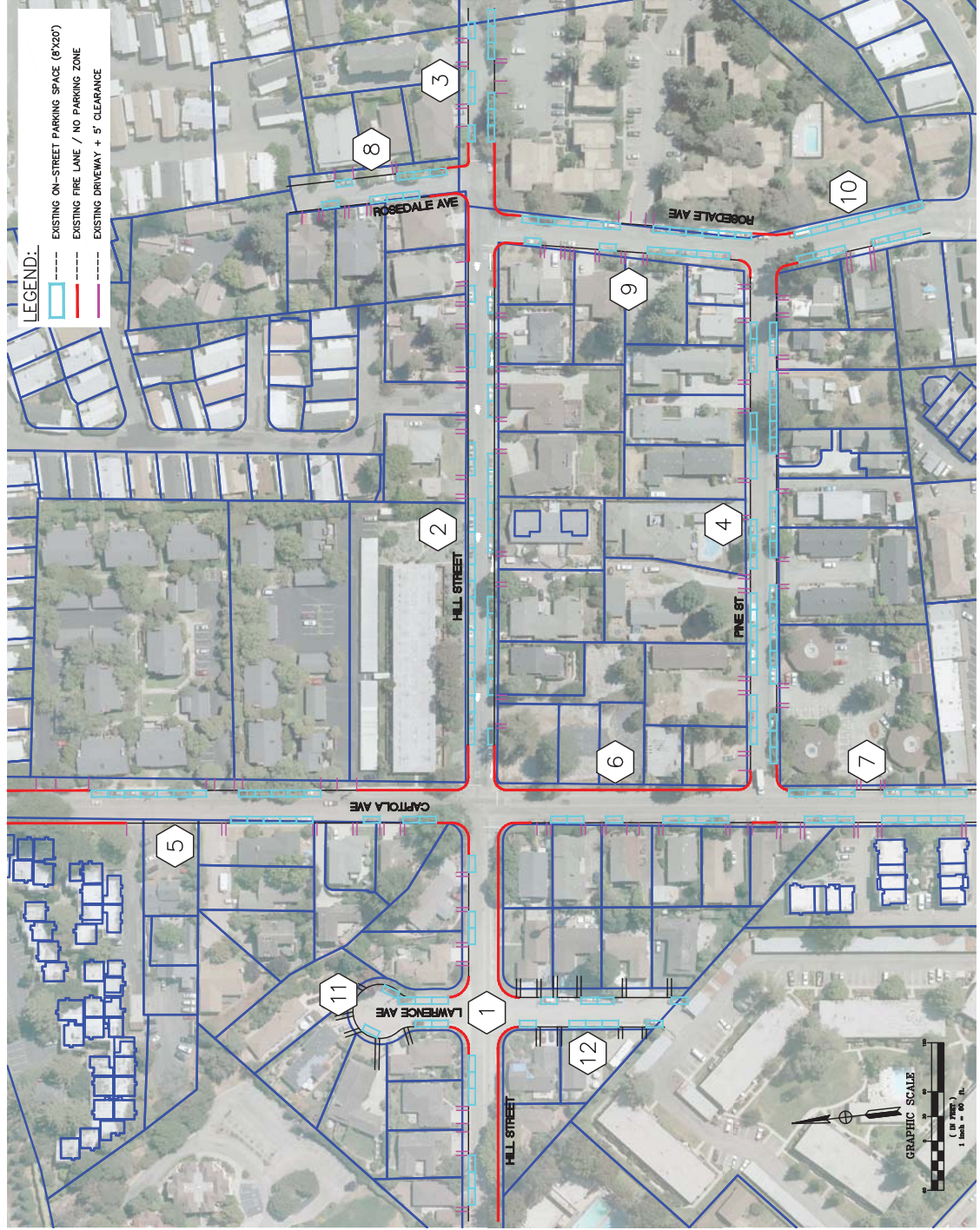
HILL STREET PRELIMINARY TRAFFIC CONTROL AND ROADWAY IMPROVEMENTS
 PREPARED FOR
CITY OF CAPITOLA
 CALIFORNIA

Kimley-Horn
 100 W SAN FERNANDO ST, STE 250 SAN JOSE, CA 95113
 WWW.KIMLEY-HORN.COM

THIS PLAN ACCURATE FOR TRAFFIC CONTROL ONLY

DATE	02-26-2017
SCALE	AS SHOWN
DESIGNED BY	DM
DRAWN BY	DM
CHECKED BY	PV

NO.	REVISIONS	DATE	BY



#	Location	Limits	Parking Supply Total Available Spaces
1	Hill Street	West to Capitol	9
2	Hill Street	Capitol to Rosedale	38
3	Hill Street	Rosedale to East	10
4	Pine	Capitol to Rosedale	38
5	Capitol	North to Hill	20
6	Capitol	Hill to Pine	7
7	Capitol	Pine to South	17
8	Rosedale	North to Hill	8
9	Rosedale	Hill to Pine	19
10	Rosedale	Pine to South	14
11	Lawrence	North to Hill	7
12	Lawrence	Hill to South	9
Total On-Street Parking			196

THIS PLAN ACCURATE FOR TRAFFIC CONTROL ONLY

HILL STREET PRELIMINARY TRAFFIC CONTROL AND ROADWAY IMPROVEMENTS PREPARED FOR CITY OF CAPITOLA CALIFORNIA

DATE: 03-26-2017
 DESIGNED BY: DM
 DRAWN BY: DM
 CHECKED BY: PJ

Kimley-Horn
 100 W SAN FERNANDO ST, STE 250 SAN JOSE, CA 95113
 WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

SHEET NO. 3 OF 3
 TC-03

EXISTING ON-STREET PARKING CONDITIONS FOR ALTERNATIVE 1 PILOT PROGRAM



Appendix F: Vehicle Traffic Counts

Type of report: Tube Count - Volume Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JUNE)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JUNE)
CITY/STATE: Capitola, CA

QC JOB #: 14448301
DIRECTION: WB
DATE: Jun 21 2017 - Jun 21 2017

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			3			3			3	
1:00 AM			3			3			3	
2:00 AM			3			3			3	
3:00 AM			1			1			1	
4:00 AM			12			12			12	
5:00 AM			19			19			19	
6:00 AM			24			24			24	
7:00 AM			53			53			53	
8:00 AM			51			51			51	
9:00 AM			43			43			43	
10:00 AM			40			40			40	
11:00 AM			48			48			48	
12:00 PM			40			40			40	
1:00 PM			42			42			42	
2:00 PM			40			40			40	
3:00 PM			45			45			45	
4:00 PM			37			37			37	
5:00 PM			29			29			29	
6:00 PM			42			42			42	
7:00 PM			26			26			26	
8:00 PM			18			18			18	
9:00 PM			15			15			15	
10:00 PM			14			14			14	
11:00 PM			8			8			8	
Day Total			656			656			656	

% Weekday Average	100.0%
% Week Average	100.0%
AM Peak	7:00 AM
Volume	53
PM Peak	3:00 PM
Volume	45

Comments:

Report generated on 6/23/2017 3:03 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JUNE)		QC JOB #: 14448301																																					
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JUNE)		DIRECTION: WB																																					
CITY/STATE: Capitola, CA		DATE: Jun 21 2017																																					
Start Time	15	16	21	25	30	31	35	36	40	41	45	46	50	51	55	56	60	61	65	66	70	71	75	76	999	Total	Pace Speed	Number in Pace											
12:00 AM	1	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	21-30	2											
1:00 AM	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	16-25	2											
2:00 AM	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	8-17	1											
3:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	21-30	1												
4:00 AM	1	3	4	4	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	18-27	7												
5:00 AM	2	2	5	5	7	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	23-32	11												
6:00 AM	2	7	9	9	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	16-25	16												
7:00 AM	6	6	33	33	6	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	21-30	39												
8:00 AM	5	11	22	22	11	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51	21-30	33												
9:00 AM	6	11	14	14	10	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	20-29	24												
10:00 AM	5	13	14	14	7	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	16-25	26												
11:00 AM	4	18	13	13	10	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	16-25	31												
12:00 PM	4	8	22	22	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	16-25	29												
1:00 PM	5	13	16	16	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	16-25	29												
2:00 PM	4	10	15	15	9	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	16-25	25												
3:00 PM	9	14	15	15	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	16-25	29												
4:00 PM	5	11	15	15	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	16-25	26												
5:00 PM	8	4	11	11	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	21-30	16												
6:00 PM	6	15	14	14	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	16-25	28												
7:00 PM	6	6	7	7	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	21-30	12												
8:00 PM	3	5	7	7	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18-27	11												
9:00 PM	2	4	5	5	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	16-25	9												
10:00 PM	3	5	3	3	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	17-26	7												
11:00 PM	1	2	2	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	23-32	4												
Day Total	91	168	249	249	118	26	3	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	656	16-25	416												
Percent	13.9%	25.6%	38.0%	38.0%	18.0%	4.0%	0.5%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%												
ADT																																							
656																																							
AM Peak	<table border="1"> <tr> <td>7:00 AM</td> <td>11:00 AM</td> <td>7:00 AM</td> <td>8:00 AM</td> <td>5:00 AM</td> <td>7:00 AM</td> </tr> <tr> <td>Volume</td> <td>6</td> <td>18</td> <td>33</td> <td>11</td> <td>3</td> <td>1</td> </tr> </table>																										7:00 AM	11:00 AM	7:00 AM	8:00 AM	5:00 AM	7:00 AM	Volume	6	18	33	11	3	1
7:00 AM	11:00 AM	7:00 AM	8:00 AM	5:00 AM	7:00 AM																																		
Volume	6	18	33	11	3	1																																	
PM Peak	<table border="1"> <tr> <td>3:00 PM</td> <td>6:00 PM</td> <td>12:00 PM</td> <td>2:00 PM</td> <td>12:00 PM</td> <td>10:00 PM</td> </tr> <tr> <td>Volume</td> <td>9</td> <td>15</td> <td>22</td> <td>9</td> <td>3</td> <td>1</td> </tr> </table>																										3:00 PM	6:00 PM	12:00 PM	2:00 PM	12:00 PM	10:00 PM	Volume	9	15	22	9	3	1
3:00 PM	6:00 PM	12:00 PM	2:00 PM	12:00 PM	10:00 PM																																		
Volume	9	15	22	9	3	1																																	
Comments:																																							

Report generated on 6/23/2017 3:03 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

SUMMARY - Tube Count - Speed Data

Type of report: Tube Count - Speed Data LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JUNE) SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JUNE) CITY/STATE: Capitola, CA																	
QC JOB #: 14448301 DIRECTION: WB DATE: Jun 21 2017 - Jun 21 2017																	
Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Pace Speed	Number in Pace	
Grand Total	15	20	25	30	35	40	45	50	55	60	65	70	75	999	656	16-25	416
Percent	91	168	249	118	26	3	1	0	0	0	0	0	0	0	0.0%	0.0%	0.0%
Cumulative Percent	13.9%	25.6%	38.0%	18.0%	4.0%	0.5%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
ADT	13.9%	39.5%	77.4%	95.4%	99.4%	99.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
656																	
Comments:	85th Percentile 27 MPH Mean Speed(Average) 20 MPH Median 21 MPH Mode: 23 MPH																

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Report generated on 6/23/2017 3:03 PM



Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday	Sat	Sun	Average Week	Average Week Profile
			21-Jun-17			Hourly Traffic			Hourly Traffic	
12:00 AM			8			8			8	
1:00 AM			6			6			6	
2:00 AM			4			4			4	
3:00 AM			0			0			0	
4:00 AM			3			3			3	
5:00 AM			4			4			4	
6:00 AM			15			15			15	
7:00 AM			15			15			15	
8:00 AM			27			27			27	
9:00 AM			25			25			25	
10:00 AM			23			23			23	
11:00 AM			34			34			34	
12:00 PM			40			40			40	
1:00 PM			45			45			45	
2:00 PM			46			46			46	
3:00 PM			63			63			63	
4:00 PM			58			58			58	
5:00 PM			59			59			59	
6:00 PM			70			70			70	
7:00 PM			47			47			47	
8:00 PM			32			32			32	
9:00 PM			37			37			37	
10:00 PM			32			32			32	
11:00 PM			14			14			14	
Day Total			707			707			707	
% Weekday Average			100.0%							
% Week Average			100.0%			100.0%				
AM Peak			11:00 AM			11:00 AM			11:00 AM	
Volume			34			34			34	
PM Peak			6:00 PM			6:00 PM			6:00 PM	
Volume			70			70			70	
<i>Comments:</i>										

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JUNE)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JUNE)
CITY/STATE: Capitola, CA

QC JOB #: 14448301
DIRECTION: EB
DATE: Jun 21 2017 - Jun 21 2017

Report generated on 6/23/2017 3:03 PM SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

		LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JUNE)														QC JOB #: 14448301		
		SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JUNE)														DIRECTION: EB		
		CITY/STATE: Capitola, CA														DATE: Jun 21 2017		
Start Time	15	16	21	25	30	35	40	45	50	55	60	65	70	75	76	Total	Pace Speed	Number in Pace
12:00 AM	4	1	3	3	0	0	0	0	0	0	0	0	0	0	0	8	16-25	4
1:00 AM	2	1	3	3	0	0	0	0	0	0	0	0	0	0	0	6	16-25	4
2:00 AM	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	4	11-20	2
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
4:00 AM	1	0	2	2	0	0	0	0	0	0	0	0	0	0	0	3	16-25	2
5:00 AM	3	0	1	5	2	1	0	0	0	0	0	0	0	0	0	4	6-15	2
6:00 AM	6	4	2	2	3	0	0	0	0	0	0	0	0	0	0	15	16-25	8
7:00 AM	14	5	8	8	0	0	0	0	0	0	0	0	0	0	0	15	16-25	6
8:00 AM	11	4	7	7	3	0	0	0	0	0	0	0	0	0	0	27	16-25	13
9:00 AM	6	7	6	6	4	0	0	0	0	0	0	0	0	0	0	25	21-30	10
10:00 AM	6	10	11	11	7	0	0	0	0	0	0	0	0	0	0	23	17-26	12
11:00 AM	12	13	10	10	5	0	0	0	0	0	0	0	0	0	0	34	16-25	21
12:00 PM	3	12	24	24	6	0	0	0	0	0	0	0	0	0	0	40	16-25	23
1:00 PM	12	7	18	18	9	0	0	0	0	0	0	0	0	0	0	45	16-25	35
2:00 PM	18	9	23	23	12	1	0	0	0	0	0	0	0	0	0	46	21-30	26
3:00 PM	12	10	24	24	11	1	0	0	0	0	0	0	0	0	0	63	21-30	35
4:00 PM	10	12	27	27	9	1	0	0	0	0	0	0	0	0	0	58	21-30	35
5:00 PM	13	19	30	30	8	0	0	0	0	0	0	0	0	0	0	59	16-25	39
6:00 PM	10	8	21	21	8	0	0	0	0	0	0	0	0	0	0	70	16-25	49
7:00 PM	6	12	9	9	5	0	0	0	0	0	0	0	0	0	0	47	21-30	29
8:00 PM	6	7	17	17	5	2	0	0	0	0	0	0	0	0	0	32	16-25	20
9:00 PM	5	8	14	14	5	0	0	0	0	0	0	0	0	0	0	37	18-27	23
10:00 PM	2	3	5	5	4	0	0	0	0	0	0	0	0	0	0	32	17-26	21
11:00 PM	169	156	270	270	106	6	0	0	0	0	0	0	0	0	0	14	21-30	9
Day Total	23.9%	22.1%	38.2%	38.2%	15.0%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	707	16-25	426
Percent																		
ADT 707																		
AM Peak Volume	14	10	11	11	7	1										11:00 AM	34	
PM Peak Volume	18	19	30	30	12	2										6:00 PM	70	
Comments:																		

Report generated on 6/23/2017 3:03 PM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

SUMMARY - Tube Count - Speed Data

Type of report: Tube Count - Speed Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JUNE)		QC JOB #: 14448301															
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JUNE)		DIRECTION: EB															
CITY/STATE: Capitola, CA		DATE: Jun 21 2017 - Jun 21 2017															
Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace Speed	Number in Pace
Grand Total	15	20	25	30	35	40	45	50	55	60	65	70	75	76	707	16-25	426
Percent	23.9%	22.1%	38.2%	15.0%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
Cumulative Percent	23.9%	46.0%	84.2%	99.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%			
ADT 707																	
Comments:	<p>85th Percentile 25 MPH Mean Speed(Average) 18 MPH Median 20 MPH Mode: 23 MPH</p>																

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Report generated on 6/23/2017 3:03 PM



LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
CITY/STATE: Capitola, CA

QC JOB #: 14448302

DIRECTION: WB

DATE: Jul 19 2017 - Jul 19 2017

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			2			2			2	
12:15 AM			0			0			0	
12:30 AM			0			0			0	
12:45 AM			2			2			2	
1:00 AM			1			1			1	
1:15 AM			1			1			1	
1:30 AM			0			0			0	
1:45 AM			0			0			0	
2:00 AM			0			0			0	
2:15 AM			1			1			1	
2:30 AM			0			0			0	
2:45 AM			0			0			0	
3:00 AM			0			0			0	
3:15 AM			0			0			0	
3:30 AM			0			0			0	
3:45 AM			1			1			1	
4:00 AM			2			2			2	
4:15 AM			2			2			2	
4:30 AM			3			3			3	
4:45 AM			3			3			3	
5:00 AM			4			4			4	
5:15 AM			4			4			4	
5:30 AM			5			5			5	
5:45 AM			3			3			3	
Day Total										

% Weekday Average	
% Week Average	
AM Peak	
Volume	
PM Peak	
Volume	
Comments:	

Report generated on 7/21/2017 12:19 PM SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Volume Data

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
6:00 AM	4		4			4			4	
6:15 AM	7		7			7			7	
6:30 AM	5		5			5			5	
6:45 AM	11		11			11			11	
7:00 AM	8		8			8			8	
7:15 AM	20		20			20			20	
7:30 AM	11		11			11			11	
7:45 AM	11		11			11			11	
8:00 AM	19		19			19			19	
8:15 AM	16		16			16			16	
8:30 AM	15		15			15			15	
8:45 AM	13		13			13			13	
9:00 AM	13		13			13			13	
9:15 AM	7		7			7			7	
9:30 AM	11		11			11			11	
9:45 AM	11		11			11			11	
10:00 AM	8		8			8			8	
10:15 AM	11		11			11			11	
10:30 AM	13		13			13			13	
10:45 AM	12		12			12			12	
11:00 AM	15		15			15			15	
11:15 AM	12		12			12			12	
11:30 AM	11		11			11			11	
11:45 AM	13		13			13			13	
Day Total										
% Weekday Average	[Yellow cell]									
% Week Average	[Yellow cell]									
AM Peak	[Yellow cell]									
Volume	[Yellow cell]									
PM Peak	[Yellow cell]									
Volume	[Yellow cell]									
Comments:	[Yellow cell]									

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
CITY/STATE: Capitola, CA

QC JOB #: 14448302
DIRECTION: WB
DATE: Jul 19 2017 - Jul 19 2017

Report generated on 7/21/2017 12:19 PM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Type of report: Tube Count - Volume Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
CITY/STATE: Capitola, CA

QC JOB #: 14448302

DIRECTION: WB

DATE: Jul 19 2017 - Jul 19 2017

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 PM	10		10			10			10	
12:15 PM	18		18			18			18	
12:30 PM	13		13			13			13	
12:45 PM	8		8			8			8	
1:00 PM	14		14			14			14	
1:15 PM	14		14			14			14	
1:30 PM	12		12			12			12	
1:45 PM	12		12			12			12	
2:00 PM	11		11			11			11	
2:15 PM	10		10			10			10	
2:30 PM	13		13			13			13	
2:45 PM	9		9			9			9	
3:00 PM	10		10			10			10	
3:15 PM	7		7			7			7	
3:30 PM	11		11			11			11	
3:45 PM	14		14			14			14	
4:00 PM	7		7			7			7	
4:15 PM	8		8			8			8	
4:30 PM	10		10			10			10	
4:45 PM	11		11			11			11	
5:00 PM	10		10			10			10	
5:15 PM	10		10			10			10	
5:30 PM	7		7			7			7	
5:45 PM	5		5			5			5	
Day Total										

% Weekday Average	
% Week Average	
AM Peak	
Volume	
PM Peak	
Volume	
Comments:	

Report generated on 7/21/2017 12:19 PM SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
CITY/STATE: Capitola, CA

QC JOB #: 14448302

DIRECTION: WB

DATE: Jul 19 2017 - Jul 19 2017

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile	
6:00 PM	8		8			8			8		
6:15 PM	6		6			6			6		
6:30 PM	14		14			14			14		
6:45 PM	12		12			12			12		
7:00 PM	10		10			10			10		
7:15 PM	6		6			6			6		
7:30 PM	10		10			10			10		
7:45 PM	10		10			10			10		
8:00 PM	8		8			8			8		
8:15 PM	6		6			6			6		
8:30 PM	10		10			10			10		
8:45 PM	6		6			6			6		
9:00 PM	10		10			10			10		
9:15 PM	7		7			7			7		
9:30 PM	4		4			4			4		
9:45 PM	6		6			6			6		
10:00 PM	1		1			1			1		
10:15 PM	2		2			2			2		
10:30 PM	3		3			3			3		
10:45 PM	3		3			3			3		
11:00 PM	6		6			6			6		
11:15 PM	2		2			2			2		
11:30 PM	2		2			2			2		
11:45 PM	0		0			0			0		
Day Total	717						717			717	

% Weekday Average	100.0%
% Week Average	100.0%
AM Peak	7:15 AM
Volume	20
PM Peak	12:15 PM
Volume	18
<i>Comments:</i>	

Report generated on 7/21/2017 12:19 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		QC JOB #: 14448302																												
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		DIRECTION: WB																												
CITY/STATE: Capitola, CA		DATE: Jul 19 2017																												
Start Time	15	16	20	21	25	26	30	31	35	36	40	41	45	46	50	51	55	56	60	61	65	66	70	71	75	76	999	Total	Pace Speed	Number in Pace
12:00 AM	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	21-30	1
12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
12:45 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	21-30	2	
1:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	11-20	1	
1:15 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	15-24	0	
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0	
1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0	
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0	
2:15 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	21-30	1	
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0	
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0	
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0	
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0	
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0	
3:45 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	21-30	1	
4:00 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	21-30	2	
4:15 AM	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	16-25	1	
4:30 AM	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	26-35	2	
4:45 AM	2	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	8-17	1	
5:00 AM	1	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	15-24	2	
5:15 AM	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	21-30	2	
5:30 AM	0	2	2	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	16-25	4	
5:45 AM	0	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	16-25	3	
Day Total Percent																														
AM Peak Volume																														
PM Peak Volume																														
Comments:																														

Report generated on 7/21/2017 12:19 PM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Type of report: Tube Count - Speed Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
CITY/STATE: Capitola, CA

QC JOB #: 14448302
DIRECTION: WB
DATE: Jul 19 2017

Start Time	15	16	20	21	25	26	30	31	35	36	40	41	45	46	50	51	55	56	60	61	65	66	70	71	75	76	999	Total	Speed	Number in Pace
6:00 AM	0	0	0	2	2	1	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	21-30	3
6:15 AM	0	2	2	3	3	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	20-29	4	
6:30 AM	0	2	3	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	16-25	4	
6:45 AM	3	3	3	4	4	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	16-25	7	
7:00 AM	2	2	2	1	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	26-35	3	
7:15 AM	3	9	9	6	6	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	16-25	14	
7:30 AM	2	1	1	5	5	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	21-30	7	
7:45 AM	0	5	5	5	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	16-25	10	
8:00 AM	5	6	6	3	3	4	4	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	16-25	9	
8:15 AM	4	9	9	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16-25	10	
8:30 AM	0	2	2	11	11	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	21-30	12	
8:45 AM	7	0	0	4	4	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	21-30	6	
9:00 AM	3	4	4	4	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	16-25	8	
9:15 AM	0	2	2	3	3	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	21-30	5	
9:30 AM	0	6	6	4	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	16-25	10	
9:45 AM	4	1	1	2	2	3	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	25-34	4	
10:00 AM	0	4	4	3	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	17-26	6	
10:15 AM	2	0	0	8	8	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	21-30	8	
10:30 AM	3	6	6	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	16-25	10	
10:45 AM	2	3	3	4	4	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	18-27	7	
11:00 AM	5	5	5	3	3	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	17-26	7	
11:15 AM	4	3	3	3	3	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	21-30	5	
11:30 AM	4	3	3	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	16-25	5	
11:45 AM	7	1	1	3	3	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	21-30	5	

Day Total Percent

AM Peak Volume	
PM Peak Volume	

Comments:

Report generated on 7/21/2017 12:19 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
CITY/STATE: Capitola, CA

QC JOB #: 14448302
DIRECTION: WB
DATE: Jul 19 2017

Start Time	15	16	20	21	25	26	30	31	35	36	40	41	45	46	50	51	55	56	60	61	65	66	70	71	75	76	999	Total	Speed	Number in Pace
12:00 PM	0	2	2	6	6	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	16-25	8
12:15 PM	2	5	5	8	8	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	16-25	13
12:30 PM	3	5	5	4	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	16-25	9
12:45 PM	0	2	2	5	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	16-25	7
1:00 PM	1	6	6	5	5	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	16-25	11
1:15 PM	3	5	5	5	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	16-25	10
1:30 PM	3	5	3	3	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	17-26	7
1:45 PM	3	3	3	3	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	22-31	5
2:00 PM	3	1	1	6	6	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	16-25	7
2:15 PM	3	1	1	3	3	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	21-30	5
2:30 PM	2	3	3	5	5	2	2	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	16-25	8
2:45 PM	1	3	3	4	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	16-25	7	
3:00 PM	1	1	1	6	6	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	21-30	8
3:15 PM	0	4	4	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	17-26	6
3:30 PM	4	3	3	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	16-25	5
3:45 PM	0	4	4	8	8	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	16-25	12
4:00 PM	2	1	1	1	1	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	21-30	4
4:15 PM	0	5	5	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	16-25	7
4:30 PM	4	2	2	2	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	16-25	4
4:45 PM	3	2	2	5	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	16-25	7
5:00 PM	2	2	2	5	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	16-25	7
5:15 PM	3	3	3	3	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	18-27	5
5:30 PM	1	2	2	3	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	20-29	4
5:45 PM	0	3	3	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	16-25	5

Day Total Percent

AM Peak Volume	
PM Peak Volume	

Comments:

Report generated on 7/21/2017 12:19 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		QC JOB #: 14448302																
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		DIRECTION: WB																
CITY/STATE: Capitola, CA		DATE: Jul 19 2017																
Start Time	15	16	21	25	26	31	36	41	46	51	56	61	66	71	76	Total	Pace Speed	Number in Pace
6:00 PM	3	4	1	1	0	0	0	0	0	0	0	0	0	0	0	8	11-20	5
6:15 PM	1	3	1	1	1	0	0	0	0	0	0	0	0	0	0	6	16-25	4
6:30 PM	4	6	3	3	1	0	0	0	0	0	0	0	0	0	0	14	16-25	9
6:45 PM	1	1	8	1	1	1	0	0	0	0	0	0	0	0	0	12	16-25	9
7:00 PM	0	4	3	3	3	0	0	0	0	0	0	0	0	0	0	10	20-29	6
7:15 PM	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	6	16-25	4
7:30 PM	4	3	3	3	0	0	0	0	0	0	0	0	0	0	0	10	17-26	5
7:45 PM	5	3	1	1	1	0	0	0	0	0	0	0	0	0	0	10	15-24	4
8:00 PM	3	4	1	1	0	0	0	0	0	0	0	0	0	0	0	8	11-20	5
8:15 PM	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	6	16-25	4
8:30 PM	0	4	3	3	2	1	0	0	0	0	0	0	0	0	0	10	18-27	6
8:45 PM	3	0	2	2	1	0	0	0	0	0	0	0	0	0	0	6	21-30	3
9:00 PM	6	2	1	1	0	1	0	0	0	0	0	0	0	0	0	10	11-20	4
9:15 PM	2	2	2	2	0	1	0	0	0	0	0	0	0	0	0	7	16-25	4
9:30 PM	0	3	1	1	0	0	0	0	0	0	0	0	0	0	0	4	16-25	4
9:45 PM	0	0	4	4	2	0	0	0	0	0	0	0	0	0	0	6	21-30	6
10:00 PM	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	1	16-25	1
10:15 PM	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	26-35	2
10:30 PM	1	0	2	2	0	0	0	0	0	0	0	0	0	0	0	3	16-25	2
10:45 PM	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	3	26-35	2
11:00 PM	2	2	0	0	1	1	0	0	0	0	0	0	0	0	0	6	26-35	2
11:15 PM	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	2	26-35	1
11:30 PM	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	2	16-25	2
11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
Day Total	153	205	237	96	21	5	0	0	0	0	0	0	0	0	0	717	16-25	441
Percent	21.3%	28.6%	33.1%	13.4%	2.9%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
ADT 717																		
AM Peak Volume	7	9	11	4	1	1	0	0	0	0	0	0	0	0	0	7:15 AM 20		
PM Peak Volume	6	6	8	3	2	1	0	0	0	0	0	0	0	0	0	12:15 PM 18		
Comments:																		

Report generated on 7/21/2017 12:19 PM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

SUMMARY - Tube Count - Speed Data

Type of report: Tube Count - Speed Data LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY) SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY) CITY/STATE: Capitola, CA															QC JOB #: 14448302 DIRECTION: WB DATE: Jul 19 2017 - Jul 19 2017		
Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Pace	Speed	Number
Grand Total	153	205	237	96	21	5	0	0	0	0	0	0	0	0	717	16-25	441
Percent	21.3%	28.6%	33.1%	13.4%	2.9%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
Cumulative Percent	21.3%	49.9%	83.0%	96.4%	99.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%			
ADT															85th Percentile 25 MPH Mean Speed(Average) 18 MPH Median 20 MPH Mode: 23 MPH		
Comments:																	

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Report generated on 7/21/2017 12:19 PM



LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
CITY/STATE: Capitola, CA

QC JOB #: 14448302

DIRECTION: EB

DATE: Jul 19 2017 - Jul 19 2017

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM	5		5			5			5	
12:15 AM	2		2			2			2	
12:30 AM	1		1			1			1	
12:45 AM	2		2			2			2	
1:00 AM	1		1			1			1	
1:15 AM	2		2			2			2	
1:30 AM	3		3			3			3	
1:45 AM	0		0			0			0	
2:00 AM	1		1			1			1	
2:15 AM	1		1			1			1	
2:30 AM	0		0			0			0	
2:45 AM	0		0			0			0	
3:00 AM	0		0			0			0	
3:15 AM	0		0			0			0	
3:30 AM	0		0			0			0	
3:45 AM	0		0			0			0	
4:00 AM	0		0			0			0	
4:15 AM	1		1			1			1	
4:30 AM	0		0			0			0	
4:45 AM	0		0			0			0	
5:00 AM	1		1			1			1	
5:15 AM	1		1			1			1	
5:30 AM	1		1			1			1	
5:45 AM	2		2			2			2	
Day Total										

% Weekday Average	
% Week Average	
AM Peak	
Volume	
PM Peak	
Volume	
<i>Comments:</i>	

Report generated on 7/21/2017 12:19 PM SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Volume Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
CITY/STATE: Capitola, CA

QC JOB #: 14448302

DIRECTION: EB

DATE: Jul 19 2017 - Jul 19 2017

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
6:00 AM	1		1			1			1	
6:15 AM	2		2			2			2	
6:30 AM	2		2			2			2	
6:45 AM	3		3			3			3	
7:00 AM	4		4			4			4	
7:15 AM	2		2			2			2	
7:30 AM	6		6			6			6	
7:45 AM	7		7			7			7	
8:00 AM	2		2			2			2	
8:15 AM	6		6			6			6	
8:30 AM	7		7			7			7	
8:45 AM	9		9			9			9	
9:00 AM	9		9			9			9	
9:15 AM	4		4			4			4	
9:30 AM	6		6			6			6	
9:45 AM	8		8			8			8	
10:00 AM	6		6			6			6	
10:15 AM	3		3			3			3	
10:30 AM	6		6			6			6	
10:45 AM	16		16			16			16	
11:00 AM	7		7			7			7	
11:15 AM	4		4			4			4	
11:30 AM	6		6			6			6	
11:45 AM	9		9			9			9	
Day Total										

% Weekday Average	
% Week Average	
AM Peak	
Volume	
PM Peak	
Volume	
Comments:	

Report generated on 7/21/2017 12:19 PM SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 PM	12	12	12	12	12	12			12	
12:15 PM	15	15	15	15	15	15			15	
12:30 PM	11	11	11	11	11	11			11	
12:45 PM	9	9	9	9	9	9			9	
1:00 PM	8	8	8	8	8	8			8	
1:15 PM	7	7	7	7	7	7			7	
1:30 PM	18	18	18	18	18	18			18	
1:45 PM	10	10	10	10	10	10			10	
2:00 PM	8	8	8	8	8	8			8	
2:15 PM	5	5	5	5	5	5			5	
2:30 PM	13	13	13	13	13	13			13	
2:45 PM	9	9	9	9	9	9			9	
3:00 PM	15	15	15	15	15	15			15	
3:15 PM	12	12	12	12	12	12			12	
3:30 PM	15	15	15	15	15	15			15	
3:45 PM	16	16	16	16	16	16			16	
4:00 PM	8	8	8	8	8	8			8	
4:15 PM	20	20	20	20	20	20			20	
4:30 PM	13	13	13	13	13	13			13	
4:45 PM	8	8	8	8	8	8			8	
5:00 PM	11	11	11	11	11	11			11	
5:15 PM	18	18	18	18	18	18			18	
5:30 PM	19	19	19	19	19	19			19	
5:45 PM	13	13	13	13	13	13			13	
Day Total										
% Weekday Average	[Yellow cell]									
% Week Average	[Yellow cell]									
AM Peak	[Yellow cell]									
Volume	[Yellow cell]									
PM Peak	[Yellow cell]									
Volume	[Yellow cell]									
Comments:	[Yellow cell]									

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
CITY/STATE: Capitola, CA

QC JOB #: 14448302
DIRECTION: EB
DATE: Jul 19 2017 - Jul 19 2017

Type of report: Tube Count - Volume Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)
CITY/STATE: Capitola, CA

QC JOB #: 14448302

DIRECTION: EB

DATE: Jul 19 2017 - Jul 19 2017

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
6:00 PM	17		17			17			17	
6:15 PM	12		12			12			12	
6:30 PM	11		11			11			11	
6:45 PM	12		12			12			12	
7:00 PM	7		7			7			7	
7:15 PM	12		12			12			12	
7:30 PM	16		16			16			16	
7:45 PM	11		11			11			11	
8:00 PM	7		7			7			7	
8:15 PM	7		7			7			7	
8:30 PM	6		6			6			6	
8:45 PM	10		10			10			10	
9:00 PM	7		7			7			7	
9:15 PM	7		7			7			7	
9:30 PM	5		5			5			5	
9:45 PM	5		5			5			5	
10:00 PM	6		6			6			6	
10:15 PM	5		5			5			5	
10:30 PM	6		6			6			6	
10:45 PM	7		7			7			7	
11:00 PM	3		3			3			3	
11:15 PM	3		3			3			3	
11:30 PM	2		2			2			2	
11:45 PM	1		1			1			1	
Day Total	637			637			637			

% Weekday Average	100.0%									
% Week Average	100.0%					100.0%				
AM Peak	10:45 AM					10:45 AM			10:45 AM	
Volume	16					16			16	
PM Peak	4:15 PM					4:15 PM			4:15 PM	
Volume	20					20			20	

Comments:

Report generated on 7/21/2017 12:19 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		QC JOB #: 14448302																														
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		DIRECTION: EB																														
CITY/STATE: Capitola, CA		DATE: Jul 19 2017																														
Start Time	15	16	20	21	25	26	30	31	35	36	40	41	45	46	50	51	55	56	60	61	65	66	70	71	75	76	999	Total	Speed	Number in Pace		
12:00 AM	1	1	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	16-25	4		
12:15 AM	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	16-25	2			
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	26-35	1			
12:45 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	21-30	2			
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	11-20	1			
1:15 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	16-25	2			
1:30 AM	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	16-25	2				
1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0			
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	11-20	1			
2:15 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	16-25	1			
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0			
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0			
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0			
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0			
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0			
3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0			
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0			
4:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	21-30	1			
4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0			
4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0			
5:00 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	15-24	0			
5:15 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	15-24	0			
5:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	11-20	1			
5:45 AM	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	21-30	1			
Day Total																																
Percent																																
AM Peak Volume																																
PM Peak Volume																																
Comments:																																

Report generated on 7/21/2017 12:19 PM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Type of report: Tube Count - Speed Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		QC JOB #: 14448302																																							
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		DIRECTION: EB																																							
CITY/STATE: Capitola, CA		DATE: Jul 19 2017																																							
Start Time	15	16	20	21	25	26	30	31	35	36	40	41	45	46	50	51	55	56	60	61	65	66	70	71	75	76	999	Total	Speed	Number in Pace											
6:00 AM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	26-35	1										
6:15 AM	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	16-25	1											
6:30 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	11-20	1												
6:45 AM	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	21-30	2												
7:00 AM	1	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	16-25	3												
7:15 AM	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	16-25	2												
7:30 AM	2	0	0	2	2	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	21-30	3												
7:45 AM	3	2	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	16-25	4												
8:00 AM	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1												
8:15 AM	1	1	3	1	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	16-25	4												
8:30 AM	0	1	1	5	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	16-25	6												
8:45 AM	3	5	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	11-20	6												
9:00 AM	0	3	4	4	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	16-25	7												
9:15 AM	0	0	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	16-25	4												
9:30 AM	1	3	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	15-24	3												
9:45 AM	2	1	3	1	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	21-30	5												
10:00 AM	0	0	0	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	21-30	5												
10:15 AM	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	16-25	3												
10:30 AM	1	0	0	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	16-25	4												
10:45 AM	0	9	5	5	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16-25	14												
11:00 AM	0	4	2	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	16-25	6												
11:15 AM	1	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	16-25	3												
11:30 AM	1	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	16-25	5												
11:45 AM	4	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	15-24	5												
Day Total																																									
Percent																																									
AM Peak Volume																																									
PM Peak Volume																																									
Comments:																																									

Report generated on 7/21/2017 12:19 PM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Type of report: Tube Count - Speed Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		QC JOB #: 14448302																																
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		DIRECTION: EB																																
CITY/STATE: Capitola, CA		DATE: Jul 19 2017																																
Start Time	15	16	20	21	25	26	30	31	35	36	40	41	45	46	50	51	55	56	60	61	65	66	70	71	75	76	999	Total	Speed	Pace	Number in Pace			
12:00 PM	4	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	16-25	8				
12:15 PM	0	3	0	9	9	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	16-25	12				
12:30 PM	0	2	0	6	6	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	21-30	9				
12:45 PM	2	1	0	5	5	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	16-25	6					
1:00 PM	0	2	0	4	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	21-30	6					
1:15 PM	1	3	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	17-26	5					
1:30 PM	3	4	0	8	8	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	16-25	12					
1:45 PM	1	2	0	5	5	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	21-30	7					
2:00 PM	2	1	0	2	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	23-32	4					
2:15 PM	0	1	0	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	21-30	4					
2:30 PM	0	3	0	8	8	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	16-25	11					
2:45 PM	1	1	0	5	5	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	16-25	6					
3:00 PM	3	6	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	16-25	11					
3:15 PM	2	5	0	4	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	16-25	9					
3:30 PM	0	2	0	10	10	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	21-30	13					
3:45 PM	2	3	0	10	10	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16-25	13					
4:00 PM	1	2	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	16-25	7					
4:15 PM	1	3	0	13	13	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	16-25	16					
4:30 PM	1	1	0	4	4	6	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	22-31	9					
4:45 PM	0	3	0	4	4	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	16-25	7					
5:00 PM	1	3	0	5	5	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	16-25	8					
5:15 PM	1	1	0	11	11	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	21-30	12					
5:30 PM	4	4	0	10	10	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	16-25	14					
5:45 PM	1	3	0	5	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	21-30	9					
Day Total																																		
Percent																																		
AM Peak Volume																																		
PM Peak Volume																																		
Comments:																																		

Report generated on 7/21/2017 12:19 PM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Type of report: Tube Count - Speed Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		QC JOB #: 14448302															
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		DIRECTION: EB															
CITY/STATE: Capitola, CA		DATE: Jul 19 2017															
Start Time	15	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
	20	25	30	35	40	45	50	55	60	65	70	75	80	85		Speed	in Pace
6:00 PM	7	5	3	0	0	0	0	0	0	0	0	0	0	0	17	16-25	12
6:15 PM	1	5	4	0	0	0	0	0	0	0	0	0	0	0	12	21-30	9
6:30 PM	4	4	3	0	0	0	0	0	0	0	0	0	0	0	11	16-25	8
6:45 PM	2	7	1	0	0	0	0	0	0	0	0	0	0	0	12	16-25	9
7:00 PM	2	4	0	0	0	0	0	0	0	0	0	0	0	0	7	16-25	5
7:15 PM	0	9	1	0	0	0	0	0	0	0	0	0	0	0	12	16-25	11
7:30 PM	1	12	2	0	0	0	0	0	0	0	0	0	0	0	16	21-30	13
7:45 PM	3	4	1	0	0	0	0	0	0	0	0	0	0	0	11	16-25	7
8:00 PM	1	3	1	0	0	0	0	0	0	0	0	0	0	0	7	16-25	4
8:15 PM	3	1	2	0	0	0	0	0	0	0	0	0	0	0	7	21-30	3
8:30 PM	1	0	1	0	0	0	0	0	0	0	0	0	0	0	6	22-31	4
8:45 PM	3	4	0	0	0	0	0	0	0	0	0	0	0	0	10	16-25	7
9:00 PM	2	3	1	0	0	0	0	0	0	0	0	0	0	0	7	16-25	4
9:15 PM	1	4	1	0	0	0	0	0	0	0	0	0	0	0	7	16-25	5
9:30 PM	0	3	2	0	0	0	0	0	0	0	0	0	0	0	5	21-30	5
9:45 PM	1	2	0	0	0	0	0	0	0	0	0	0	0	0	5	16-25	4
10:00 PM	1	4	0	0	0	0	0	0	0	0	0	0	0	0	6	16-25	5
10:15 PM	1	0	3	1	0	0	0	0	0	0	0	0	0	0	5	21-30	4
10:30 PM	0	2	4	0	0	0	0	0	0	0	0	0	0	0	6	16-25	6
10:45 PM	1	4	2	0	0	0	0	0	0	0	0	0	0	0	7	16-25	6
11:00 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3	21-30	2
11:15 PM	0	1	2	0	0	0	0	0	0	0	0	0	0	0	3	16-25	3
11:30 PM	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2	16-25	2
11:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	16-25	1
Day Total	87	145	305	88	12	0	0	0	0	0	0	0	0	0	637	16-25	450
Percent	13.7%	22.8%	47.9%	13.8%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
ADT																	
AM Peak																	
PM Peak																	
Comments:																	

Report generated on 7/21/2017 12:19 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

SUMMARY - Tube Count - Speed Data

Type of report: Tube Count - Speed Data		SUMMARY - Tube Count - Speed Data															
LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		QC JOB #: 14448302															
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (JULY)		DIRECTION: EB															
CITY/STATE: Capitola, CA		DATE: Jul 19 2017 - Jul 19 2017															
Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace Speed	Number in Pace
15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	637	16-25	450
Grand Total	87	145	305	88	12	0	0	0	0	0	0	0	0	0	637	16-25	450
Percent	13.7%	22.8%	47.9%	13.8%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	100.0%	100.0%
Cumulative Percent	13.7%	36.4%	84.3%	98.1%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
ADT 637																	
Comments:	<p>85th Percentile 25 MPH Mean Speed(Average) 20 MPH Median 21 MPH Mode: 23 MPH</p>																

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Report generated on 7/21/2017 12:19 PM



Type of report: Tube Count - Volume Data

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM						2			2	
1:00 AM						2			2	
2:00 AM						0			0	
3:00 AM						1			1	
4:00 AM						9			9	
5:00 AM						16			16	
6:00 AM						34			34	
7:00 AM						113			113	
8:00 AM						104			104	
9:00 AM						54			54	
10:00 AM						44			44	
11:00 AM						45			45	
12:00 PM						44			44	
1:00 PM						35			35	
2:00 PM						87			87	
3:00 PM						52			52	
4:00 PM						45			45	
5:00 PM						49			49	
6:00 PM						38			38	
7:00 PM						31			31	
8:00 PM						27			27	
9:00 PM						12			12	
10:00 PM						9			9	
11:00 PM						7			7	
Day Total			860			860			860	
% Weekday Average			100.0%							
% Week Average			100.0%			100.0%				
AM Peak			7:00 AM			7:00 AM			7:00 AM	
Volume			113			113			113	
PM Peak			2:00 PM			2:00 PM			2:00 PM	
Volume			87			87			87	
<i>Comments:</i>										

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (AUG)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (AUG)
CITY/STATE: Capitola, CA

QC JOB #: 14491901
DIRECTION: WB
DATE: Aug 30 2017 - Aug 30 2017

Report generated on 9/1/2017 4:15 PM SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Type of report: Tube Count - Speed Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (AUG)		QC JOB #: 14491901																											
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (AUG)		DIRECTION: WB																											
CITY/STATE: Capitola, CA		DATE: Aug 30 2017																											
Start Time	15	16	21	25	26	30	31	35	36	40	41	45	46	50	51	55	56	60	61	65	66	70	71	75	76	999	Total	Pace Speed	Number in Pace
12:00 AM	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	16-25	2
1:00 AM	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	16-25	1
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
3:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	16-25	1	
4:00 AM	1	1	4	4	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	22-31	6	
5:00 AM	0	2	10	12	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	21-30	13	
6:00 AM	6	9	12	12	5	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	17-26	20	
7:00 AM	11	27	56	56	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113	16-25	83	
8:00 AM	9	26	54	54	13	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104	16-25	80	
9:00 AM	12	9	25	25	6	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	16-25	34	
10:00 AM	11	16	13	13	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	16-25	29	
11:00 AM	3	12	19	19	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	21-30	30	
12:00 PM	9	9	19	19	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	18-27	27	
1:00 PM	8	9	15	15	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	16-25	24	
2:00 PM	12	30	37	37	7	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	87	16-25	67	
3:00 PM	10	23	14	14	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	16-25	36	
4:00 PM	7	15	20	20	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	16-25	35	
5:00 PM	12	7	25	25	4	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49	16-25	32	
6:00 PM	13	12	11	11	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	16-25	23	
7:00 PM	9	9	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	16-25	22	
8:00 PM	9	9	7	7	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	16-25	15	
9:00 PM	3	4	4	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	16-25	8	
10:00 PM	1	5	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	16-25	7	
11:00 PM	1	3	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	16-25	5	
Day Total	148	237	367	367	97	9	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	860	16-25	604	
Percent	17.2%	27.6%	42.7%	42.7%	11.3%	1.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
ADT																													
AM Peak Volume	12	27	56	56	19	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7:00 AM	113	
PM Peak Volume	13	30	37	37	7	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	2:00 PM	87	
Comments:																													

Report generated on 9/1/2017 4:15 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

SUMMARY - Tube Count - Speed Data

Type of report: Tube Count - Speed Data LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (AUG) SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (AUG) CITY/STATE: Capitola, CA															QC JOB #: 14491901 DIRECTION: WB DATE: Aug 30 2017 - Aug 30 2017		
Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Total	Pace Speed	Number in Pace
Grand Total	148	237	367	97	9	2	0	0	0	0	0	0	0	0	860	16-25	604
Percent	17.2%	27.6%	42.7%	11.3%	1.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
Cumulative Percent	17.2%	44.8%	87.4%	98.7%	99.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%			
ADT															85th Percentile 24 MPH Mean Speed(Average) 19 MPH Median 20 MPH Mode: 23 MPH		
Comments:																	

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

Report generated on 9/1/2017 4:15 PM



Type of report: Tube Count - Volume Data

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM	7	7	7	7	7	7			7	
1:00 AM	6	6	6	6	6	6			6	
2:00 AM	2	2	2	2	2	2			2	
3:00 AM	0	0	0	0	0	0			0	
4:00 AM	1	1	1	1	1	1			1	
5:00 AM	3	3	3	3	3	3			3	
6:00 AM	9	9	9	9	9	9			9	
7:00 AM	22	22	22	22	22	22			22	
8:00 AM	37	37	37	37	37	37			37	
9:00 AM	25	25	25	25	25	25			25	
10:00 AM	29	29	29	29	29	29			29	
11:00 AM	36	36	36	36	36	36			36	
12:00 PM	34	34	34	34	34	34			34	
1:00 PM	37	37	37	37	37	37			37	
2:00 PM	57	57	57	57	57	57			57	
3:00 PM	64	64	64	64	64	64			64	
4:00 PM	50	50	50	50	50	50			50	
5:00 PM	59	59	59	59	59	59			59	
6:00 PM	52	52	52	52	52	52			52	
7:00 PM	41	41	41	41	41	41			41	
8:00 PM	32	32	32	32	32	32			32	
9:00 PM	31	31	31	31	31	31			31	
10:00 PM	16	16	16	16	16	16			16	
11:00 PM	10	10	10	10	10	10			10	
Day Total	660	660	660	660	660	660			660	
% Weekday Average	100.0%									
% Week Average	100.0%					100.0%				
AM Peak	8:00 AM					8:00 AM				
Volume	37					37				
PM Peak	3:00 PM					3:00 PM				
Volume	64					64				
<i>Comments:</i>										

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (AUG)
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (AUG)
CITY/STATE: Capitola, CA

QC JOB #: 14491901
DIRECTION: EB
DATE: Aug 30 2017 - Aug 30 2017

Report generated on 9/1/2017 4:15 PM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Type of report: Tube Count - Speed Data

LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (AUG)		QC JOB #: 14491901															
SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (AUG)		DIRECTION: EB															
CITY/STATE: Capitola, CA		DATE: Aug 30 2017															
Start Time	15	16	21	25	31	36	41	46	51	56	61	66	71	76	Total	Pace	Number
	15	20	25	30	35	40	45	50	55	60	65	70	75	80		Speed	in Pace
12:00 AM	1	0	4	2	0	0	0	0	0	0	0	0	0	0	7	21-30	6
1:00 AM	1	1	2	2	0	0	0	0	0	0	0	0	0	0	6	21-30	4
2:00 AM	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2	21-30	2
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1-10	0
4:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	16-25	1
5:00 AM	1	0	1	1	0	0	0	0	0	0	0	0	0	0	3	21-30	2
6:00 AM	3	2	3	0	1	0	0	0	0	0	0	0	0	0	9	18-27	4
7:00 AM	5	6	9	2	0	0	0	0	0	0	0	0	0	0	22	16-25	15
8:00 AM	6	12	11	7	1	0	0	0	0	0	0	0	0	0	37	16-25	23
9:00 AM	4	5	12	4	0	0	0	0	0	0	0	0	0	0	25	16-25	17
10:00 AM	8	12	8	1	0	0	0	0	0	0	0	0	0	0	29	16-25	20
11:00 AM	5	7	20	3	1	0	0	0	0	0	0	0	0	0	36	16-25	27
12:00 PM	3	4	20	5	2	0	0	0	0	0	0	0	0	0	34	21-30	25
1:00 PM	9	5	15	7	1	0	0	0	0	0	0	0	0	0	37	21-30	21
2:00 PM	6	11	27	12	0	1	0	0	0	0	0	0	0	0	57	21-30	39
3:00 PM	11	13	19	20	1	0	0	0	0	0	0	0	0	0	64	21-30	39
4:00 PM	5	13	24	8	0	0	0	0	0	0	0	0	0	0	50	16-25	36
5:00 PM	3	10	33	12	1	0	0	0	0	0	0	0	0	0	59	21-30	45
6:00 PM	2	13	24	9	4	0	0	0	0	0	0	0	0	0	52	17-26	36
7:00 PM	6	17	13	5	0	0	0	0	0	0	0	0	0	0	41	16-25	30
8:00 PM	2	12	15	3	0	0	0	0	0	0	0	0	0	0	32	16-25	27
9:00 PM	4	10	14	2	1	0	0	0	0	0	0	0	0	0	31	16-25	23
10:00 PM	4	3	6	3	0	0	0	0	0	0	0	0	0	0	16	17-26	9
11:00 PM	2	1	5	2	0	0	0	0	0	0	0	0	0	0	10	21-30	7
Day Total	91	157	287	111	13	1	0	0	0	0	0	0	0	0	660	16-25	443
Percent	13.8%	23.8%	43.5%	16.8%	2.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
ADT																	
AM Peak																	
PM Peak																	
Comments:																	

Report generated on 9/1/2017 4:15 PM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

SUMMARY - Tube Count - Speed Data

Type of report: Tube Count - Speed Data LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (AUG) SPECIFIC LOCATION: Hill St btwn Capitola Ave & Rosedale Ave (AUG) CITY/STATE: Capitola, CA																			
QC JOB #: 14491901 DIRECTION: EB DATE: Aug 30 2017 - Aug 30 2017																			
Start Time	1	16	21	26	31	36	41	46	51	56	61	66	71	76	Pace	Speed	Number	in Pace	
Grand Total	91	157	287	111	13	1	0	0	0	0	0	0	0	0	0	0	660	16-25	443
Percent	13.8%	23.8%	43.5%	16.8%	2.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Cumulative Percent	13.8%	37.6%	81.1%	97.9%	99.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
ADT																			
660																			
Comments:																			
														85th Percentile 26 MPH Mean Speed(Average) 20 MPH Median 21 MPH Mode: 23 MPH					

Report generated on 9/1/2017 4:15 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)





Location: Hill St, between Capitola Ave & Rosedale Ave

Date: 8/30/2017

Time: 12:00 AM -12:00 AM

Site Code: 14491902

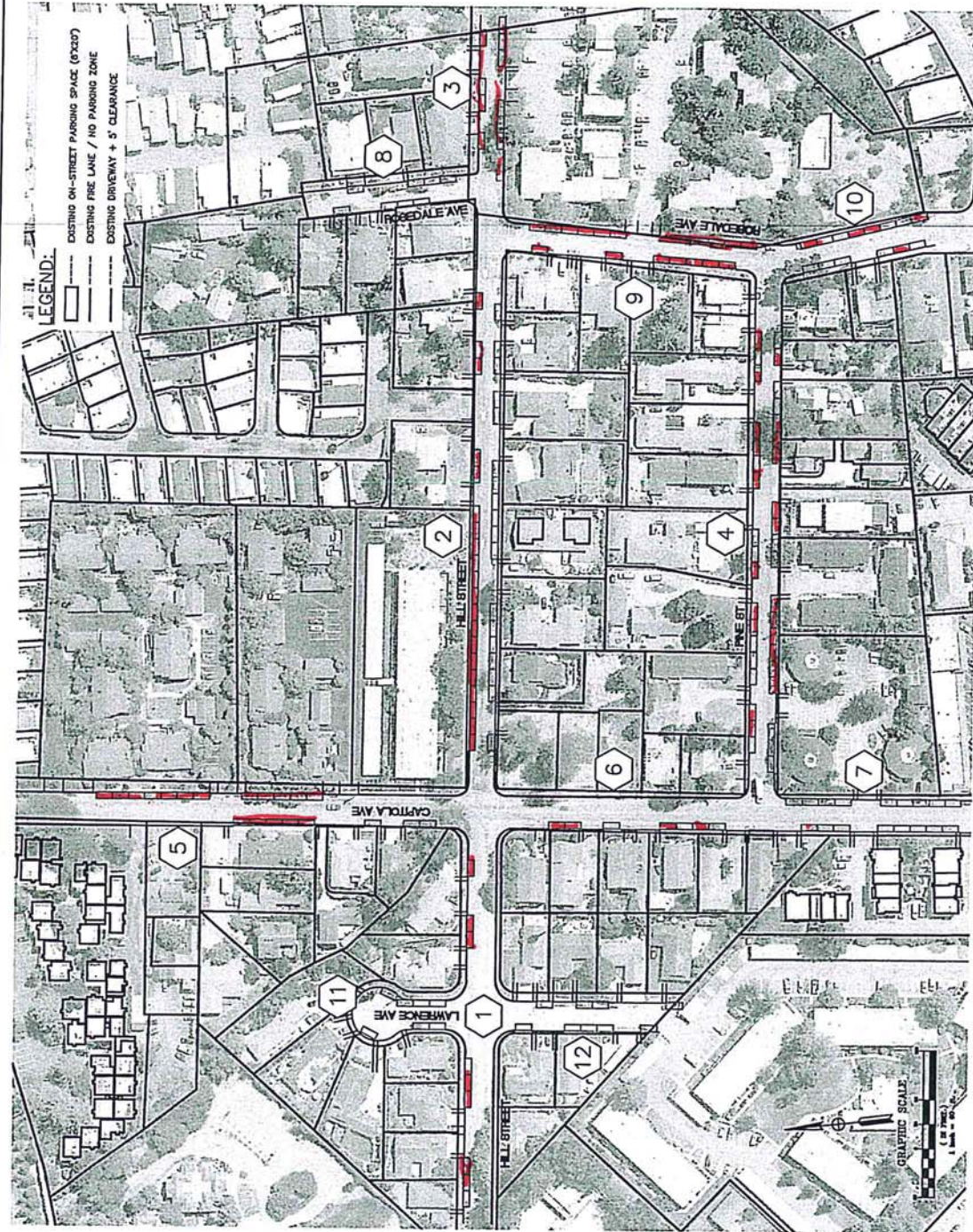
TIMESTAMP	SIDE OF STREET	PED TYPE	EAST OR WESTBOUND, TOWARDS
3:16:49 AM	North	Bike	Eastbound, Rosedale
5:56:48 AM	South	Bike	Westbound, Capitola
6:44:51 AM	South	Ped	Westbound, Capitola
6:53:35 AM	South	Ped	Westbound, Capitola
7:10:10 AM	North	Ped	Westbound, Capitola
7:14:54 AM	South	Ped	Eastbound, Rosedale
7:14:54 AM	South	Ped	Eastbound, Rosedale
7:15:29 AM	South	Bike	Westbound, Capitola
7:19:19 AM	South	Bike	Eastbound, Rosedale
7:20:10 AM	South	Bike	Eastbound, Rosedale
7:20:10 AM	South	Bike	Eastbound, Rosedale
7:25:10 AM	South	Ped	Eastbound, Rosedale
7:25:10 AM	South	Ped	Eastbound, Rosedale
7:44:15 AM	South	Bike	Eastbound, Rosedale
7:48:58 AM	South	Bike	Westbound, Capitola
7:52:48 AM	South	Bike	Eastbound, Rosedale
7:52:49 AM	South	Bike	Eastbound, Rosedale
7:56:21 AM	North	Ped	Westbound, Capitola
8:23:59 AM	South	Ped	Westbound, Capitola
8:57:16 AM	North	Ped	Westbound, Capitola
9:17:58 AM	South	Bike	Eastbound, Rosedale
9:27:15 AM	South	Bike	Westbound, Capitola
9:39:55 AM	North	Ped	Eastbound, Rosedale
10:07:07 AM	South	Ped	Eastbound, Rosedale
10:07:49 AM	South	Ped	Eastbound, Rosedale
10:10:23 AM	South	Ped	Westbound, Capitola
10:16:13 AM	South	Ped	Westbound, Capitola
10:23:12 AM	North	Ped	Westbound, Capitola
10:23:12 AM	North	Ped	Westbound, Capitola
10:40:20 AM	North	Ped	Westbound, Capitola
10:43:35 AM	South	Bike	Eastbound, Rosedale
10:50:58 AM	North	Ped	Westbound, Capitola
10:54:26 AM	South	Ped	Westbound, Capitola
10:56:51 AM	South	Ped	Westbound, Capitola
11:00:08 AM	South	Ped	Eastbound, Rosedale
11:00:08 AM	South	Ped	Eastbound, Rosedale
11:08:09 AM	South	Ped	Eastbound, Rosedale
11:10:28 AM	North	Ped	Eastbound, Rosedale
11:48:03 AM	North	Ped	Westbound, Capitola
11:50:11 AM	North	Ped	Eastbound, Rosedale
11:54:44 AM	South	Ped	Westbound, Capitola
11:55:01 AM	North	Ped	Westbound, Capitola
12:06:14 PM	South	Ped	Eastbound, Rosedale

12:13:55 PM	South	Ped	Westbound, Capitola
12:34:34 PM	South	Ped	Westbound, Capitola
12:43:37 PM	North	Bike	Westbound, Capitola
12:48:39 PM	North	Bike	Westbound, Capitola
1:24:55 PM	North	Bike	Westbound, Capitola
1:24:55 PM	North	Bike	Westbound, Capitola
1:24:55 PM	North	Bike	Westbound, Capitola
1:24:55 PM	North	Bike	Westbound, Capitola
1:24:55 PM	North	Bike	Westbound, Capitola
1:24:55 PM	North	Bike	Westbound, Capitola
1:26:49 PM	North	Ped	Westbound, Capitola
1:26:49 PM	North	Ped	Westbound, Capitola
1:26:49 PM	North	Ped	Westbound, Capitola
1:58:10 PM	North	Bike	Westbound, Capitola
2:22:07 PM	South	Bike	Eastbound, Rosedale
2:39:14 PM	North	Bike	Westbound, Capitola
2:48:29 PM	South	Bike	Eastbound, Rosedale
2:48:29 PM	South	Bike	Eastbound, Rosedale
3:02:00 PM	South	Ped	Eastbound, Rosedale
3:08:31 PM	North	Ped	Eastbound, Rosedale
3:08:31 PM	North	Ped	Eastbound, Rosedale
3:08:31 PM	North	Ped	Eastbound, Rosedale
3:08:31 PM	North	Ped	Eastbound, Rosedale
3:13:24 PM	North	Bike	Westbound, Capitola
3:16:09 PM	North	Bike	Westbound, Capitola
3:16:09 PM	North	Ped	Westbound, Capitola
4:07:46 PM	North	Ped	Westbound, Capitola
4:09:49 PM	South	Ped	Eastbound, Rosedale
4:15:06 PM	South	Bike	Eastbound, Rosedale
4:15:38 PM	South	Ped	Westbound, Capitola
4:20:38 PM	South	Ped	Eastbound, Rosedale
4:45:27 PM	North	Ped	Westbound, Capitola
4:59:38 PM	North	Ped	Eastbound, Rosedale
5:09:38 PM	South	Ped	Eastbound, Rosedale
5:37:16 PM	South	Ped	Eastbound, Rosedale
5:40:26 PM	North	Bike	Westbound, Capitola
6:03:24 PM	North	Ped	Westbound, Capitola
6:10:42 PM	South	Bike	Eastbound, Rosedale
7:08:32 PM	North	Bike	Westbound, Capitola
7:14:46 PM	North	Ped	Westbound, Capitola
7:25:53 PM	North	Ped	Westbound, Capitola
7:25:53 PM	North	Ped	Westbound, Capitola
7:25:53 PM	North	Ped	Westbound, Capitola
7:25:53 PM	North	Ped	Westbound, Capitola
7:32:43 PM	South	Bike	Eastbound, Rosedale
7:49:11 PM	South	Ped	Westbound, Capitola
7:49:11 PM	South	Ped	Westbound, Capitola
8:31:09 PM	North	Ped	Westbound, Capitola
8:31:09 PM	North	Ped	Westbound, Capitola
9:14:39 PM	South	Ped	Eastbound, Rosedale
9:27:01 PM	North	Ped	Eastbound, Rosedale
9:27:01 PM	North	Ped	Eastbound, Rosedale
9:43:16 PM	North	Ped	Westbound, Capitola

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

7-10-17 5:15 p.m

#	Location	Limits	Parking Supply	
			Total	Available Spaces
1	Hill Street	West to Capitola	9	0 South 9 North
2	Hill Street	Capitola to Rosedale	38	18 South 20 North
3	Hill Street	Rosedale to East	10	6 South 4 North
4	Pine	Capitola to Rosedale	38	20 South 18 North
5	Capitola	North to Hill	20	8 West 12 East
6	Capitola	Hill to Pine	7	7 West 0 East
7	Capitola	Pine to South	17	8 West 9 East
8	Rosedale	North to Hill	8	4 West 4 East
9	Rosedale	Hill to Pine	19	7 West 12 East
10	Rosedale	Pine to South	14	6 West 8 East
11	Lawrence	North to Hill	7	3 West 4 East
12	Lawrence	Hill to South	9	5 West 4 East
Total On-Street Parking			195	



THIS PLAN ACCURATE FOR TRAFFIC CONTROL ONLY

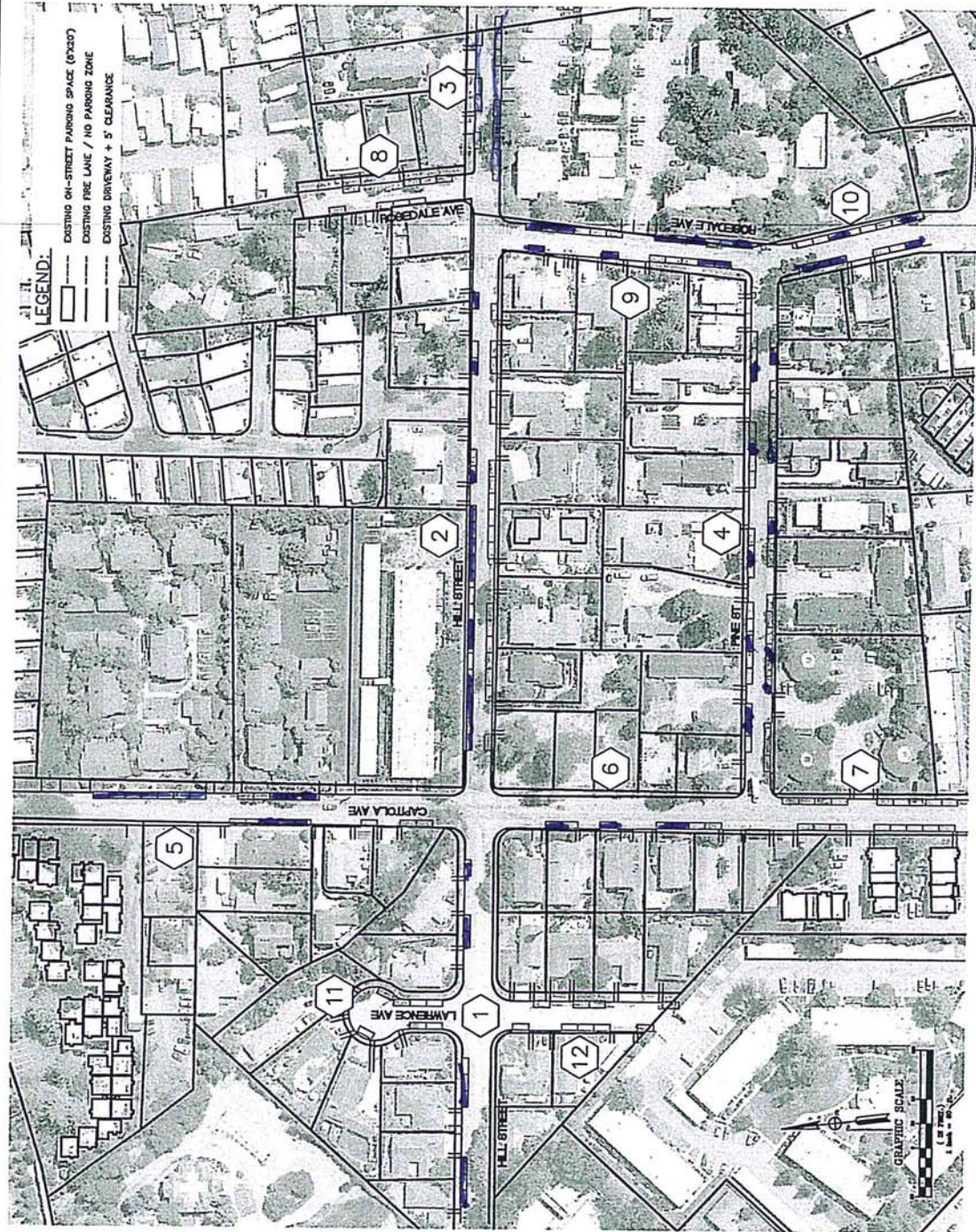
Kimley»Horn
100 W SAN FERNANDO ST, STE 250 SAN JOSE, CA 95133
PHONE: 650-800-1100
WWW.KIMLEY-HORN.COM

PROJECT NO. 07773100-01
DATE: 03-22-2017
SCALE: AS SHOWN
DRAWN BY: ENR
CHECKED BY: ENR
DESIGNED BY: ENR
DATE: 03-22-2017

HILL STREET PRELIMINARY TRAFFIC CONTROL AND ROADWAY IMPROVEMENTS
PREPARED FOR
CITY OF CAPITOLA
CALIFORNIA

SHEET NO. 3 OF 3 SHEETS
TC-03
EXISTING ON-STREET PARKING CONDITIONS FOR ALTERNATIVE 1 PILOT PROGRAM

7-13-17 4:50 p.m.



#	Location	Limits	Parking Supply Total Available Spaces	0 South	9 North
1	Hill Street	West to Capitola	9		
2	Hill Street	Capitola to Rosedale	38	18 South	20 North
3	Hill Street	Rosedale to East	10	6 South	4 North
4	Pine	Capitola to Rosedale	38	20 South	18 North
5	Capitola	North to Hill	20	8 West	12 East
6	Capitola	Hill to Pine	7	7 West	0 East
7	Capitola	Pine to South	17	8 West	9 East
8	Rosedale	North to Hill	8	4 West	4 East
9	Rosedale	Hill to Pine	19	7 West	12 East
10	Rosedale	Pine to South	14	6 West	8 East
11	Lawrence	North to Hill	7	3 West	4 East
12	Lawrence	Hill to South	9	5 West	4 East
Total On-Street Parking			196		

THIS PLAN ACCURATE FOR TRAFFIC CONTROL ONLY

Kimley»Horn
 100 W SAN FERNANDO ST. STE. 500 SAN JOSE, CA 95113
 PHONE: 408-451-3300
 WWW.KIMLEY-HORN.COM

HILL STREET PRELIMINARY TRAFFIC CONTROL AND ROADWAY IMPROVEMENTS
 PREPARED FOR
 CITY OF CAPITOLA CALIFORNIA

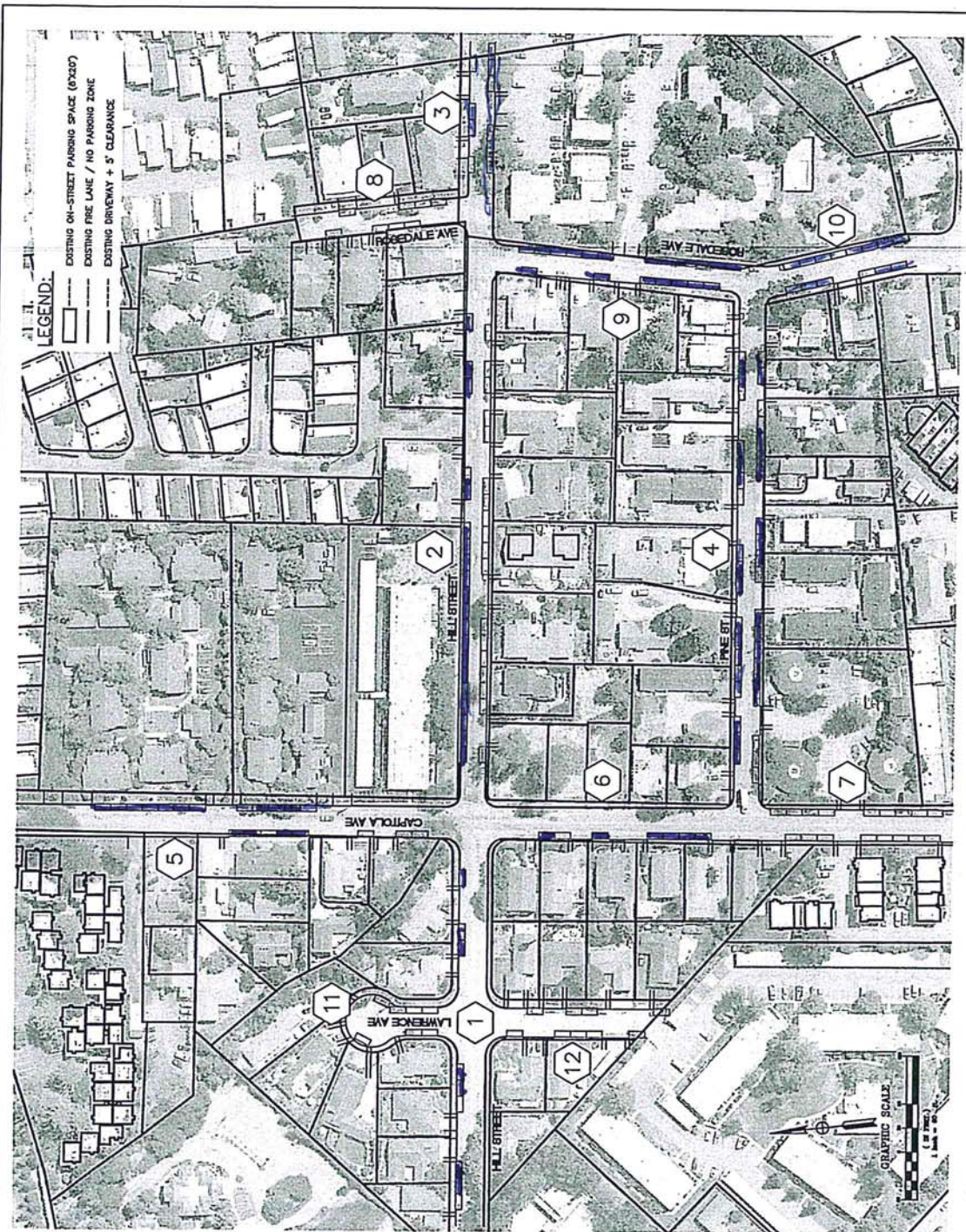
EXISTING ON-STREET PARKING CONDITIONS FOR ALTERNATIVE 1 PILOT PROGRAM

SHEET NO. TC-03 OF 3 SHEETS

DATE: 03-28-2017
 SCALE: AS SHOWN
 DRAWN BY: DM
 CHECKED BY: DM
 DESIGNED BY: DM
 CADD BY: TV

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

7-19-17 5:30 pm



#	Location	Limits	Parking Supply Total Available Spaces
1	Hill Street	West to Capitola	9
2	Hill Street	Capitola to Rosedale	38
3	Hill Street	Rosedale to East	10
4	Pine	Capitola to Rosedale	38
5	Capitola	North to Hill	20
6	Capitola	Hill to Pine	7
7	Capitola	Pine to South	17
8	Rosedale	North to Hill	8
9	Rosedale	Hill to Pine	19
10	Rosedale	Pine to South	14
11	Lawrence	North to Hill	7
12	Lawrence	Hill to South	9
Total On-Street Parking			196

THIS PLAN ACCURATE FOR TRAFFIC CONTROL ONLY

HILL STREET PRELIMINARY TRAFFIC CONTROL AND ROADWAY IMPROVEMENTS PREPARED FOR CITY OF CAPITOLA CALIFORNIA

EXISTING ON-STREET PARKING CONDITIONS FOR ALTERNATIVE 1 PILOT PROGRAM

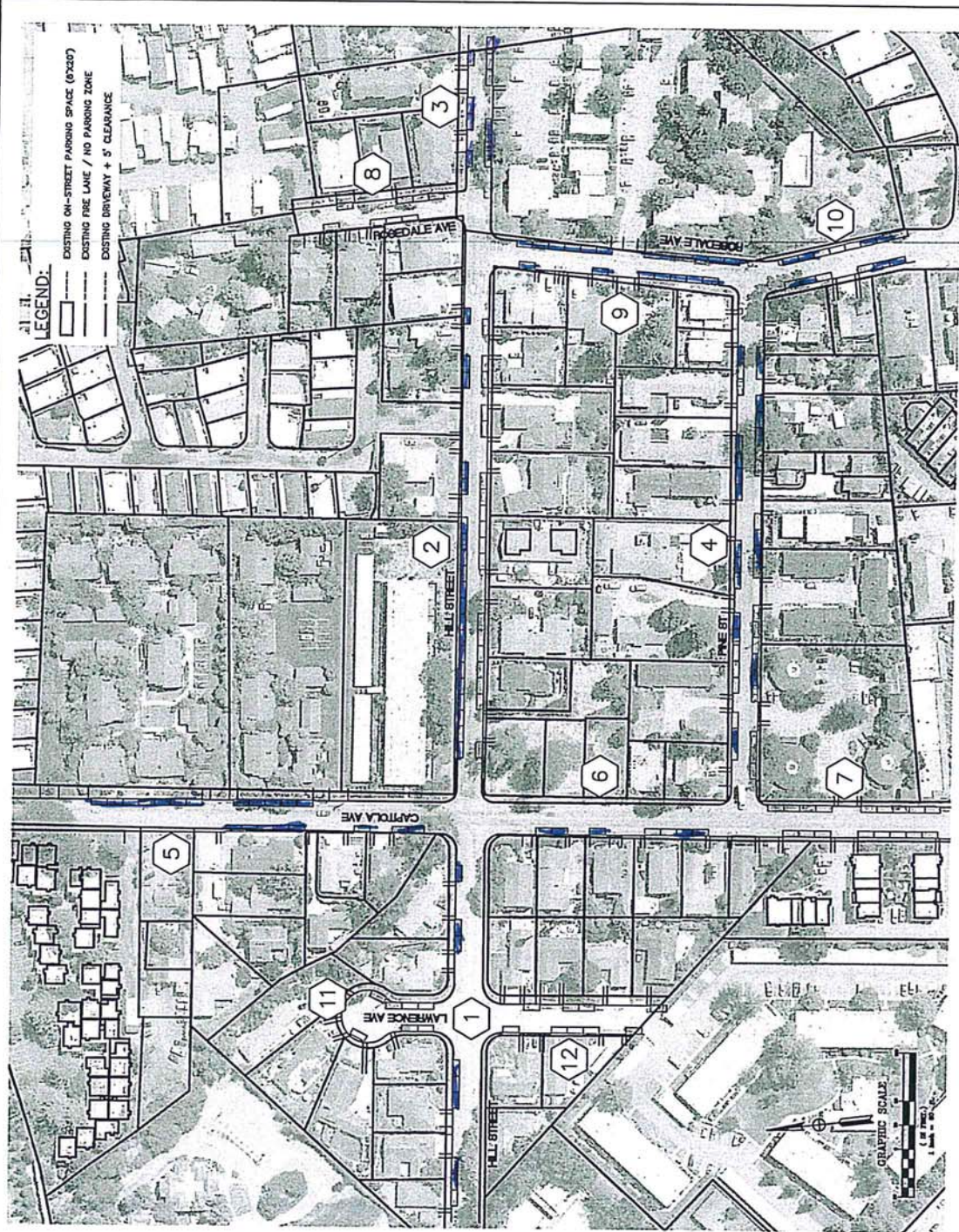
DATE: 03-29-2017
 SCALE: AS SHOWN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 168-200-113

Kimley»Horn
 100 W SAN FERNANDO ST, STE 200 SAN JOSE, CA 95113
 PHONO: 408-550-1133
 WWW.KIMLEY-HORN.COM

SHEET NO. 3 OF 3
 TC-03

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

7-24-17 5:30 PM



#	Location	Limits	Parking Supply Total Available Spaces
1	Hill Street	West to Capitola	0 South 9 North
2	Hill Street	Capitola to Rosedale	18 South 20 North
3	Hill Street	Rosedale to East	6 South 4 North
4	Pine	Capitola to Rosedale	20 South 18 North
5	Capitola	North to Hill	8 West 12 East
6	Capitola	Hill to Pine	7 West 0 East
7	Capitola	Pine to South	8 West 9 East
8	Rosedale	North to Hill	4 West 4 East
9	Rosedale	Hill to Pine	7 West 12 East
10	Rosedale	Pine to South	6 West 8 East
11	Lawrence	North to Hill	3 West 4 East
12	Lawrence	Hill to South	5 West 4 East
Total On-Street Parking			195

THIS PLAN ACCURATE FOR TRAFFIC CONTROL ONLY

Kimley Horn
100 W SAN FERNANDO ST. STE 500 SAN JOSE CA 95113
PHONE 408-261-1100
WWW.KIMLEY-HORN.COM

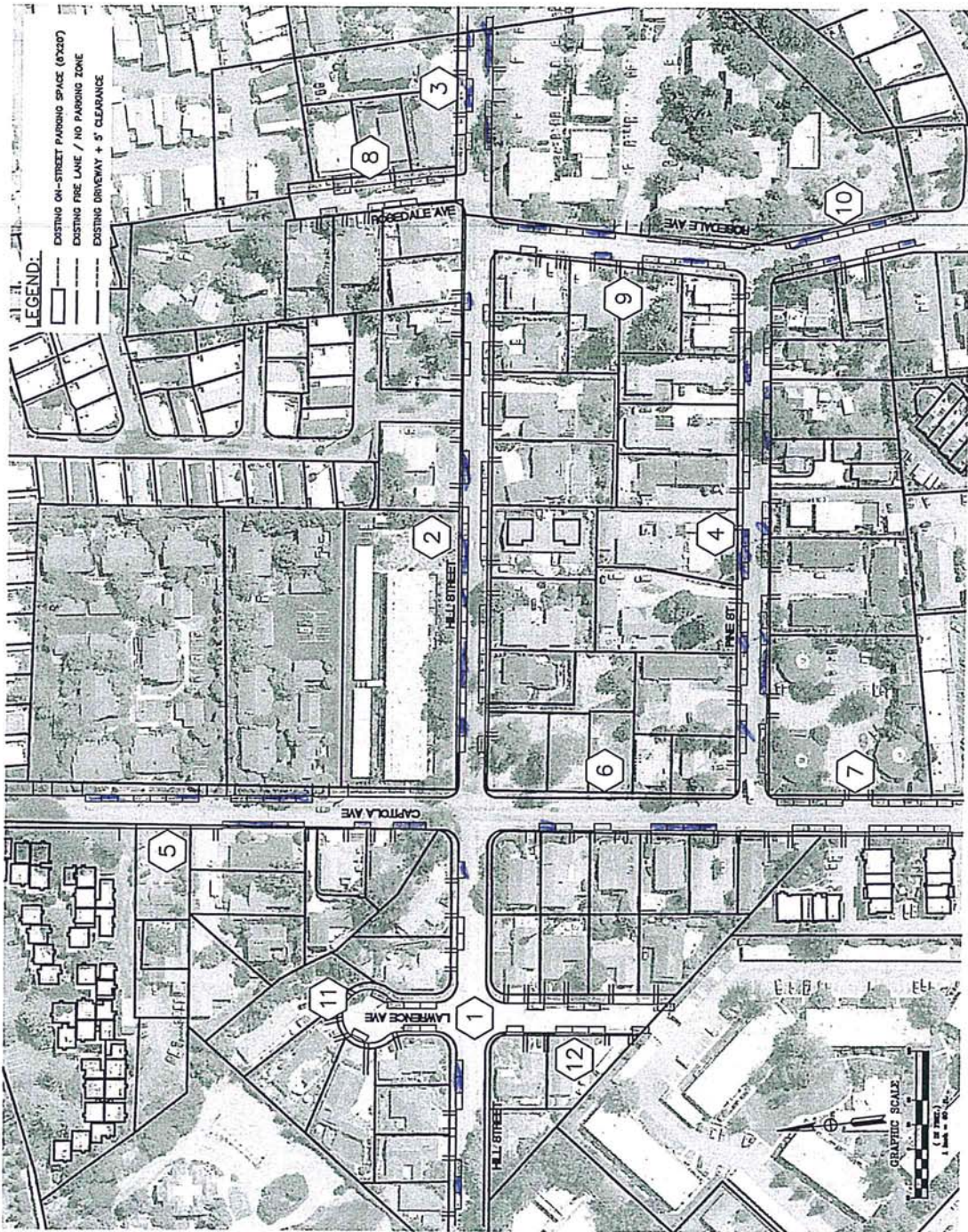
HILL STREET PRELIMINARY TRAFFIC CONTROL AND ROADWAY IMPROVEMENTS
PREPARED FOR
CITY OF CAPITOLA
CALIFORNIA

EXISTING ON-STREET PARKING CONDITIONS FOR ALTERNATIVE 1 PILOT PROGRAM

SHEET NO. 3 OF 3 SHEETS
TC-03

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

7-27-17 12:00 NOCA



#	Location	Limits	Parking Supply Total Available Spaces
1	Hill Street	West to Capitola	9
2	Hill Street	Capitola to Rosedale	38
3	Hill Street	Rosedale to East	10
4	Pine	Capitola to Rosedale	38
5	Capitola	North to Hill	20
6	Capitola	Hill to Pine	7
7	Capitola	Pine to South	17
8	Rosedale	North to Hill	8
9	Rosedale	Hill to Pine	19
10	Rosedale	Pine to South	14
11	Lawrence	North to Hill	7
12	Lawrence	Hill to South	9
Total On-Street Parking			196

THIS PLAN ACCURATE FOR TRAFFIC CONTROL ONLY

Kimley»Horn
100 W SAN FERNANDO ST, STE 200 SAN JOSE, CA 95113
PHONE: 408-950-1330
WWW.KIMLEY-HORN.COM

HILL STREET PRELIMINARY TRAFFIC CONTROL AND ROADWAY IMPROVEMENTS
PREPARED FOR
CITY OF CAPITOLA

EXISTING ON-STREET PARKING CONDITIONS FOR ALTERNATIVE 1 PILOT PROGRAM

PROJECT NO. 0773103-01
SHEET NO. 3 OF 3 SHEETS
TC-03

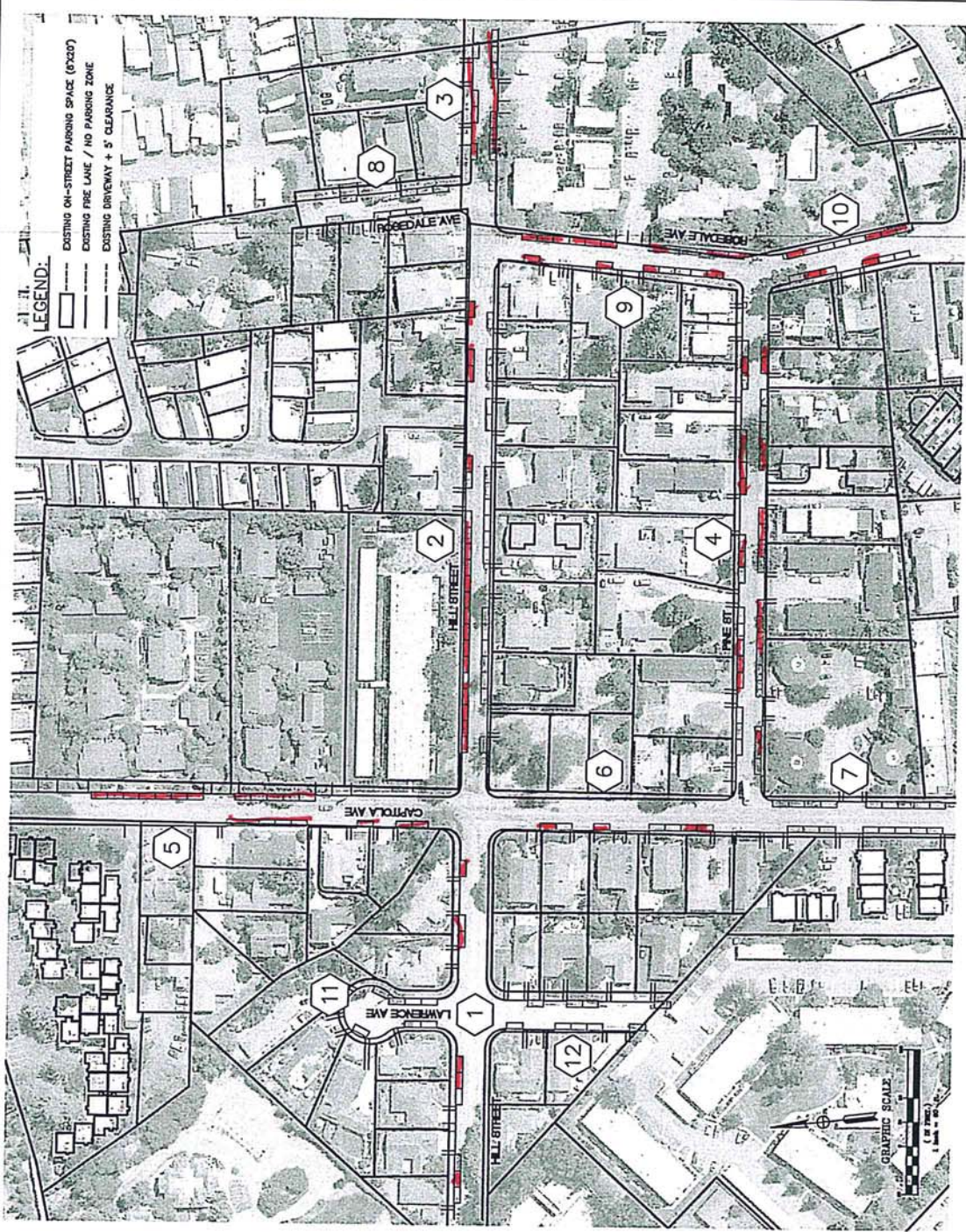
DATE: 03-13-17
SCALE: AS SHOWN
DESIGNED BY: JN
DRAWN BY: JN
CHECKED BY: JN

REVISIONS

NO.	DATE	BY

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

8-1-17 5:20 pm



#	Location	Limits	Parking Supply	
			Total Spaces	Available Spaces
1	Hill Street	West to Capitola	9	0 South 9 North
2	Hill Street	Capitola to Rosedale	38	18 South 20 North
3	Hill Street	Rosedale to East	10	6 South 4 North
4	Pine	Capitola to Rosedale	38	20 South 18 North
5	Capitola	North to Hill	20	8 West 12 East
6	Capitola	Hill to Pine	7	7 West 0 East
7	Capitola	Pine to South	17	8 West 9 East
8	Rosedale	North to Hill	8	4 West 4 East
9	Rosedale	Hill to Pine	19	7 West 12 East
10	Rosedale	Pine to South	14	6 West 8 East
11	Lawrence	North to Hill	7	3 West 4 East
12	Lawrence	Hill to South	9	5 West 4 East
Total On-Street Parking			196	

THIS PLAN ACCURATE FOR TRAFFIC CONTROL ONLY

Kimley»Horn
 100 W SAN FERNANDO ST, STE 250 SAN JOSE, CA 95113
 PHONE 888-100-4150
 WWW.KIMLEY-HORN.COM

HILL STREET PRELIMINARY TRAFFIC CONTROL AND ROADWAY IMPROVEMENTS
 PREPARED FOR
 CITY OF CAPITOLA
 CALIFORNIA

EXISTING ON-STREET PARKING CONDITIONS FOR ALTERNATIVE 1 PILOT PROGRAM

NOVA PROJECT 07783105
 DATE 08-28-2017
 SCALE AS SHOWN
 DESIGNED BY DW
 DRAWN BY DW
 CHECKED BY TW

SHEET NO. 3 OF 3 SHEETS
 TC-03

Hill Street Parking Survey							
Date:		8-1-17 5:20 pm					
#	Location	Limits	Parking Supply		Parking Count		Notes
			Total Spaces	Available Spaces	Street Parking	Driveway Parking	
1	Hill Street	West to Capitola	9	0 South			
				9 North	6		
2	Hill Street	Capitola to Rosedale	38	18 South	X		
				20 North	17		
3	Hill Street	Rosedale to East	10	6 South	6		
				4 North	4		
4	Pine	Capitola to Rosedale	38	20 South	9		
				18 North	9		
5	Capitola	North to Hill	20	8 West	8		
				12 East	12		
6	Capitola	Hill to Pine	7	7 West	5		
				0 East			
7	Capitola	Pine to South	17	8 West	X		
				9 East			
8	Rosedale	North to Hill	8	4 West	X		
				4 East			
9	Rosedale	Hill to Pine	19	7 West	4		
				12 East	8		
10	Rosedale	Pine to South	14	6 West	4		
				8 East	4		
11	Lawrence	North to Hill	7	3 West	X		
				4 East			
12	Lawrence	Hill to South	9	5 West	X		
				4 East			
Total On-Street Parking			196				

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

Hill Street Parking Survey							
Date:		7-27-17		12 noon			
#	Location	Limits	Parking Supply		Parking Count		Notes
			Total Spaces	Available Spaces	Street Parking	Driveway Parking	
1	Hill Street	West to Capitola	9	0 South	0		
				9 North	3		
2	Hill Street	Capitola to Rosedale	38	18 South	9		
				20 North	X		
3	Hill Street	Rosedale to East	10	6 South	4		
				4 North	2		
4	Pine	Capitola to Rosedale	38	20 South	6		
				18 North	6		
5	Capitola	North to Hill	20	8 West	6		
				12 East	07		
6	Capitola	Hill to Pine	7	7 West	5		
				0 East			
7	Capitola	Pine to South	17	8 West	X		
				9 East			
8	Rosedale	North to Hill	8	4 West	X		
				4 East			
9	Rosedale	Hill to Pine	19	7 West	2		
				12 East	8		
10	Rosedale	Pine to South	14	6 West	2		
				8 East	3		
11	Lawrence	North to Hill	7	3 West	X		
				4 East			
12	Lawrence	Hill to South	9	5 West	X		
				4 East			
Total On-Street Parking			196				

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

Hill Street Parking Survey							
Date:		7-24-17		5:30 PM		Notes	
#	Location	Limits	Parking Supply		Parking/Count		
			Total Spaces	Available Spaces	Street Parking		Driveway Parking
1	Hill Street	West to Capitola	9	0 South			
				9 North	8		
2	Hill Street	Capitola to Rosedale	38	18 South	X		
				20 North	20		
3	Hill Street	Rosedale to East	10	6 South	4		
				4 North	4		
4	Pine	Capitola to Rosedale	38	20 South	14		
				18 North	13		
5	Capitola	North to Hill	20	8 West	8		
				12 East	12		
6	Capitola	Hill to Pine	7	7 West	4		
				0 East			
7	Capitola	Pine to South	17	8 West	X		
				9 East			
8	Rosedale	North to Hill	8	4 West	X		
				4 East			
9	Rosedale	Hill to Pine	19	7 West	7		
				12 East	12		
10	Rosedale	Pine to South	14	6 West	4		
				8 East	5		
11	Lawrence	North to Hill	7	3 West	X		
				4 East			
12	Lawrence	Hill to South	9	5 West	X		
				4 East			
Total On-Street Parking			196				

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

Hill Street Parking Survey							Notes
Date:		7-19-17		5:30 AM		Parking Count	
#	Location	Limits	Parking Supply	Parking Count			
			Total Spaces	Available Spaces	Street Parking	Driveway Parking	
1	Hill Street	West to Capitola	9	0 South			
				9 North	7		
2	Hill Street	Capitola to Rosedale	38	18 South	17		
				20 North	X		
3	Hill Street	Rosedale to East	10	6 South	6		
				4 North	4		
4	Pine	Capitola to Rosedale	38	20 South	14		
				18 North	15		
5	Capitola	North to Hill	20	8 West	7		
				12 East	12		
6	Capitola	Hill to Pine	7	7 West	6		
				0 East			
7	Capitola	Pine to South	17	8 West	X		
				9 East			
8	Rosedale	North to Hill	8	4 West	X		
				4 East			
9	Rosedale	Hill to Pine	19	7 West	7		
				12 East	12		
10	Rosedale	Pine to South	14	6 West	5		
				8 East	7		
11	Lawrence	North to Hill	7	3 West			
				4 East	X		
12	Lawrence	Hill to South	9	5 West	X		
				4 East			
Total On-Street Parking			196				

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

Hill Street Parking Survey							
Date:		7-13-17		4:50 pm		Notes	
#	Location	Limits	Parking Supply		Parking Count		Notes
			Total Spaces	Available Spaces	Street Parking	Driveway Parking	
1	Hill Street	West to Capitola	9	0 South			
				9 North	8		
2	Hill Street	Capitola to Rosedale	38	18 South	X		
				20 North	15		
3	Hill Street	Rosedale to East	10	6 South	6		
				4 North	4		
4	Pine	Capitola to Rosedale	38	20 South	10		
				18 North	7		
5	Capitola	North to Hill	20	8 West	6		
				12 East	10		
6	Capitola	Hill to Pine	7	7 West	4		
				0 East			
7	Capitola	Pine to South	17	8 West	X		
				9 East			
8	Rosedale	North to Hill	8	4 West	X		
				4 East			
9	Rosedale	Hill to Pine	19	7 West	4		
				12 East	9		
10	Rosedale	Pine to South	14	6 West	4		
				8 East	2		
11	Lawrence	North to Hill	7	3 West	X		
				4 East			
12	Lawrence	Hill to South	9	5 West	X		
				4 East			
Total On-Street Parking			196				

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

Hill Street Parking Survey							
Date:		7-10-17 5:15 pm					
#	Location	Limits	Parking Supply		Parking Count		Notes
			Total Spaces	Available Spaces	Street Parking	Driveway Parking	
1	Hill Street	West to Capitola	9	0 South			
				9 North	7		
2	Hill Street	Capitola to Rosedale	38	18 South	X		
				20 North	20		
3	Hill Street	Rosedale to East	10	6 South	6		
				4 North	4		
4	Pine	Capitola to Rosedale	38	20 South	14		
				18 North	14		
5	Capitola	North to Hill	20	8 West	8		
				12 East	12		
6	Capitola	Hill to Pine	7	7 West	4		
				0 East			
7	Capitola	Pine to South	17	8 West	X		
				9 East			
8	Rosedale	North to Hill	8	4 West	X		
				4 East			
9	Rosedale	Hill to Pine	19	7 West	7		
				12 East	12		
10	Rosedale	Pine to South	14	6 West	1		
				8 East	4		
11	Lawrence	North to Hill	7	3 West	X		
				4 East			
12	Lawrence	Hill to South	9	5 West	X		
				4 East			
Total On-Street Parking			196				

Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

Hill Street Roadway Improvements PILOT PROGRAM

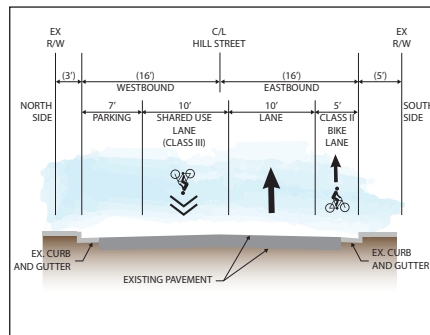


Friday July 7th – Friday August 4th, 2017

Hello Neighbors,

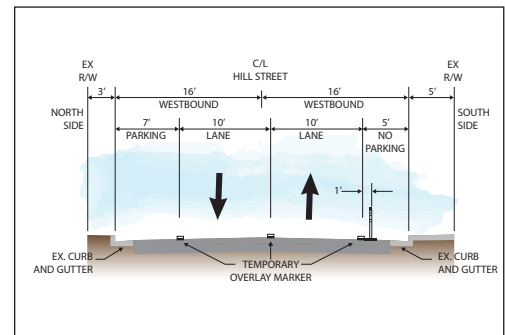
On February 16th, 2017, the City of Capitola Public Works conducted a public workshop to discuss alternatives that would improve traffic safety and provide pedestrian and bicycle access along Hill Street, specifically on the stretch between Capitola Avenue and Rosedale Avenue. Currently, parking is allowed on both sides of the street and there is no continuous sidewalk or dedicated bike lanes on either side of the street. The workshop was productive as the City received constructive public feedback on many of the potential traffic solutions for Hill Street. As a follow up to the workshop, the City Council held a public hearing on June 8th, 2017 at which the Council directed Public Works to implement a pilot program on Hill Street that would temporarily change the roadway and on-street parking layout.

The intent of the temporary Hill Street pilot program is to field test the traffic impacts of the proposed striping that would eliminate parking along the south side of the street between Capitola Avenue and Rosedale Avenue (see figure below). The pilot program will be implemented for 4 weeks beginning on Friday July 7th, 2017 and ending on Friday August 4th, 2017. During this trial period, the City will monitor the Hill Street neighborhood and collect comments from the community. Toward the end of the trial period, you will be sent a survey to provide your comments on the program. In addition, a second public workshop will be scheduled to gather more responses from the public.



Proposed Striping Improvements
(Pending Pilot Program Results)

Remove parking on the south side of Hill Street and install a Class II bike lane on the south side. Maintain parking on the north side and stripe a Class III shared lane on the north side. No sidewalk will be constructed at this time.

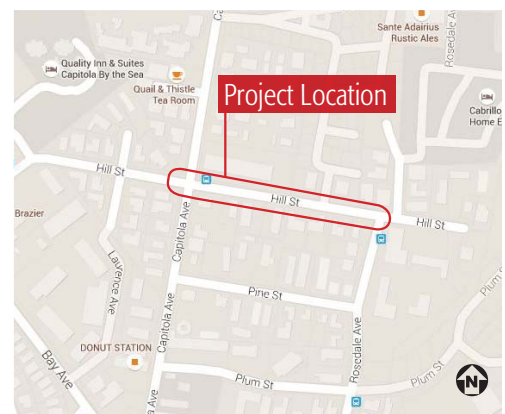


Template for Temporary Pilot Program
(From 7/7/2017 to 8/4/2017)

On-street parking on the south side of Hill Street will be removed and delineated with traffic control drums and 'No Parking' signs. Parking on the north side will be maintained.

If you currently park your vehicle on the south side of Hill Street, please park in an alternative location until the trial period is complete. Additionally, if you have any feedback or comments during the pilot program, please visit www.cityofcapitola.org. We look forward to speaking with you and gathering your opinions on this issue. Thank you for your cooperation.

Yours truly,
Steve Jesberg, PE
City of Capitola Public Works Director



Attachment: Hill Street Summary Report (Hill Street Traffic Improvements)

Hill Street Roadway Improvements

PILOT PROGRAM



Friday July 7th – Friday August 4th, 2017

Thank you for your cooperation during the Hill Street Pilot Program. The city has collected some information regarding parking and traffic speeds and volumes during this period. Part of the data the city is interested in includes your feedback on the program. The questionnaire below is being provided for this purpose.

A community meeting will be held on Wednesday, August 9, 2017 at 6:30 p.m. in the Community Room at City Hall to share the data the city has collected and hear from you.

Name (Optional): _____ Email (Optional): _____

Address or street location: _____

- Did you attend the Hill Street public workshop on Thursday February 16th, 2017?
 - Yes No
- Before the Hill Street Pilot Program was implemented, do you normally park your vehicle along Hill Street (between Capitola Avenue and Rosedale Avenue)?
 - Yes No
- If 'Yes' to Question 2, where do you normally park your vehicle on Hill Street?
 - I normally park on the north side
 - I normally park on the south side
 - I normally park on a driveway
 - I park somewhere else (Please Specify)

- During the Hill Street Pilot Program period, where would you park your vehicle?
 - North side of Hill Street between Capitola and Rosedale
 - Rosedale Avenue
 - Capitola Avenue
 - Pine Street
 - Driveway
 - Somewhere else (Please Specify)

 - I do not own or use a vehicle
- What are your thoughts and opinions of replacing on-street parking on the south side of Hill Street with a 5' wide Class II bike lane for bike and pedestrian access?
- What are your thoughts and opinions on the current parking situation on Hill Street and the surrounding neighborhood?
- Do you have any other comments, questions, or concerns?

Completed questionnaires can be dropped off at the community meeting, mailed to City of Capitola, Department of Public Works, 420 Capitola Avenue, Capitola CA 95010, or emailed to sjesberg@ci.capitola.ca.us



Appendix J: Pilot Program Community Survey Results

Survey Responses are available for review in the Public Works Department during normal office hours.

**Hill Street Roadway Improvement Pilot Program Community Meeting 2
Wednesday, 9 August 2017**

Meeting Notes

6:30 p.m. – City Hall Community Room

Staff Present: Steve Jesberg, Public Works Director, Fredrick Venter, Kimley-Horn

Participants: Stephanie Harlan, Mayor, Jacques Bertrand, Councilmember, and eight community members

Steve Jesberg welcomed the community members to the meeting. He announced eight surveys were received late in the day of this community meeting and were not included in the results to be presented. Two surveys were submitted this evening. Surveys will continue to be accepted and incorporated into the project results.

Frederik Venter presented the results of the pilot program and the survey results.

Three community members present this evening did not attend the first community workshop.

Two community members stated the pilot program was done during the summer, when pedestrian and bike is not as busy as when school is in session. There was a general consensus of the community participants that an additional survey should be done when school is in session, after Labor Day. And the parking space utilization counts should be done later in the evening when residents are home from work and school, after 6:00 p.m.

Four residents on the south side of Hill Street commented that when cars are parked abutting private driveway access, it is difficult to see oncoming vehicles, pedestrians, and bikes, to safely enter the traffic flow onto the street.

One person commented that there could be additional on-street parking if the spaces were painted on the street.

Steve Jesberg stated that there would be 18, legal parking spaces along the street. There is more available parking, without painting parking spaces, since cars park closer together when not restricted by a marked space.

Three people commented that the pedestrians have to get out the way of vehicles and walk in between parked cars, but appreciated a safer route without parked cars.

One person commented there were few bikes using the bike lane during the pilot period, and perhaps painting sharrows would be a better solution than losing street parking.

Several people supported a bike lane, especially when school is in session because the street is a direct route to New Brighton Middle School and is used by children on bikes and walking.

Several people commented that the mobile home park residents are prohibited, by the park owner, from parking on the roadway within the park, and utilize available street parking. Additionally, there is insufficient onsite parking at apartment complex at 900 Capitola Avenue. Residents questioned if it was possible for the city to install a sidewalk along the apartment complex Hill Street frontage, or if there was a way to require additional parking for tenants.

One person suggested a rolled curb and gutter to allow parking further off of the street and allowing a wider travel lane; better enforcement of cars parked in the red zone; better enforcement of cars parked in the same place greater than 72 hours.

Steve Jesberg stated the next step will be to further compile the data received from the community and a recommendation will be made to the City Council at the September 28th or October 12th meeting. A public notice will be mailed prior to the meeting. Mr. Jesberg reiterated that the City will continue to received surveys and comments via email for consideration prior to the City Council meeting.



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: Capitola Police Department

SUBJECT: Receive a Report on Special Event Highlights and Issues for 2017

RECOMMENDED ACTION: Receive report, provide direction regarding changes to specific recurring special event permit conditions, and determine if any additional review should be required for any 2018 special events.

BACKGROUND: In February 2002, the City Council approved Resolution No. 3202, adopting a special event permit program and fee schedule. The purpose of the program was to provide regulations and guidelines for special events occurring within the City limits and to recover costs associated with those events.

Special events are divided into two categories: general special events and minor special events. General special events are those with more than 200 attendees, or notable impacts to City services or a particular neighborhood. Minor special events are events with less than 200 people and limited impacts.

Minor special events can be approved by the City Manager. All applications for new general special events must be reviewed by the City Council. However, events that were held the prior year may be approved by the City Manager if there are no significant modifications and there were no major problems with the event in recent prior years.

The purpose of this hearing is to review the 2017 special events, identify any issues, and determine if any additional review should be required for any recurring events in 2018. If no issues are identified for a particular event, and the event organizer proposes no significant changes, staff will issue permits for those recurring special events in 2018.

DISCUSSION: In 2017, the Police Department issued 11 general special event permits and 14 minor special event permits. There were three private minor events on the bandstand: a Zumba event, a memorial service, and a wedding.

General Special Events

- Surfer's Path 10K/5K
- Classic Car Show
- Jay Moriarity Paddleboard Race
- Begonia Festival
- Mermaid Triathlon
- Capitola Half Marathon
- AIDS Lifecycle
- Wharf to Wharf
- Art and Wine Festival
- Fireworks Extravaganza

Special Event Highlights and Issues
November 9, 2017

- Surfer's Path Hang 10/Hang 5

Minor Events

- Easter Egg Hunt
- Twilight Concerts
- Movies on the Beach
- Scholastic Surf League contest
- Operation Surf
- Opera at the Beach
- iSkate Capitola¹
- Walk for Angelman's Syndrome
- Art and Music at the Beach
- Coast Classic bike ride
- Village Halloween Parade
- Surfing Santa Holiday Event²

There were few issues or changes associated with this year's events. The department received one email complaint about the Park Avenue road closure for the Mermaid event and 12 complaints (one email and 11 calls for service) about the noise from the fireworks.

From November 2016 to November 2017, the Police Department billed 223.5 police personnel hours (an increase of 16.75 hours from 2016) and 100 Public Works personnel hours (a decrease of 6.5 hours from 2016), totaling \$23,285. Those costs were reimbursed by the special event sponsors. The total permit and bandstand rental fees paid during the same period were \$6,865.

FISCAL IMPACT: None

ATTACHMENTS:

1. 2017 Special Event List

Report Prepared By: Denice Pearson
Administrative Records Analyst

Reviewed and Forwarded by:

Jamie Goldstein, City Manager

11/1/2017

¹iSkate Capitola will be held for the first time in Esplanade Park December 15, 2017, through January 7, 2018. It is unknown if the applicant will reapply for the event for next year.

² Scheduled for November 25, 2017.

2017 Special Events

Event	Date(s)	PD Hrs	PW Hrs	Staffing Cost	Permits & Bandstand Rental	Total Fees Billed	General	Minor
Surfer's Path 10K/5K	2/26/2017	-	-	\$ -	\$ 150.05	\$ 150.05	X	
Surfer's Path Marathon/Capitola Half Marathon	5/20 & 5/21/2017	13.00	-	\$ 1,177.58	\$ 1,047.05	\$ 2,224.63	X	
Capitola Classic Car Show	6/10 & 6/11/2017	22.00	2.00	\$ 1,970.74	\$ 1,013.25	\$ 2,983.99	X	
AIDS Lifecycle	6/5/2017	-	-	\$ -	\$ 57.00	\$ 57.00	X	
Jay Moriarity Memorial Paddleboard Race	6/17/2017	-	-	\$ 46.00	\$ 150.05	\$ 196.05	X	
Wharf to Wharf Race	7/23/2017	32.50	71.50	\$ 5,879.50	\$ 339.25	\$ 6,218.75	X	
Begonia Festival	8/31-9/03/2017	44.00	20.00	\$ 4,480.00	\$ 620.25	\$ 5,100.25	X	
Art & Wine Festival	9/09 & 9/10/2017	23.00	6.50	\$ 2,185.50	\$ 860.00	\$ 3,045.50	X	
Mermaid Triathlon/Duathlon	10/7/2017	29.00	-	\$ 2,383.00	\$ 798.25	\$ 3,181.25	X	
Monte Foundation Firework Extravaganza	10/15/2017	58.50	-	\$ 5,037.50	\$ 152.15	\$ 5,189.65	X	
Surfer's Path Hang 10/Hang 5	10/22/2017	1.50	-	\$ 125.00	\$ 152.15	\$ 277.15	X	
Capitola Village Easter Egg Hunt	4/15/2017	-	-	\$ -	\$ 92.00	\$ 92.00		X
Operation Surf	4/01 & 4/02/2017	-	-	\$ -	\$ 150.05	\$ 150.05		X
Walk for Angelman's Syndrome	5/13/2017	-	-	\$ -	\$ 57.00	\$ 57.00		X
Twilight Concerts (Wednesdays)	6/07-8/30/2017	-	-	\$ -	\$ -	\$ -		X
Art & Music at the Beach (Sundays)	6/25-8/20/2017	-	-	\$ -	\$ -	\$ -		X
Movies on the Beach (Fridays)	8/25, 9/08, 9/15/2017	-	-	\$ -	\$ -	\$ -		X
Coast Classic	9/10/2017	-	-	\$ -	\$ 57.00	\$ 57.00		X
Opera at the Beach	9/17/2017	-	-	\$ -	\$ -	\$ -		X
Santa Cruz Scholastic Surf League Surf Contest	10/28 & 10/29/2017	-	-	\$ -	\$ 152.15	\$ 152.15		X
Capitola Village Halloween Parade	10/29/2017	-	-	\$ -	\$ 57.00	\$ 57.00		X
Surfing Santa Holiday Event	11/25/2017	-	-	\$ -	\$ 57.00	\$ 57.00		X
Private Events								
O'Leary Memorial	4/15/2017	-	-	\$ -	\$ 301.00	\$ 301.00		X
Chan Wedding	8/25/2017	-	-	\$ -	\$ 301.00	\$ 301.00		X
Zumba Event	9/23/2017	-	-	\$ -	\$ 301.00	\$ 301.00		X
Totals		223.50	100.00	\$ 23,284.82	\$ 6,864.65	\$ 30,149.47	11	14

Attachment: 2017 Special Event List (Special Event Highlights and Issues)



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: Community Development
SUBJECT: Subdivision Ordinance Cleanup

RECOMMENDED ACTION: Introduce an Ordinance amending Municipal Code Chapter 16 pertaining to Subdivisions.

BACKGROUND: The City Council considered amendments to the Subdivision Ordinance at its October 12, 2017, hearing and voted unanimously to schedule a second reading to adopt the amendments. Following the hearing, staff received comments from a member of the public and California Coastal Commission (CCC) staff, which requested additional revisions.

DISCUSSION: The revisions from CCC staff were primarily requests to add requirements for subdivisions in the coastal zone to be consistent with the Local Coastal Program and to obtain coastal development permits. Staff has incorporated these changes into the revised ordinance amendment.

The other requested change was to clarify whether section 16.24.170(E) is intended to require a property to have at least 20 feet of lot frontage on a street or an unspecified amount of frontage on street at least 20 feet wide. The referenced section is below, with the changes that were proposed on October 12 shown in ~~strikeout~~/underline:

Lots without frontage on a ~~dedicated public~~ street of twenty feet or more will not be permitted. Frontage requirements for flag lots may be satisfied by a driveway or private road accessing a street of twenty feet in width or more.

Based on research of subdivision applications over the past several years (see Attachment 4), it appears the City has previously interpreted this section to require properties have 20 feet of lot frontage on a street. Staff believes it would be more logical to require a minimum amount of property frontage rather than requiring any amount of frontage, no matter how small, provided it faced a 20-foot-wide street.

However, every subdivision application the City approved over the last several years met both these requirements: the lots fronted a street at least 20 feet wide and had at least 20 feet of lot frontage on that street.

Further the original wording places the 20-foot modifier next to the word street, suggesting the City Council may have originally intended to require minimum street width. This perspective is also supported by the Zoning Code definition of "street," which refers to a minimum 20-foot-wide access way.

Subdivision Ordinance Cleanup Coastal Revision
November 9, 2017

Given the uncertainty over the intent of this section, staff is requesting direction from the City Council. The City Council may direct staff to 1) require 20 feet of property frontage; 2) require an unspecified amount of frontage on a 20-foot-wide or greater street; or 3) require 20 feet of frontage on a minimum 20-foot-wide street.

The final revision was a staff change to the definition of "street." The previous ordinance amendment introduced a new definition for "road" to allow lots to front on either a public street or a private road. Staff has revised the "street" definition to include private roads and has deleted the previous new "road" definition.

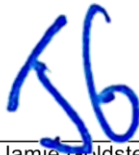
FISCAL IMPACT: None

ATTACHMENTS:

1. CEQA 15183 Exemption
2. Subdivision Ordinance Amendment
3. LCP Amendment Resolution
4. Previously Approved Subdivision Plans

Report Prepared By: Rich Grunow
Community Development Director

Reviewed and Forwarded by:



Jamie Goldstein, City Manager

11/1/2017

Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist Pursuant to CEQA Guidelines §15183

Date: October 2, 2017
Project Title: Subdivision Ordinance Cleanup
Project Address: Citywide
GP Designation: N/A
Zoning: N/A
Lot Size: N/A
Applicant: City of Capitola
Staff Contact: Richard Grunow
rgrunow@ci.capitola.ca.us

Project Description

The project is an amendment to the City of Capitola Subdivision Ordinance (Ordinance), which resides in Chapter 16 of the Capitola Municipal Code. The proposed amendment consists largely of cleanup items which aim to eliminate internal inconsistencies, clarify code language and definitions, and align outdated code sections with current provisions of the Subdivision Map Act. The amendment would also introduce an exception process for lot design standards and add new standards and procedures for lot line adjustment applications.

The proposed exception process would allow the Planning Commission or City Council, as applicable, to grant an exception to lot design standards if it is found that strict conformance is impractical due to a site's physical, topographic, or geometric conditions, or if strict conformance would result in an inferior or undesirable subdivision design.

The proposed lot line adjustment standards outline procedures for processing applications, including establishment of decision-making authority, standards for lot line locations, findings, appeals, and time limitations. These standards generally reflect long-standing City processes which had not been previously codified.

Overview

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with established zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

General Plan Update Program EIR

15183 Statement of Reasons

The City of Capitola General Plan Update (GPU) establishes a blueprint for future land development in Capitola that meets community desires and balances the environmental protection goals with the need for housing, infrastructure, economic vitality, and environmental protection. The GPU included adoption of new General Plan elements, which set the goals and policies that guide future development. It also included a corresponding land use map, a road network map, and other implementing policies and ordinances.

The GPU EIR was certified in conjunction with adoption of the GPU on June 26, 2014. The GPU EIR comprehensively evaluated environmental impacts that would result from Plan implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

Summary of Findings

The proposed ordinance amendment is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures. The GPU EIR is available for review of the City of Capitola website at: <http://www.cityofcapitola.org/communitydevelopment/page/capitola-general-plan>

A comprehensive environmental evaluation has been completed for the project as documented in the attached §15183 Exemption Checklist. This evaluation concludes that the project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the City of Capitola General Plan, as analyzed by the General Plan Update Final Program EIR (SCH #2013072002), and all required findings can be made.

In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

The proposed ordinance revisions would correct internal inconsistencies; clarify standards, procedures, and definitions; and update old ordinance sections to align with the Subdivision Map Act. The ordinance amendment would also codify the City's procedures and standards for processing lot line adjustment applications. These changes would not have any effect on existing density regulations of the General Plan or the analysis contained in GPU EIR.

The proposed lot design exception process could theoretically allow subdivisions on properties which may not otherwise be able to strictly comply with lot design standards; however, the changes would have no effect on density for the following reasons: 1) the City is nearly built-out and there are very few remaining lots which have subdivision potential under current density limits; 2) of the lots remaining with subdivision potential, most are zoned multi-family which allows apartments, single-lot condominium developments, and multiple homes on single lots which do not require a land division; 3) applicants could pursue a Planned Development which allows a project to establish unique lot design standards which may differ from those found in the zoning ordinance; and 4) although some R-1 zoned lots may have an increased subdivision potential through a design exception process, the maximum allowable density established by the General Plan and evaluated by the GPU EIR would remain the same. See attachment 1 for additional details.

2. There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR Failed to analyze as significant effects.

15183 Statement of Reasons

The proposed ordinance amendment would apply citywide and therefore would not target any specific site which has peculiar characteristics.

3. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.

The proposed ordinance amendment would not result in any increase in density or development intensity and therefore is consistent with analysis contained in the GPU EIR. As previously noted, the proposed subdivision design exception process could theoretically facilitate land divisions on limited R-1 properties; however, any additional development potential would represent a small portion of the growth that was forecast for build-out of the General Plan. The GPU EIR considered the incremental impacts of the proposed project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

4. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

No new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.

5. The project will undertake feasible mitigation measures specified in the GPU EIR.

The proposed ordinance amendment would not result in any significant environmental effects; therefore, no mitigation is required.

	October 6, 2017
Signature	Date
Richard Grunow	Community Development Director
Printed Name	Title

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

CEQA Guidelines §15183 Exemption Checklist

Overview

This checklist provides an analysis of potential environmental impacts resulting from the proposed project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under Guidelines section 15183.

- Items checked “Significant Project Impact” indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.
- Items checked “Impact not identified by GPU EIR” indicates the project would result in a project specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR).
- Items checked “Substantial New Information” indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.

A project does not qualify for a §15183 exemption if it is determined that it would result in: 1) a peculiar impact that was not identified as a significant impact under the GPU EIR; 2) a more severe impact due to new information; or 3) a potentially significant off-site impact or cumulative impact not discussed in the GPU EIR. A summary of staff’s analysis of each potential environmental effect is provided below the checklist for each subject area.

1. AESTHETICS – Would the Project:

a) Have a substantial adverse effect on a scenic vista?

Significant Project Impact	Peculiar Impact not identified by GPU EIR	Substantial New Information
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Discussion

1(a) The proposed ordinance amendment would apply citywide and could potentially effect properties which are within or near a scenic vista; however, the proposed ordinance amendments would not increase density or relax any existing regulations or development standards intended to protect scenic vistas.

1(b) The proposed ordinance amendment would apply citywide and could potentially effect properties which support scenic resources; however, the proposed ordinance amendments would not increase density or relax any existing regulations or development standards intended to protect scenic resources.

1(c) The proposed ordinance amendment would not increase allowable density or relax any development standards which could adversely affect visual character.

1(d) The proposed ordinance amendment would create a new source of light or glare.

Conclusion

As discussed above, the project would not result in any significant impacts to aesthetics; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

2. Agriculture/Forestry Resources

– Would the Project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?

Significant Project Impact	Peculiar Impact not identified by GPU EIR	Substantial New Information
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?

d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

Discussion

- 2(a) There are no Farmlands of Local Importance, Prime Farmland, Unique Farmland, or Farmlands of Statewide Importance in the City of Capitola.
- 2(b) The City does not have any properties under a Williamson Act contract or have any agriculturally zoned lands.
- 2(c) There are no timberland production zones in the City of Capitola.
- 2(d) There are no forest lands in the City of Capitola.
- 2(e) The City does not have any important farmlands or active agricultural production areas.

Conclusion

The City of Capitola does not include any lands which are used or designated for agricultural or timber harvesting purposes. There are no properties in the City which have been designated as Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or forests with timber harvest potential.

Significant Project Impact	Peculiar Impact not identified by GPU EIR	Substantial New Information
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3. Air Quality – Would the Project:

a) Conflict with or obstruct implementation of the Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) 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)?

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

Discussion

- 3(a) The project would not involve any operational emissions which could contribute to the non-attainment of any ambient air quality standards.
- 3(b) The proposed ordinance amendment would not produce any emissions or effect any existing air quality standards.
- 3(c) The proposed ordinance amendment would not produce any emissions or effect any existing air quality standards.
- 3(d) The proposed ordinance amendment would not produce any emissions or effect any existing air quality standards.
- 3(e) The proposed ordinance amendment would not produce any odors or effect any existing regulations related to odors.

Conclusion

As discussed above, the project would not result in any significant impacts to air quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Peculiar Impact not identified by GPU EIR	Substantial New Information
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4. Biological Resources – Would the Project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?
- c) 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?

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

Discussion

4(a) The proposed ordinance amendment would not result in any physical development which could impact sensitive biological resources and the amendment would not change any existing regulations intended to protect biological resources.

4(b) The proposed ordinance amendment would not result in any physical development which could impact riparian habitats and the amendment would not change any existing regulations intended to protect biological resources.

4(c) The proposed ordinance amendment would not result in any physical development which could impact wetlands and the amendment would not change any existing regulations intended to protect wetlands.

4(d) The proposed ordinance amendment would not result in any physical development which could impact sensitive biological resources and the amendment would not change any existing regulations intended to protect biological resources. Therefore, the project would not interfere with the movement of any native resident or migratory fish or wildlife species, or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

4(e) The proposed ordinance amendment would not effect any adopted Habitat Conservation Plans, Natural Communities Conservation Plans, or other local, regional or state habitat conservation plans.

Conclusion

The project would not result in any significant impacts to any sensitive biological resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact **Peculiar Impact not identified by GPU EIR** **Substantial New Information**

5. Cultural Resources – Would the Project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?
- c) Directly or indirectly destroy a unique geologic feature?
- d) Directly or indirectly destroy a unique paleontological resource or site?
- e) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion

- 5(a) The proposed ordinance amendment would not result in any physical development and would not affect any existing regulations intended to protect historic resources.
- 5(b) The proposed ordinance amendment would not result in any physical development and would not affect any existing regulations intended to protect archaeological resources.
- 5(c) The proposed ordinance amendment would not result in any physical development and would not affect any existing regulations intended to protect unique geologic features.
- 5(d) The proposed ordinance amendment would not result in any physical development and would not affect any existing regulations intended to protect paleontological features.
- 5(e) The proposed ordinance amendment would not result in any physical development and would not affect any existing regulations intended to protect archaeological resources.

Conclusion

The proposed ordinance amendment would not have any effect on cultural resources.

Significant Project Impact	Peculiar Impact not identified by GPU EIR	Substantial New Information
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6. Geology and Soils – Would the Project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) 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 an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Discussion

6(a)(i) The City of Capitola does not have any land identified as a fault rupture hazard zone by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California.

6(a)(ii) The proposed ordinance amendment would not result in any physical development and would not affect any existing regulations intended to prevent erosion.

6(a)(iii) The proposed ordinance amendment is citywide and may apply to properties which are subject to liquefaction; however, the ordinance amendment does not involve any physical development and it would not affect any existing regulations intended to prevent impacts resulting from liquefaction.

6(a)(iv) The proposed ordinance amendment is citywide and may apply to properties which are subject to landslides; however, the ordinance amendment does not involve any physical development and it would not affect any existing regulations intended to prevent impacts resulting from landslides.

6(b) The proposed ordinance amendment does not involve any physical development and it would not affect any existing regulations intended to prevent erosion.

6(c) The proposed ordinance amendment is citywide and may apply to properties which are subject to landslides; however, the ordinance amendment does not involve any physical development and it would not affect any existing regulations intended to prevent impacts resulting from unstable geologic formations.

6(d) The proposed ordinance amendment is citywide and may apply to properties which have expansive soils; however, the ordinance amendment does not involve any physical development and it would not affect any existing regulations intended to prevent impacts from building over expansive soils.

6(e) All properties in the City of Capitola rely on public sewer.

Conclusion

As discussed above, the project would not result in any physical development which could result in significant impacts to/from geology/soils; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

7. Greenhouse Gas Emissions – Would the Project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Significant Project Impact Peculiar Impact not identified by GPU EIR Substantial New Information

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion

7(a) The proposed ordinance amendment does not involve any physical development; however it is possible that the amendment could allow a modest number of properties to subdivide which otherwise could not have strictly conformed to lot design criteria. However, the marginal increase in development potential would not collectively generate more than the 900 metric ton screening threshold established by the California Air Pollution Control Officer’s Association (CAPCOA) white paper for determining the need for additional analysis and mitigation for GHG-related impacts under CEQA. The 900 metric ton carbon dioxide equivalent screening level referenced in the CAPCOA white paper (<http://www.capcoa.org/wpcontent/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf>) is being used as a conservative criterion for determining the size of projects that would require further analysis and mitigation with regard to climate change. The CAPCOA white paper reports that the 900 metric ton screening level would capture more than 90% of the development projects, allowing for mitigation toward achieving the State’s GHG reduction goals. For example, a project including 36,000 square-feet of office space would produce approximately 900 metric tons. As described in attachment 1, the lot design exception process could theoretically facilitate subdivisions on up to eight properties zoned for single-family development which could yield a maximum of 11 new lots. However, the additional subdivision potential would not create additional development over the allowable maximum density or the growth projections used in the GPU EIR analysis. Consequently, the proposed ordinance amendment would not result in an 900 metric tons of additional CO2e emissions per year, and there would be a less-than-cumulatively considerable impact.

7(b) As described above, the project would not result in a cumulatively considerable contribution to global climate change. Accordingly, the project would be consistent with the City’s General Plan and Climate Action Plan goals to reduce GHG emissions.

Conclusion

As discussed above, the project would not result in any significant impacts to greenhouse gas emissions; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact Peculiar Impact not identified by GPU EIR Substantial New Information

8. Hazards and Hazardous Materials – Would the Project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

d) 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?

e) 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?

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

g) 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?

h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

Discussion

8(a) The project will not create a significant hazard to the public or the environment because it does not propose any physical development or the storage, use, transport, emission, or disposal of Hazardous Substances.

8(b) The proposed ordinance amendment would apply citywide; however, the project would not involve any physical development or affect any existing regulations related to hazardous emissions or materials which could impact an existing or proposed school.

8(c) The proposed ordinance amendment would apply citywide; however, the project would not involve any physical development or affect any existing regulations related to hazardous materials which could impact the public or the environment.

8(d) The City does not include any lands which are located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.

- 8(e) There are no properties in Capitola which are within one mile of a private airstrip.
- 8(f) The project will not interfere with any emergency evacuation plans because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(g) The City of Capitola does not support not have any lands which are adjacent to wildlands which are vulnerable to wildland fires.
- 8(h) The project does not involve any physical development and would not affect any existing regulations related to vector control.

Conclusion

As discussed above, the project would not result in any significant impacts to/from hazards/hazardous materials; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

9. Hydrology and Water Quality – Would the Project:

	Significant Project Impact	Peculiar Impact not identified by GPU EIR	Substantial New Information
a) Violate any waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

15183 Exemption Checklist

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?

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

h) Provide substantial additional sources of polluted runoff?

i) Place housing 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, including Floodplain Maps?

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

m) Inundation by seiche, tsunami, or mudflow?

Discussion

9(a) The proposed ordinance amendment does not involve any physical development and would not affect any existing regulations pertaining to waste discharge requirements.

9(b) The proposed ordinance amendment does not involve any physical development and would not affect any existing regulations related to the Clean Water Act Section 303(d) list.

9(c) The proposed ordinance amendment does not involve any physical development and would not affect any existing regulations related to discharges affecting groundwater quality.

9(d) The proposed ordinance amendment does not involve any physical development and would not affect any existing regulations of outside water suppliers.

9(e) The proposed ordinance amendment does not involve any physical development and would not affect any existing regulations related to drainage or erosion control.

9(f) The proposed ordinance amendment does not involve any physical development and would not affect any existing regulations related to drainage or flooding.

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

- 9(g) The proposed ordinance amendment does not involve any physical development and would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The proposed ordinance amendment does not involve any physical development and would not affect any existing regulations related to drainage stormwater management.
- 9(i) The proposed ordinance amendment would apply citywide including areas within floodplains; however, the amendment would not affect any existing regulations related to floodplain development.
- 9(j) The proposed ordinance amendment would apply citywide including areas within floodplains; however, the amendment would not affect any existing regulations related to floodplain development.
- 9(k) The proposed ordinance amendment would apply citywide including areas within floodplains; however, the amendment would not affect any existing regulations related to floodplain development.
- 9(l) There are no mapped dam inundation zones in the City of Capitola.
- 9(m) The proposed ordinance amendment would apply citywide including areas within tsunami zones; however, the amendment does not affect any regulations pertaining to development in a tsunami zone.

Conclusion

As discussed above, the project would not result in any significant impacts to/from hydrology/water quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Peculiar Impact not identified by GPU EIR	Substantial New Information
10. Land Use and Planning – Would the Project:			
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 10(a) The proposed ordinance amendment does not involve any physical development which could divide an established community.
- 10(b) The proposed ordinance amendment would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan.

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

Conclusion

As discussed above, the project would not result in any significant impacts to land use/planning; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Peculiar Impact not identified by GPU EIR	Substantial New Information
11. Mineral Resources – Would the Project:			
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11(a) There are no properties in Capitola which could be suitable for mineral extraction because a mine would be incompatible with existing, surrounding land uses. A mining operation located anywhere in the City would create significant impacts to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, the project will not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses in the immediate vicinity.			
11(b) The City's General Plan does not identify any locally important mineral resource recovery sites anywhere in the City.			

Conclusion

As discussed above, the project would not result in any significant impacts to mineral resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Peculiar Impact not identified by GPU EIR	Substantial New Information
12. Noise – Would the Project:			
a) Exposure of persons to generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

e) 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?

f) 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?

Discussion

- 12(a) The proposed ordinance amendment would not involve any physical development and would not affect any existing regulations related to noise.
- 12(b) The proposed ordinance amendment would not involve any physical development and would not affect any existing regulations related to noise.
- 12(c) The proposed ordinance amendment would not involve any physical development and would not affect any existing regulations related to noise.
- 12(d) The proposed ordinance amendment would not involve any physical development and would not affect any existing regulations related to noise.
- 12(e) The City of Capitola does not have any lands within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport.
- 12(f) The City of Capitola does not have any lands within a one-mile vicinity of a private airstrip.

Conclusion

As discussed above, the project would not result in any significant impacts to/from noise; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

13. Population and Housing – Would the Project:

a) 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)?

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Significant Project Impact Peculiar Impact not identified by GPU EIR Substantial New Information

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

Discussion

- 13(a) The project will not induce substantial population growth in an area because the project does not propose any physical development or regulatory change that would remove a restriction to or encourage population growth in an area.
- 13(b) The proposed ordinance amendment does not involve any physical development which could displace existing housing.
- 13(c) The proposed ordinance amendment does not involve any physical development which could displace existing housing or its residents.

Conclusion

As discussed above, the project would not result in any significant impacts to populations/housing; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

14. Public Services – Would the Project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios for fire protection, police protection, schools, parks, or other public facilities?

Significant Project Impact	Peculiar Impact not identified by GPU EIR	Substantial New Information
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

14(a) The proposed ordinance amendment does not involve any physical development or regulatory changes which would promote significant growth and a resultant need for new or expanded services and facilities.

Conclusion

The project would not result in any significant impacts to public services; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

15. Recreation – Would the Project:

- a) 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?
- b) 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?

Significant Project Impact	Peculiar Impact not identified by GPU EIR	Substantial New Information
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

15(a) The proposed ordinance amendment does not involve any physical development or regulatory changes which would promote significant growth which could result in an increased demand for public parks and recreational facilities.

15(b) The proposed ordinance amendment does not involve any recreational facilities or require the construction or expansion of existing facilities.

Conclusion

The project would not result in any significant impacts to recreation; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

16. Transportation and Traffic – Would the Project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of the 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?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the congestion management agency for designated roads or highways?

c) 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?

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

e) Result in inadequate emergency access?

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Discussion

16(a) The proposed ordinance amendment would not involve any physical development and does not include any changes to existing regulations related to traffic or transportation.

The amendment could conceivably allow a marginal number of new subdivided lots; however, any resulting development would be within the growth projections used for the GPU EIR.

- 16(b) The proposed ordinance amendment would not involve any physical development and does not include any changes to existing regulations related to traffic or transportation. The amendment could conceivably allow a marginal number of new subdivided lots; however, as further described in attachment 1, any resulting development would be within the maximum allowable densities and growth projections used for the GPU EIR.
- 16(c) The City of Capitola does not have any lands within an Airport Influence Area not within two miles of a public or public use airport.
- 16(d) The proposed ordinance amendment would not involve any physical development and does not include any changes to existing regulations related to traffic, transportation safety, or sight distance requirements.
- 16(e) The proposed ordinance amendment would not involve any physical development and does not include any changes to existing regulations related to traffic, transportation, or emergency access requirements of the fire code.
- 16(f) The project will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities.

Conclusion

As discussed above, the project would not result in any significant impacts to transportation or traffic; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

17. Utilities and Service Systems – Would the Project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b) 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?

c) 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?

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Significant Project Impact	Peculiar Impact not identified by GPU EIR	Substantial New Information
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- e) Result in a 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?
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?
- g) Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion

- 17(a) The proposed ordinance amendment does not involve any physical development which would discharge domestic waste to a public sewer system that is permitted to operate by the RWQCB.
- 17(b) The proposed ordinance amendment does not include any physical development which would require new or expanded water or wastewater treatment facilities nor would it require the construction or expansion of water or wastewater treatment facilities. Although amendments could facilitate development of a marginal number of new subdivided lots, the increase in growth is within the projections of the GPU EIR.
- 17(c) The proposed ordinance amendment does not include any physical development which would require new storm water drainage facilities. Although amendments could facilitate development of a marginal number of new subdivided lots, the increase in growth is within the projections of the GPU EIR.
- 17(d) The proposed ordinance amendment does not include any physical development which would require new water connections. Although amendments could facilitate development of a marginal number of new subdivided lots, the increase in growth is within the projections of the GPU EIR.
- 17(e) The proposed ordinance amendment does not include any physical development which would require new wastewater connections. Although amendments could facilitate development of a marginal number of new subdivided lots, the increase in growth is within the projections of the GPU EIR.
- 17(f) The proposed ordinance amendment does not include any physical development which would require additional landfill capacity. Although amendments could facilitate development of a marginal number of new subdivided lots, the increase in growth is within the projections of the GPU EIR.
- 17(g) The proposed ordinance amendment does not include any physical development which would improperly dispose of solid waste.

Conclusion

As discussed above, the project would not result in any significant impacts to utilities and service systems; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Attachment: CEQA 15183 Exemption (Subdivision Ordinance Cleanup Coastal Revision)

ANALYSIS OF PROPOSED LOT DESIGN EXCEPTION PROCESS AND LOT LINE ADJUSTMENT PROCEDURES

This analysis has been prepared to support the environmental evaluation contained in the accompanying section 15183 CEQA document for the proposed subdivision ordinance amendments.

The proposed amendments to the subdivision ordinance consist largely of cleanup items which aim to eliminate internal inconsistencies, clarify code language and definitions, and align outdated code sections with current provisions of the Subdivision Map Act. There is one proposed change, however, that would allow a lot design exception which warrants a more thorough analysis to ensure an accurate representation of potential environmental effects. This proposed revision is analyzed below to determine if they could result in additional density or growth not previously considered by the GPU EIR, and if so, whether the additional density or growth could result in any unforeseen environmental effects.

Lot Design Exception Process

The proposed lot design exception process would allow the Planning Commission or City Council, as applicable, to grant an exception to lot design standards if it finds that strict conformance is impractical due to a site's physical, topographic, or geometric conditions, or if strict conformance would result in an inferior or undesirable subdivision design. The proposed exception would allow decision makers to waive requirements for shape, direct frontage on a public street, and the angle of side lot lines. An exception would not be allowed for minimum lot size.

The proposed lot design exception process could theoretically allow subdivisions on properties which may not otherwise be able to strictly comply with lot design standards. Consequently, City staff performed a GIS exercise to identify all residential lots in the City which have adequate lot size to split into one or more additional parcels.

Commercial and industrial properties were not included in the analysis because development intensity in these zones are regulated by floor area ratio (FAR) rather than density. Moreover, the development intensity of commercial and industrial properties are not restricted by subdivision potential as it is common for multiple commercial or industrial uses to be located on the same property and a subdivision would not enable a property to benefit from additional FAR.

Single-family Zoned Lots

The City of Capitola Zoning Code designates lots zoned for single-family residential development as R-1. The R-1 zone requires a minimum 5,000 square-foot lot size. Accordingly, a R-1 zoned property would need to be a minimum of 10,000 square-feet in size to qualify for a subdivision.

Based on the City's GIS database, there are presently 49 total lots zoned R-1 which are at least 10,000 square-feet in size. Of these, 41 lots have significant constraints which severely limit subdivision potential, including steep topography, environmental conditions (wetlands, sensitive habitat, coastal bluffs, etc.), and existing development which occupies most the property. The remaining eight lots could theoretically have greater subdivision potential by providing for a design exception process. Based strictly on their lot size, these eight lots could yield an additional 11 lots if they were each subdivided to their maximum potential (five lots could be split in two; three lots could be split into three).

Multi-Family Zoned Lots

The City of Capitola Zoning Code designates lots zoned for multi-family residential development as R-M. The R-M zone requires a minimum 5,100 square-foot lot size to support one or more dwelling units. Accordingly, a R-M zoned property would need to be a minimum of 10,200 square-feet in size to qualify for a subdivision.

Based on the City's GIS database, there are presently 102 total lots zoned R-M which are at least 10,200 square-feet in size. Of the 102 R-M properties with subdivision potential, 92 would be unlikely to realize any benefit from a lot design exception process because they either have adequate size to be designed without the need for an exception or are fully developed with existing improvements which would need to be demolished prior to redevelopment with greater density.

Notwithstanding a potential increase in subdivision potential, the proposed design exception process would not result in any increased density in R-M zoned properties because multi-family development does not require a subdivision to achieve maximum density potential. R-M zoned properties may be developed at maximum density as apartments, a one-lot condominium project, a planned development, co-op living arrangements, or multiple residences on a single underlying lot. Consequently, even if a lot design exception process facilitated subdivisions on R-M zoned lots, it would not increase the density potential over existing conditions.

GPU EIR Build-Out Analysis

The GPU EIR relied on the 2012 Regional Growth Forecast for the AMBAG region to complete its buildout analysis. The Regional Growth Forecast predicted that an additional 170 residents, 19 new housing units, and 1,189 new jobs would be developed in Capitola by 2035. Additionally, the GPU EIR also considered AMBAG's 2013 Travel Demand Forecast to model traffic volumes resulting from buildout of the General Plan. The Travel Demand Forecast predicted an additional 24,962 daily trips by 2035.

Conclusion

The proposed lot design exception process could conceivably facilitate subdivisions on eight R-1 zoned lots which could yield a maximum of 11 new developable parcels. While it is not expected that all eight of the identified lots will be subdivided, or that they would necessarily require a lot design exception to subdivide, the maximum potential increase in development would be within the growth projections of the GPU EIR. Furthermore, the lot design exception process would not increase the density limits considered by the GPU EIR nor would the potential increased development result in more severe environmental impacts, such as traffic, air quality, or GHG emissions.

- [16.04](#) Format
 - [16.08](#) Definitions
 - [16.12](#) Map Filing Procedures Generally
 - [16.16](#) Tentative and Parcel Maps
 - [16.20](#) Final Maps
 - [16.24](#) Design Standards
 - [16.28](#) Dedications
 - [16.32](#) General Standards
 - [16.36](#) Fees
 - [16.40](#) Reimbursement for Expenses
 - [16.44](#) Soils Report
 - [16.48](#) Taxes and Assessments
 - [16.52](#) Monuments
 - [16.56](#) Improvement Security
 - [16.60](#) Reversions and Exclusions
 - [16.64](#) Enforcement
 - [16.68](#) Condominium and Community Apartment Conversions
 - [16.70](#) Conversion of Mobile Home Parks to Resident Ownership
 - [16.74](#) Lot Line Adjustments
-

Chapter 16.04 FORMAT

Sections:

- [16.04.010](#) Citations to Government Code.
- [16.04.020](#) Adoption by reference.

16.04.010 Citations to Government Code.

A. The format of this title is designed to be coordinated with the numbering of the Subdivision Map Act.

B. Parallel citations from the Government Code can be determined by adding the numbers "664" immediately preceding the section number found in the ordinance codified in this title. Thus, Section 11 of Ordinance [483](#) will find its parallel in Government Code Section [66411](#). (Ord. [483](#) § 1(A), 1980)

16.04.020 Adoption by reference.

Where a Government Code section is self-explanatory, it has been made a part of this title by means of the following language:

"Government Code incorporated by reference." Such incorporation by reference is intended to include future amendments of the Subdivision Map Act by the California Legislature, as well as the wording of the particular Government Code section at the time of passage of the ordinance codified in this title. Where necessary, explanatory language has been included in any section of this title which incorporates a Government Code section by reference. (Ord. [483](#) § 1(B), 1980)

Chapter 16.08 DEFINITIONS

Sections:

- [16.08.010](#) Reserved.
- [16.08.020](#) Advisory agency.
- [16.08.030](#) Appeal board.
- [16.08.040](#) County surveyor.
- [16.08.050](#) Design.
- [16.08.052](#) Flag Lot.
- [16.08.054](#) Frontage.
- [16.08.060](#) Improvement.
- [16.08.070](#) Local agency.
- [16.08.080](#) Local ordinance.
- [16.08.082](#) Lot Line Adjustment
- [16.08.090](#) Streets.
- [16.08.100](#) Subdivider.

[16.08.110](#) Subdivision, major division and minor division defined.

16.08.010 Reserved.

(Ord. [483](#) § 14, 1980)

16.08.020 Advisory agency.

“Advisory agency” means the planning commission of the city of Capitola. (Ord. [483](#) § 15, 1980)

16.08.030 Appeal board.

“Appeal board” means the city council of the city of Capitola. (Ord. [483](#) § 16, 1980)

16.08.040 County surveyor.

“County surveyor” means the surveyor of Santa Cruz County. (Ord. [483](#) § 17, 1980)

16.08.050 Design.

Government Code Section [66418](#) incorporated by reference. (Ord. [483](#) § 18, 1980)

16.08.052 Flag Lot.

“Flag lot” also known as a “panhandle lot” – A lot predominantly situated behind another lot and having access to a street by means of a narrow portion of the flag lot extending out to a street.

16.08.054 Frontage.

“Frontage” means that portion of a property abutting a street.

16.08.060 Improvement.

Government Code Section [66419](#) incorporated by reference. (Ord. [483](#) § 19, 1980)

16.08.070 Local agency.

“Local agency” means the city of Capitola. (Ord. [483](#) § 20, 1980)

16.08.080 Local ordinance.

“Local ordinance” refers specifically to the ordinance codified in this title, together with provisions of any other Capitola ordinances which meet the criteria of Government Code Section [66421](#), which is incorporated by reference. (Ord. [483](#) § 21, 1980)

16.08.082 Lot Line Adjustment.

“Lot line adjustment” refers to a process to realign the property lines between four or fewer legal lots where land is taken from a parcel and added to an adjoining parcel and no new lots are created.

16.08.090 Streets.

“Streets” means a public or private way more than 20 feet in width which affords a primary or principal means of access to an abutting property. “Streets” includes private roads and highways. (Ord. [483](#) § 22, 1980)

16.08.100 Subdivider.

Government Code Section [66423](#) incorporated by reference. (Ord. [483](#) § 23, 1980)

16.08.110 Subdivision, major division and minor division defined.

“Subdivision” is defined in Government Code Section [66424](#), which is incorporated by reference. “Major division” means a division or proposed division of a parcel into five or more parcels. “Minor division” means a division or proposed division of a parcel into two, three or four parcels. Designated remainder parcels, as defined by Government Code Section 66424.6 shall not be included in the computation of the number of lots for major or minor divisions. (Ord. [493](#) (part), 1980; Ord. [483](#) § 24, 1980)

Chapter 16.12 MAP FILING PROCEDURES GENERALLY

Sections:

[16.12.010](#) Reserved.

[16.12.020](#) Time limits – Extension by mutual consent.

- [16.12.030](#) Fees.
- [16.12.040](#) Time and notice of public hearings held pursuant to this title or Subdivision Map Act.
- [16.12.050](#) Correction and amendment of maps.
- [16.12.060](#) Approval or disapproval of map, depending upon whether imposed conditions have been performed.
- [16.12.070](#) Requirement for provision of future passive or natural heating or cooling opportunities.
- [16.12.080](#) Proposed subdivisions must be consistent with general plan.
- [16.12.090](#) Findings requiring denial of final or tentative maps.
- [16.12.100](#) Mandatory approval of final maps in accord with tentative maps.
- [16.12.110](#) Additional requirements for subdivisions which are also land projects.
- [16.12.120](#) Waste discharge may not violate regional water quality control board requirements.
- [16.12.130](#) Rights of appeal from planning commission decisions.

16.12.010 Reserved.

(Ord. [483](#) § 51, 1980)

16.12.020 Time limits – Extension by mutual consent.

The time limits specified in this title for reporting and acting on maps may be extended by mutual consent of the subdivider and the advisory agency or legislative body required to report or act. (Ord. [483](#) § 51.1, 1980)

16.12.030 Fees.

The city council may establish reasonable fees for the processing of tentative, final, and parcel maps and other procedures contemplated by the Subdivision Map Act by means of resolution. (Ord. [483](#) § 51.2, 1980)

16.12.040 Time and notice of public hearings held pursuant to this title or Subdivision Map Act.

Government Code Section [66451.3](#) incorporated by reference. (Ord. [483](#) § 51.3, 1980)

16.12.050 Correction and amendment of maps.

Government Code Sections [66469](#) through [66472](#) incorporated by reference. (Ord. [483](#) § 69, 1980)

16.12.060 Approval or disapproval of map, depending upon whether imposed conditions have been performed.

Government Code Section [66473](#) incorporated by reference. Any person applying for approval of a tentative map and who desires a waiver of the provisions of this section on the grounds that failure of the map is a result of a technical and inadvertent error may, at the time of the consideration of application for final map, request that the city council determine whether the errors are, indeed, technical or inadvertent and do not materially affect the validity of the map. (Ord. [483](#) § 73, 1980)

16.12.070 Requirement for provision of future passive or natural heating or cooling opportunities.

Government Code Section [66473.1](#) incorporated by reference. (Ord. [483](#) § 73.1, 1980)

16.12.080 Proposed subdivisions must be consistent with general plan.

Government Code Section [66473.5](#) incorporated by reference. (Ord. [483](#) § 73.5, 1980)

16.12.090 Findings requiring denial of final or tentative maps.

The [planning commission or](#) city council shall deny approval of a final or tentative map if it makes any of the following findings:

- A. That the proposed map is not consistent with applicable general and specific plans;
- B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;
- C. That the site is not physically suitable for the type of development;
- D. That the site is not physically suitable for the proposed density of development;
- E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- F. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the city council may approve a map if it finds that alternate easements for access or for use will be provided, and

that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

(Ord. [483](#) § 74, 1980)

16.12.100 Mandatory approval of final maps in accord with tentative maps.

Government Code Section [66474.1](#) incorporated by reference. (Ord. [483](#) § 74.1, 1980)

16.12.110 Additional requirements for subdivisions which are also land projects.

Government Code Section [66474.5](#) incorporated by reference. (Ord. [483](#) § 74.5, 1980)

16.12.120 Waste discharge may not violate regional water quality control board requirements.

Government Code Section [66474.6](#) incorporated by reference. (Ord. [483](#) § 74.6, 1980)

16.12.130 Rights of appeal from planning commission decisions.

Government Code Section [66474.7](#) incorporated by reference. All planning commission decisions pursuant to this title which are otherwise final are appealable by any interested person to the city council in the manner provided in Section [2.52](#) ~~[16.16.130](#)~~. (Ord. [483](#) § 74.7, 1980)

Chapter 16.16 TENTATIVE AND PARCEL MAPS

Sections:

- [16.16.010](#) When tentative and parcel maps may be required or waived.
- [16.16.020](#) Waiver of requirement.
- [16.16.030](#) Waiver – Application – Fee.
- [16.16.040](#) Waiver – Action by commission.
- [16.16.050](#) Waiver – Approval for and issuance and recording of certificate of compliance.
- [16.16.060](#) Waiver – Government agencies.
- [16.16.070](#) Waiver – Findings required.
- [16.16.080](#) Tentative map – Filing.
- [16.16.090](#) Time limitation on planning commission deliberations – Approval, disapproval or

recommendations on major and minor divisions.

- [16.16.100](#) City council proceedings upon applications for major division which have been recommended for approval by planning commission.
- [16.16.110](#) Staff and planning commission reports and recommendations on applications for major and minor divisions.
- [16.16.120](#) Approval of applications for major or minor divisions as a result of planning commission or city council failure to act.
- [16.16.130](#) Appeal procedures and time limitations with regard to appeals.
- [16.16.140](#) Expiration of approved applications for major divisions or minor divisions.
- [16.16.150](#) Extension of tentative map approval time to allow consideration by office of intergovernmental management.
- [16.16.160](#) Review of tentative map by intergovernmental agencies.
- [16.16.170](#) Procedure for dedication.
- [16.16.180](#) Expiration of approved applications for minor divisions.
- [16.16.190](#) Tree removal.
- [16.16.200](#) Subdivisions in the coastal zone.

16.16.010 When tentative and parcel maps may be required or waived.

Tentative maps shall be required where this title requires parcel maps. Parcel maps shall be required for subdivisions unless the preparation of a parcel map is waived pursuant to the provisions set forth in Sections [16.16.020](#) through [16.16.070](#). (Ord. [483](#) § 28 (part), 1980)

16.16.020 Waiver of requirement.

The requirement under the Subdivision Map Act of a parcel map shall be waived in accordance with the procedures set forth in Sections [16.16.020](#) through [16.16.070](#). A tentative map may be required in cases where a parcel map is waived. (Ord. [483](#) § 28(A), 1980)

16.16.030 Waiver – Application – Fee.

An application for waiver of the requirement of a parcel map shall be filed with the city upon such forms and accompanied by a plot plan and such information as may be prescribed by the city. The filing of such application shall be accompanied with payment of a filing fee of \$ _____, or such other fee as may hereafter be set by resolution of the city council. (Ord. [483](#) § 28(B), 1980)

16.16.040 Waiver – Action by commission.

A. The planning commission, or the city council, on appeal, shall by written document or resolution approve the application for waiver if it finds that the proposed division of land complies with such requirements of the Subdivision Map Act and city ordinances as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act or local ordinance enacted pursuant thereto, so long as the monumentation for the resulting parcels is adequate.

B. Any requirements for the construction of reasonable off-site and on-site improvements for a parcel being created by the proposed division of land shall be set forth in the instrument approving the application of waiver. The construction of such improvements shall be required prior to the subsequent issuance of a permit or other grant of approval by the city for the development of such parcel, but fulfillment of such construction requirement shall not be required until such time as a permit or other grant of approval is issued by the city. (Ord. [483](#) § 28(C), 1980)

16.16.050 Waiver – Approval for and issuance and recording of certificate of compliance.

Approval of an application for waiver of the requirement of a parcel map shall automatically constitute approval for the issuance of a certificate of compliance pursuant to the provisions of Section 66499.35 of the Subdivision Map Act and Section [16.64.030](#) of this title. When approval has been given to an application for waiver of requirement of a parcel map, then concurrently therewith or at any time thereafter, at the request of the owner of the property, the city shall, without further application or proceedings, issue a certificate of compliance consistent with such waiver and shall cause said certificate of compliance to be filed for record with the recorder of Santa Cruz County, in the manner set forth in Section [16.64.030](#) of this title. (Ord. [483](#) § 28(D), 1980)

16.16.060 Waiver – Government agencies.

In situations where the property is either conveyed or leased, either by or to the state, the county, the city, or any local agency, the community development director may waive the parcel map requirements with or without application from one of the involved parties. (Ord. [483](#) § 28(E), 1980)

16.16.070 Waiver – Findings required.

No waiver shall be granted unless a finding of the variety required by Government Code Section [66428](#) is made. (Ord. [483](#) § 28(F), 1980)

16.16.080 Tentative map – Filing.

Tentative maps shall be filed with the community development director as a necessary part of any application for either a major division or a minor division. They shall be in such detail as the community development director determines is necessary to provide accurate, and adequate information, such that there can be informed planning commission action upon the application. (Ord. [493](#)(part), 1980; Ord. [483](#) § 52, 1980)

16.16.090 Time limitation on planning commission deliberations – Approval, disapproval or recommendations on major and minor divisions.

A. The planning commission shall render its decision ~~for minor divisions and offer or~~ recommendations ~~upon applications~~ for major divisions ~~and minor divisions~~ within the times specified in Government Code Section [66452.1](#).

B. Regarding applications for major divisions, the planning commission may recommend to the city council that the city council approve the application subject to any conditions which the planning commission recommends as appropriate. If the planning commission disapproves an application for major division, that decision is final unless appealed to the city council by the applicant in accord with the procedures specified in Section

~~2.52 16.16.130.~~

C. Regarding applications for minor divisions, the planning commission is authorized to conditionally approve, or disapprove, such application and all such decisions, unless appealed pursuant to Section ~~16.16.130~~[2.52](#), shall be final. (Ord. [493](#) (part), 1980; Ord. [483](#)§ 52.1, 1980)

16.16.100 City council proceedings upon applications for major division which have been recommended for approval by planning commission.

Government Code Section [66452.2](#) incorporated by reference. (Ord. [493](#) (part), 1980; Ord. [483](#) § 52.2, 1980)

16.16.110 Staff and planning commission reports and recommendations on applications for major and minor divisions.

Government Code Section [66452.3](#) incorporated by reference. (Ord. [493](#) (part), 1980; Ord. [483](#) § 52.3, 1980)

16.16.120 Approval of applications for major or minor divisions as a result of planning commission or city council failure to act.

Government Code Section [66452.4](#) incorporated by reference. (Ord. [493](#) (part), 1980; Ord. [483](#) § 52.4, 1980)

16.16.130 Appeal procedures and time limitations with regard to appeals.

~~Appeal of Planning Commission decisions may be appealed to the City Council in accordance with Section 2.52. Government Code Section 66452.5 incorporated by reference. The appeal board is the city council. With respect to Government Code Section 66452.5(d), "interested persons" does not include persons who do not meet any of the following criteria:~~

~~A. Do not live within the city;~~

~~B. Do not live within one-fourth mile of the property under consideration;~~

~~C. Do not own property or operate a business within one-fourth mile of the property under consideration.~~

~~Interested persons may appeal planning commission decisions made under the authority of this title.~~

~~(Ord. 483 § 52.5, 1980)~~

16.16.140 Expiration of approved applications for major divisions or minor divisions.

Approved or conditionally approved applications for major divisions and minor divisions shall be subject to the provisions of Government Code Sections [66452.6](#) and [66463.5](#). Approvals shall expire within ~~twelve~~[twentyfour](#) months unless formally extended by the body which granted the approval. All stay proceedings provided for by Government Code Section [66452.6](#)(c) shall be heard by the city council in accordance with its normal public hearing procedures. (Ord. [493](#) (part), 1980; Ord. [483](#) § 52.6, 1980)

16.16.150 Extension of tentative map approval time to allow consideration by office of intergovernmental management.

Government Code Section [66452.7](#) incorporated by reference. (Ord. [483](#) § 52.7, 1980)

16.16.160 Review of tentative map by intergovernmental agencies.

Government Code Sections [66453](#) through [66455.7](#) incorporated by reference. (Ord. [483](#) § 53, 1980)

16.16.170 Procedure for dedication.

Any parcel map which contemplates that any public or offsite improvements will be made after the recordation of the parcel map must be approved by the city council. Tentative maps for minor division which do not involve either dedications or deferred public or offsite improvements may be approved as parcel ~~maps~~[maps](#) by the planning commission. (Ord. [493](#) (part), 1980; Ord. [483](#) § 63, 1980)

16.16.180 Expiration of approved applications for minor divisions.

See Section [16.16.140](#). (Ord. [493](#) (part), 1980; Ord. [483](#) § 63.5, 1930)

16.16.190 Tree removal.

Applications for tentative map may request that trees for which removal is contemplated may be so designated upon the approved tentative and final maps. The city may condition any such approvals with measures necessary to ensure that if the trees are, in fact, removed the project will also be finished. Upon such approval and appropriate designation appearing upon the tentative or final map, any such designated trees may be removed without the owner of the property having to comply with any other tree removal ordinances of the city, provided such removal takes place within three years of the approval of the tentative map. (Ord. [483](#) § 100, 1980)

16.16.200 Subdivisions in the coastal zone

Subdivision applications which involve property located in the coastal zone shall require a Coastal Development Permit pursuant to Municipal Code Chapter 17.46, Coastal Zone Combining District (as may be amended). Within the coastal zone, a subdivision shall not be approved or conditionally approved unless the existing parcels are legal and the new parcels resulting from the subdivision will conform to the Local Coastal Program, including minimum parcel size and density.

Chapter 16.20 FINAL MAPS

Sections:

- [16.20.010](#) Reserved.
- [16.20.020](#) Content and form requirements of final maps – Requirement of civil engineer or licensed land surveyor preparation.
- [16.20.030](#) Owner’s development liens created pursuant to Education Code Section 39327 must be shown on final map.
- [16.20.040](#) Public inspection of soils and geologic reports.
- [16.20.050](#) Combining certificates and acknowledgments.
- [16.20.060](#) Certificates of all parties having record title interest in real property to be subdivided – Requirement thereof – Exceptions.
- [16.20.070](#) Dedications and offers of dedications must be certified on final map.
- [16.20.080](#) City clerk certificate required of all final maps – Contents of certificate.
- [16.20.090](#) Engineer’s or surveyor’s certificate required on parcel maps.

Attachment: Subdivision Ordinance Amendment (Subdivision Ordinance Cleanup Coastal Revision)

- [16.20.100](#) Form of engineer's or surveyor's certificate.
- [16.20.110](#) Submission of parcel maps to city engineer – Twenty days for action thereon – Form of city engineer's certificate.
- [16.20.120](#) Multiple final maps.
- [16.20.130](#) Request for final map approval.
- [16.20.140](#) Time limitations for decision by city council as to whether required conditions have been met.
- [16.20.150](#) Subdivision agreements.

16.20.010 Reserved.

(Ord. [483](#) § 33, 1980)

16.20.020 Content and form requirements of final maps – Requirement of civil engineer or licensed land surveyor preparation.

Government Code Section [66434](#) incorporated by reference. (Ord. [483](#) § 34, 1980)

16.20.030 Owner's development liens created pursuant to Education Code Section 39327 must be shown on final map.

Government Code Section [66434.1](#) incorporated by reference. All geologic/ engineering reports prepared in conjunction with an application to subdivided property shall be noted on the map as provided in Government Code Section [66434](#)(f). (Ord. [628](#) § 2, 1987; Ord. [483](#) § 34.1, 1980)

16.20.040 Public inspection of soils and geologic reports.

The soils report, geologic report, or soils and geologic reports specified in subdivision (f) of Section 66434 shall be kept on file for public inspection by the city. (Ord. [483](#) § 34.5, 1980)

16.20.050 Combining certificates and acknowledgments.

Prior to filing, those certificates and acknowledgments set forth in this chapter shall appear on the final map and may be combined where appropriate. (Ord. [483](#) § 35, 1980)

16.20.060 Certificates of all parties having record title interest in real property to be subdivided – Requirement thereof – Exceptions.

Government Code Section [66436](#) incorporated by reference. (Ord. [483](#) § 36, 1980)

16.20.070 Dedications and offers of dedications must be certified on final map.

Government Code Section [66439](#) incorporated by reference. (Ord. [483](#) § 39, 1980)

16.20.080 City clerk certificate required of all final maps – Contents of certificate.

Government Code Section [66440](#) incorporated by reference. (Ord. [483](#) § 40, 1980)

16.20.090 Engineer’s or surveyor’s certificate required on parcel maps.

Government Code Section [66441](#) incorporated by reference. (Ord. [483](#) § 41, 1980)

16.20.100 Form of engineer’s or surveyor’s certificate.

Government Code Section [66449](#) incorporated by reference. (Ord. [483](#) § 49, 1980)

16.20.110 Submission of parcel maps to city engineer – Twenty days for action thereon – Form of city engineer’s certificate.

Government Code Section [66450](#) incorporated by reference. (Ord. [483](#) § 50, 1980)

16.20.120 Multiple final maps.

Government Code Section [66456.1](#) incorporated by reference. (Ord. [483](#) § 56.1, 1980)

16.20.130 Request for final map approval.

Government Code Section [66457](#) incorporated by reference. (Ord. [483](#) § 57, 1980)

16.20.140 Time limitations for decision by city council as to whether required conditions have been met.

Government Code Section [66458](#) incorporated by reference. (Ord. [483](#) § 58, 1980)

16.20.150 Subdivision agreements.

If, at the time of approval of the final map by the city council, any public improvements required by the city pursuant to this chapter or the California Subdivision Map Act have not been completed and accepted in accordance with standards established by the city at the time of the approval or conditional approval of the tentative map, the city council, as a condition precedent to the approval of the final map, shall require the subdivider to enter into one of the agreements, as specified by the city council, that are referenced in California

Government Code Section [66462](#) (Subdivision Map Act). All such agreements shall, at a minimum, comply with the requirements specified in California Government Code Section [66462](#). (Ord. [884](#) § 2, 2005)

Chapter 16.24 DESIGN STANDARDS

Sections:

- [16.24.010](#) Planning commission defined.
- [16.24.020](#) Standard specifications for improvements.
- [16.24.030](#) Street alignment.
- [16.24.040](#) Intersection angles.
- [16.24.050](#) Dead-ends and cul-de-sacs.
- [16.24.060](#) Intersection corner rounding.
- [16.24.070](#) Curve radius.
- [16.24.080](#) Grades of streets and highways.
- [16.24.090](#) Non-access strips.
- [16.24.100](#) Street and highway widths.
- [16.24.110](#) Service roads and off-street parking.
- [16.24.120](#) Non-access and planting strips.
- [16.24.130](#) Alleys.
- [16.24.140](#) Street names.
- [16.24.150](#) Acre or large lot subdivision.
- [16.24.160](#) Utilities, lighting and signs.
- [16.24.170](#) Lot **Designs**.
- [16.24.180](#) Walkways.
- [16.24.190](#) Watercourses.
- [16.24.200](#) Deed restrictions.
- [16.24.210](#) Flood and geologic hazards.
- [16.24.220](#) Erosion and grading control.
- [16.24.230](#) Improvement approval.
- [16.24.240](#) City regulation of divisions into four or fewer lots – Limitations on city’s ability to impose requirements – Required improvements must be noted on map – Time when city-required improvements must be constructed – Required findings.
- [16.24.250](#) Limitations on applicability of Subdivision Map Act.

[16.24.260](#) In applying title, housing needs of the region must be considered.

[16.24.270](#) Reserved.

[16.24.280](#) Effect of annexation on county-approved maps.

16.24.010 Planning commission defined.

“Planning Commission” as used in this chapter means a five-person advisory body appointed by the city council and authorized to issue decisions on minor land divisions and to review and make recommendations on major land divisions in accordance with section 16.16.090. ~~city council with regard to any matter first heard by the planning commission but later reviewed by the city council.~~ (Ord. [483](#) § 11(A), 1980)

16.24.020 Standard specifications for improvements.

In addition to the specifications contained in this chapter, improvements required pursuant to any tentative map, parcel map, or subdivision map must meet the requirements of the ~~1973~~ city's “Standard Drawings” which are incorporated herein by reference and which contain specifications relative to streets, sidewalks, storm drains, signs, elevation grades, street tree placement, railways, fences, and street lighting. (Ord. [483](#) § 11(B), 1980)

16.24.030 Street alignment.

All streets shall as far as practicable be in alignment with existing adjacent streets by continuance of the centerline thereof or by adjustments by curves and shall be in general conformity with the plans of the planning commission for the most advantageous development of the area in which the subdivision lies.

(Ord. [483](#) § 11(C)(1), 1980)

16.24.040 Intersection angles.

Streets shall be required to intersect one another at an angle as near to a right angle as is practicable in each specific case. (Ord. [483](#) § 11 (C)(2), 1980)

16.24.050 Dead-ends and cul-de-sacs.

Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall extend to the boundaries of the property and the resulting dead-end streets may be approved without a turnaround. In all other cases, a turnaround having a minimum radius of thirty-two feet shall be required.

(Ord. [483](#) § 11 (C)(3), 1980)

16.24.060 Intersection corner rounding.

Whenever a major street or state highway intersects any other street or highway, the property lines at each block corner shall be rounded with a curve having a radius of not less than thirty feet. On all other street intersections, the property line at each block corner shall be rounded with a curve having a radius of not less than twenty feet. In either case, a greater curve radius may be required if streets intersect other than at right angles. (Ord. [483](#) § 11(C)(4), 1980)

16.24.070 Curve radius.

The centerline curve radius on all streets and highways shall conform to accepted engineering standards of design and shall be subject to approval of the public works director. (Ord. [483](#) § 11(C)(5), 1980)

16.24.080 Grades of streets and highways.

No street or highway shall have a grade of less than five-tenths percent nor more than seven percent unless, because of topographical conditions or other exceptional conditions, the public works director determines otherwise. (Ord. [483](#) § 11(C)(6), 1980)

16.24.090 Non-access strips.

Reserved strips controlling the access to public ways or minimizing values for special improvement assessments will not be approved, unless such strips are necessary for the protection of the public welfare or of substantial property rights, or both, and in no case unless the control and disposal of the land comprising such strips is placed definitely within the jurisdiction of the city under conditions approved by the planning commission. (Ord. [483](#) § 11(C)(7), 1980)

16.24.100 Street and highway widths.

Streets and highways not shown on a city master street and/or plan line for streets or highways plan or not affected by proceedings initiated by the council or approved by the council upon initiation by other legally constituted governmental bodies, shall not be of less width than those set forth under this chapter, except where it can be shown by the subdivider to the satisfaction of the planning commission that the topography of the small number of lots served and the probable future traffic development are such as to unquestionably justify a narrower width. Increased widths may be required where streets are to serve commercial property or where probable traffic condition warrant such. Approval or determination of street or highway classification shall be made by the planning commission. (Ord. [483](#) § 11(C)(8), 1980)

16.24.110 Service roads and off-street parking.

When the front of any lots proposed for commercial usage front on any major or secondary street or highway, the subdivider shall be required to dedicate and improve a service road to provide ingress or egress to and from such lots or in lieu thereof, if approved by the planning commission, the subdivider shall be required to dedicate for public use and improve an area approved by the planning commission and adjacent to such lots for off-street parking purposes. When the front of any lots proposed for residential usage front on any freeway, state highway, or parkway, the subdivider shall dedicate and improve a service road at the front of such lots, unless such is already existent as a part of such freeway or parkway. In addition to any requirement for a service road, the planning commission shall require adequate off-street parking areas for all lots proposed for commercial usage. (Ord. [483](#) § 11(C)(9), 1980)

16.24.120 Non-access and planting strips.

When the rear of any lots border any major or secondary street, highway, or parkway, the subdivider may be required to execute and deliver to the city an instrument, deemed sufficient by the city attorney, prohibiting the right of ingress and egress to the rear of any lots across the side lines of such streets or highways. When the rear of any lots border any freeway, state highway, or parkway, the subdivider may be required to dedicate and improve a planting strip adjacent to such parkway or freeway. (Ord. [483](#) § 11(C)(10), 1980)

16.24.130 Alleys.

When any lots are proposed for commercial or industrial usage, alleys at least thirty feet in width may be required at the rear thereof with adequate ingress and egress for truck traffic. (Ord. [483](#) § 11(C)(11), 1980)

16.24.140 Street names.

All street names shall be as approved by the ~~Building Official-planning commission~~. (Ord. [483](#) § 11(C)(12), 1980)

16.24.150 Acre or large lot subdivision.

Where a parcel is subdivided into lots of one acre or more, the planning commission may require that the blocks shall be of such size and shape, and be so divided into lots as to provide for the extension and opening of streets and alleys at such intervals as will permit a subsequent division of any parcel into lots of normal size. (Ord. [483](#) § 11(C)(13), 1980)

16.24.160 Utilities, lighting and signs.

- A. Utilities. Available and necessary utilities, including CATV hookup facilities, with connections to each lot within the subdivision, shall be constructed in accordance with the utility's requirements. All utilities shall be underground except where (1) subdivider makes a specific request for waiver of this requirement; (2) extremely unusual circumstances necessitate such waiver; (3) the planning commission approves such request and makes findings specifying the nature of the extremely unusual circumstance.
- B. Easements. The subdivider shall grant easements not less than five feet in width for public utility, sanitary sewer, and drainage purposes on each side of rear lot lines, along side lot lines, and in planting strips wherever necessary, provided easements of lesser width may be allowed when at the determination of the city engineer the purpose of easements may be accomplished by easements of lesser width and provided further that in such determination the city engineer shall prescribe the width of such easements. If undergrounding is waived, overhead easements shall be at the rear of all lots, except where alleys are available, and in contiguous locations to permit anchorage, line continuity, ingress, and egress. Dedication of necessary easements shall be to the city for the purpose of installing utilities, planting strips, and for other public purpose as may be ordered or directed by the council.
- C. Street Lighting. Street lighting shall be installed in accordance with city standards as provided by this title or other ordinances.
- D. Street Signs and Hydrants. Street signs and hydrants shall be placed on all streets as directed by the city. (Ord. [483](#) § 11(D), 1980)

16.24.170 Lot Designs.

- A. The size and shape of lots shall be in conformance to any zoning regulations effective in the area of the proposed subdivision unless an exception is granted by the Planning Commission pursuant to section [16.24.170\(H\)](#).
- B. The side lines of all lots, so far as possible, shall be at right angles to the street which the lot faces, or radial or approximately radial if the street is curved.
- C. The planning commission may require that building set-back lines shall be indicated by dotted lines on the subdivision map.
- D. No lot shall be divided by a city boundary line.

- E. Lots without frontage on a ~~dedicated public~~ street of twenty feet or more will not be permitted. Frontage requirements for flag lots may be satisfied by a driveway or private road accessing a street of twenty feet in width or more.
- F. Lots other than corner lots may front on more than one street where necessitated by topographic or other unusual conditions.
- G. In riparian corridors no lots may be created which do not contain adequate building area outside the riparian or stream setback. (See Chapter [17.95.](#)) (Ord. [634](#) § 2, 1987; Ord. [483](#) § 11(E), 1980)
- H. With the exception of minimum lot size requirements or subsections D and G above, the Planning Commission or the City Council may grant an exception to one or more of the design standards if they find that strict conformance is impractical due to the site's physical, topographic, or geometric conditions or if it would result in an undesirable or inferior subdivision design.

16.24.180 Walkways.

The subdivider may be required to dedicate and improve walkways across long blocks or to provide access to school, park, or other public areas. (Ord. [483](#) § 11(F), 1980)

16.24.190 Watercourses.

The subdivider shall, subject to riparian rights, dedicate a right-of-way for storm drainage purposed conforming substantially with the lines of any natural watercourse or channel, stream, or creek that traverses the subdivision, or at the option of the subdivider provide by dedication further and sufficient easements or construction, or both, to dispose of such surface and storm waters. (Ord. [483](#) § 11(G), 1980)

16.24.200 Deed restrictions.

A copy of the deed restrictions applicable to the subdivision shall be filed with the planning commission at the time of tentative map application. (Ord. [483](#) § 11(H), 1980)

16.24.210 Flood and geologic hazards.

If any portion of any land, within the boundaries shown on any such final map, is subject to overflow, inundation, flood hazard by storm waters, or other known geologic hazard, such fact and said portion shall be clearly shown on such final map, enclosed in a border on each sheet of said map. (Ord. [483](#) § 11(I), 1980)

16.24.220 Erosion and grading control.

At the time of the application for any tentative map or parcel map, the applicant shall specify the general nature, the location, and the extent of all proposed grading activities. The community development director and the planning commission may require of the applicant all such technical information as is necessary to determine the erosion, including sedimentation, implications of the grading or any other development activities which may result from the applicant's project. The city shall have the authority to impose all such conditions as are necessary to prevent or mitigate damages resulting to off-site properties as a result of sedimentation or other erosion related problems. (Ord. [483](#) § 11(1), 1980)

16.24.230 Improvement approval.

- A. Improvement work shall not be commenced until plans and profiles for such work have been submitted to and approved by the city engineer and/ or public works director. Such plans may be required before approval of the final map. All such plans and profiles shall be prepared on good quality tracing cloth or tracing paper in accordance with requirements of the city engineer and/or public works director, and all tracings shall become the property of the city. At completion of work, original tracings shall be made as built and filed with the city.
- B. All required improvements shall be constructed under the inspection of and subject to approval of the public works director. Cost of inspection shall be paid by the subdivider in any such amount as may be set by city council resolution.
- C. All underground utilities, sanitary sewers, and storm drains installed in streets, service roads, alleys, or highways shall be constructed prior to the surfacing of such streets, service roads, alleys, or highways. Service connections for all underground utilities and sanitary sewers shall be placed to such length as will obviate the necessity for disturbing the street or alley improvements, when service connections thereto are made.
- D. Technical details regarding improvements which are not specifically set forth in this ordinance or other ordinances of the city shall be determined by the public works director or the city engineer. (Ord. [483](#) § 11(K), 1980)

16.24.240 City regulation of divisions into four or fewer lots – Limitations on city's ability to impose requirements – Required improvements must be noted on map – Time when city-required improvements must be constructed – Required findings.

Government Code Section [66411.1](#) incorporated by reference. (Ord. [483](#) § 11.1, 1980)

16.24.250 Limitations on applicability of Subdivision Map Act.

Government Code Section [66412](#) incorporated by reference. (Ord. [483](#) § 12.1, 1980)

16.24.260 In applying title, housing needs of the region must be considered.

Government Code Section [66412.2](#) incorporated by reference. (Ord. [483](#) § 12.2, 1980)

16.24.270 Reserved.

(Ord. [483](#) § 12.5, 1980)

16.24.280 Effect of annexation on county-approved maps.

Government Code Section [66413](#) incorporated by reference. (Ord. [483](#) § 13, 1980)

Chapter 16.28 DEDICATIONS

Sections:

- [16.28.010](#) Required dedications.
- [16.28.020](#) Dedications for bicycle path approval.
- [16.28.030](#) Dedications for local transit facilities.
- [16.28.040](#) Solar easements.
- [16.28.050](#) Non-access strips.
- [16.28.060](#) Dedication or in-lieu fees for park and recreational purposes.
- [16.28.070](#) Acceptance or rejection of offer of dedication at time of approval of final map.
- [16.28.080](#) Acceptance of offer of dedication after acceptance of final map.
- [16.28.090](#) Acceptance of dedication offers not final until recordation of map.
- [16.28.100](#) Dedication to school districts.
- [16.28.110](#) Mandatory requirements for provision of public access to public resources.
- [16.28.120](#) Reservation of areas for parks, recreational facilities, fire stations, libraries, or other public uses.

16.28.010 Required dedications.

Government Code Section [66475](#) incorporated by reference. It is the city's intention to maintain maximum authority under said section. (Ord. [483](#) § 75, 1980)

16.28.020 Dedications for bicycle path approval.

Government Code Section [66475.1](#) incorporated by reference. The city council may, in approving any subdivision, to the fullest extent provided in Government Code Section [66475.1](#), require the dedication of land for the purpose of providing bicycle paths. (Ord. [483](#) § 75.1, 1980)

16.28.030 Dedications for local transit facilities.

The city council, in approving subdivisions, may in the criteria of Government Code Section [66475.2](#), require dedications for purposes of providing local transit facilities as contemplated by said Government Code Section. (Ord. [483](#) § 75.2, 1980)

16.28.040 Solar easements.

Reserved. (Ord. [483](#) § 75.3, 1980)

16.28.050 Non-access strips.

In approving any subdivision that the city may require, to the fullest extent allowed by Government Code Section [66476](#), a waiver of direct access rights to streets abutting upon the subdivided property may be included. (Ord. [483](#) § 76, 1980)

16.28.060 Dedication or in-lieu fees for park and recreational purposes.

In approving subdivisions, the city may, to the fullest extent allowable under Government Code Section [66477](#), require the dedication of land or the payment of fees in lieu thereof, or a combination of both, for park and recreational purposes, so long as the criteria of Government Code Section [66477](#) are met. (Ord. [483](#) § 77, 1980)

16.28.070 Acceptance or rejection of offer of dedication at time of approval of final map.

Government Code Section [66477.1](#) incorporated by reference. (Ord. [483](#) § 77.1, 1980)

16.28.080 Acceptance of offer of dedication after acceptance of final map.

Government Code Section [66477.2](#) incorporated by reference. (Ord. [483](#) § 77.2, 1980)

16.28.090 Acceptance of dedication offers not final until recordation of map.

Government Code Section [66477.3](#) incorporated by reference. (Ord. [483](#) § 77.3, 1980)

16.28.100 Dedication to school districts.

Reserved. (Ord. [483](#) § 78, 1980)

16.28.110 Mandatory requirements for provision of public access to public resources.

Government Code Sections [66478.1](#) through [66478.14](#) incorporated by reference. (Ord. [483](#) § 78.1, 1980)

16.28.120 Reservation of areas for parks, recreational facilities, fire stations, libraries, or other public uses.

Government Code Sections [66479](#) through [66482](#) incorporated by reference. The city shall have all authority provided by said Government Code sections, provided its adopted specific plans and general plans contain sufficient specificity. (Ord. [483](#) § 79, 1980)

Chapter 16.32 GENERAL STANDARDS

Sections:

- [16.32.010](#) Reserved.
- [16.32.020](#) Divisions of land which require tentative maps, final maps, or parcel maps are required.
- [16.32.030](#) Maps not showing buildings or division of air space do not preclude city regulation by ordinance
 - of design or location of buildings – Fee computation.
- [16.32.040](#) Findings required for conversion of condominiums, etc.
- [16.32.050](#) Certain restrictions on condominium, etc., conversions only allowed when contained in general or specific plans.
- [16.32.060](#) Reserved.
- [16.32.070](#) Consent of all parties necessary for final or parcel map.
- [16.32.080](#) When county surveyor may perform city engineer duties.
- [16.32.090](#) Requirements for conversion of mobile home parks.

* The provisions of this chapter correlate to Chapter 2 Article 1 of the Subdivision Map Act.

16.32.010 Reserved.

(Ord. [483](#) § 25, 1980)

16.32.020 Divisions of land which require tentative maps, final maps, or parcel maps are required.

Government Code Section [66426](#) incorporated by reference. (Ord. [483](#) § 26, 1980)

16.32.030 Maps not showing buildings or division of air space do not preclude city regulation by ordinance of design or location of buildings – Fee computation.

Government Code Section [66427](#) incorporated by reference. (Ord. [483](#) § 27, 1980)

16.32.040 Findings required for conversion of condominiums, etc.

Government Code Section [66427.1](#) incorporated by reference. (Ord. [483](#) § 27.1, 1980)

16.32.050 Certain restrictions on condominium, etc., conversions only allowed when contained in general or specific plans.

Government Code Section [66427.2](#) incorporated by reference. See also city ordinance No. 460. (Ord. [483](#) § 27.2, 1980)

16.32.060 Reserved.

(Ord. [483](#) § 29, 1980)

16.32.070 Consent of all parties necessary for final or parcel map.

Government Code Section [66430](#) incorporated by reference. (Ord. [483](#) § 30, 1980)

16.32.080 When county surveyor may perform city engineer duties.

Government Code Section [66431](#) incorporated by reference. (Ord. [483](#) § 31, 1980)

16.32.090 Requirements for conversion of mobile home parks.

For additional requirements for conditional use permits involving the conversion of mobile home parks, see Chapter [17.90](#). (Ord. [576](#) § 4, 1984)

Chapter 16.36 FEES

Sections:

- [16.36.010](#) Fees for planned drainage facilities, removal of surface and storm waters, and construction of planned sanitary sewer facilities.
- [16.36.020](#) Fees for defraying actual and estimated costs of constructing bridges or major thoroughfares.
- [16.36.030](#) Fees for groundwater recharge facilities.

16.36.010 Fees for planned drainage facilities, removal of surface and storm waters, and construction of planned sanitary sewer facilities.

Government Code Section [66483](#) incorporated by reference. (Ord. [483](#) § 83, 1980)

16.36.020 Fees for defraying actual and estimated costs of constructing bridges or major thoroughfares.

The city shall have the authority to require payment of fees as described in Government Code Section [66484](#), which is by reference incorporated in this chapter. Particular emphasis is called to the following facts: these must be imposed by specific reference to the circulation element of the general plan; there must be a public hearing; there must be a fair method of allocating costs. (Ord. [483](#) § 84, 1980)

16.36.030 Fees for groundwater recharge facilities.

Reserved. (Ord. [483](#) § 84.5, 1980)

Chapter 16.40 REIMBURSEMENT FOR EXPENSES

Sections:

- [16.40.010](#) City may require improvements which contain supplemental size or capacity.
- [16.40.020](#) Agreement with subdivider for reimbursement of portion of subdivider's costs.
- [16.40.030](#) Drainage for sanitary sewer area fees.
- [16.40.040](#) Establishment of area of benefit.

16.40.010 City may require improvements which contain supplemental size or capacity.

The city shall have maximum authority under Government Code Section [66485](#), and by this reference incorporates that section. (Ord. [483](#) § 85, 1980)

16.40.020 Agreement with subdivider for reimbursement of portion of subdivider's costs.

Government Code Sections [66484](#) through [66487](#) incorporated by reference. (Ord. [483](#) § 86, 1980)

16.40.030 Drainage for sanitary sewer area fees.

Government Code Section [66488](#) incorporated by reference. (Ord. [483](#) § 88, 1980)

16.40.040 Establishment of area of benefit.

Government Code Section [66489](#) incorporated by reference. (Ord. [483](#) § 89, 1980)

Chapter 16.44 SOILS REPORT

Sections:

[16.44.010](#) Preliminary soils report required.

[16.44.020](#) Soils investigation.

16.44.010 Preliminary soils report required.

A preliminary soils report, in accord with Government Code Section [66490](#), shall be required of all subdivisions of five or more lots and may be required for applications to divide property into four or fewer parcels. However, preliminary soils reports may be waived if the determinations outlined in Government Code Section [66491](#) are made by the city. (Ord. [483](#) § 90, 1980)

16.44.020 Soils investigation.

Government Code Section [66491](#)(b) incorporated by reference. (Ord. [483](#) § 91, 1980)

Chapter 16.48 TAXES AND ASSESSMENTS

Sections:

[16.48.010](#) Taxes and assessments.

16.48.010 Taxes and assessments.

Government Code Sections [66492](#) through [66494](#) incorporated by reference. (Ord. [483](#) § 92, 1980)

Chapter 16.52 MONUMENTS

Sections:

- [16.52.010](#) Required monumentation.
- [16.52.020](#) Circumstances where interior monuments need not be set.
- [16.52.030](#) Notice of final setting of all monuments and payments of fees.
- [16.52.040](#) Death, disability or retirement of engineer or surveyor setting monuments.

16.52.010 Required monumentation.

Government Code Section [66495](#) incorporated by reference. (Ord. [483](#) § 95, 1980)

16.52.020 Circumstances where interior monuments need not be set.

Government Code Section [66496](#) incorporated by reference. (Ord. [483](#) § 96, 1980)

16.52.030 Notice of final setting of all monuments and payments of fees.

Government Code Section [66497](#) incorporated by reference. (Ord. [483](#) § 97, 1980)

16.52.040 Death, disability or retirement of engineer or surveyor setting monuments.

Government Code Section [6698](#) incorporated by reference. (Ord. [483](#) § 98, 1980)

Chapter 16.56 IMPROVEMENT SECURITY

Sections:

- [16.56.010](#) Manner of providing security.
- [16.56.020](#) Form of faithful performance bonds.
- [16.56.030](#) Form of bond for the security of laborers and materialmen.
- [16.56.040](#) Amount of security which must be provided.
- [16.56.050](#) Procedure for reducing the amount of security.
- [16.56.060](#) Security immune from attachment.
- [16.56.070](#) Cases where performance of secured obligation is subject to approval of another agency.
- [16.56.080](#) Limitations of liability upon security given.
- [16.56.090](#) Lawsuit against security or surety.

16.56.010 Manner of providing security.

The city disfavors the practice of allowing recordation of the final map before actual completion of all improvements. However, upon a clear showing of desirability or need, and upon approval of the city council, improvements may be allowed after recordation of the final map. In such a situation, and in any other situation in which act or agreement arises pursuant to this title, such security may be in any of the forms provided in Government Code Section [66499](#), which is by this reference incorporated in this chapter. (Ord. [483](#) § 99, 1980)

16.56.020 Form of faithful performance bonds.

Government Code Section [66499.1](#) incorporated by reference. (Ord. [483](#) § 99.1, 1980)

16.56.030 Form of bond for the security of laborers and materialmen. Government

Code Sections [66499.2](#) incorporated by reference. (Ord. [483](#) § 99.2, 1980)

16.56.040 Amount of security which must be provided.

Government Code Sections [66499.3](#) and [66499.4](#) incorporated by reference. (Ord. [483](#) § 99.3, 1980)

16.56.050 Procedure for reducing the amount of security.

Government Code Sections [66499.5](#) and [66499.7](#) incorporated by reference. (Ord. [483](#) § 99.5, 1980)

16.56.060 Security immune from attachment.

Government Code Section [66499.6](#) incorporated by reference. (Ord. [483](#) 599.6, 1980)

16.56.070 Cases where performance of secured obligation is subject to approval of another agency.

Government Code Section [66499.8](#) incorporated by reference. (Ord. [483](#) § 99.8, 1980)

16.56.080 Limitations of liability upon security given.

Government Code Section [66599.9](#) incorporated by reference. (Ord. [483](#) § 99.9, 1980)

16.56.090 Lawsuit against security or surety.

Government Code Section [66499.10](#) incorporated by reference. (Ord. [483](#) § 99.10, 1980)

Chapter 16.60 REVERSIONS AND EXCLUSIONS

Sections:

- [16.60.010](#) Commencement of proceedings for reversion to acreage.
- [16.60.020](#) Form of petition.
- [16.60.030](#) Fee.
- [16.60.040](#) Notice.
- [16.60.050](#) Required findings.
- [16.60.060](#) Mandatory conditions of reversion.
- [16.60.070](#) Reversion, when effective.
- [16.60.080](#) Return of fees and deposits.
- [16.60.090](#) Reversion of land previously subdivided consisting of four or less contiguous parcels.
- [16.60.100](#) Merger of subdivided lands and resubdivision of same without reverting to acreage.

16.60.010 Commencement of proceedings for reversion to acreage.

Government Code Sections [66499.11](#) and [66499.12](#) incorporated by reference. (Ord. [483](#) § 99.11, 1980)

16.60.020 Form of petition.

Government Code Section [66499.13](#) incorporated by reference. (Ord. [483](#) § 99.13, 1980)

16.60.030 Fee.

Government Code Section [66499.14](#) incorporated by reference. Fee may be set or amended from time to time by council resolution. (Ord. [483](#) § 99.14, 1980)

16.60.040 Notice.

Government Code Section [66499.15](#) incorporated by reference. (Ord. [483](#) § 99.15, 1980)

16.60.050 Required findings.

Government Code Section [66499.15](#) incorporated by reference. (Ord. [483](#) § 99.16, 1980)

16.60.060 Mandatory conditions of reversion.

Government Code Section [66499.17](#) incorporated by reference. (Ord. [483](#) § 99.17, 1980)

16.60.070 Reversion, when effective.

Government Code Section [66499.18](#) incorporated by reference. (Ord. [483](#) § 99.18, 1980)

16.60.080 Return of fees and deposits.

Government Code Section [66499.19](#) incorporated by reference. (Ord. [483](#) § 99.19, 1980)

16.60.090 Reversion of land previously subdivided consisting of four or less contiguous parcels.

Government Code Section [66499.20](#)-1/2 incorporated by reference. (Ord. [483](#) § 99.20 1/2, 1980)

16.60.100 Merger of subdivided lands and resubdivision of same without reverting to acreage.

Government Code Section [66499.20](#)-3/4 incorporated by reference. The subject of exclusions is a matter for county and court determination. Interested persons should consult Government Code Sections [66499.21](#) through [66499.29](#). (Ord. [483](#) § 99.20-3/4, 1980)

Chapter 16.64 ENFORCEMENT

Sections:

[16.64.010](#) City prohibited from issuing any permits for land in violation of this title or the subdivision map.

[16.64.020](#) City proceedings to determine whether or not real property is in violation of this title or the Subdivision Map Act – Certificate of compliance.

[16.64.030](#) Notice of intention to record a notice of violation of this title or the Subdivision Map Act.

* Government Code Sections [66499.30](#), [66499.32](#), [66499.33](#) and [66499.37](#) do not require city implementation and have no parallel sections in this chapter.

16.64.010 City prohibited from issuing any permits for land in violation of this title or the subdivision map.

Government Code Section [66499.34](#) incorporated by reference. (Ord. [483](#) § 99.34, 1980)

16.64.020 City proceedings to determine whether or not real property is in violation of this title or the Subdivision Map Act – Certificate of compliance.

Government Code Section [66499.35](#) incorporated by reference. (Ord. [483](#) § 99.35, 1980)

16.64.030 Notice of intention to record a notice of violation of this title or the Subdivision Map Act.

Government Code Section [66499.36](#) incorporated by reference. (Ord. [493](#) § 99.36, 1980)

Chapter 16.68 CONDOMINIUM AND COMMUNITY APARTMENT CONVERSIONS

Sections:

- [16.68.010](#) Purpose.
- [16.68.020](#) Compliance with Government Code.
- [16.68.030](#) Definitions.
- [16.68.040](#) Conditional use permit and subdivision map required.
- [16.68.050](#) Contents of application for conditional use permit for conversion of condominium or community apartments.
- [16.68.060](#) Contents of application for tentative map for conversion of condominium and community apartments.
- [16.68.070](#) Waiver from application content requirements.
- [16.68.080](#) Covenants, conditions and restrictions.
- [16.68.090](#) Draft versions.
- [16.68.100](#) Residential condominium and community apartment conversion development standards – Generally.
- [16.68.110](#) Off-street parking.
- [16.68.120](#) Meters and control valves.
- [16.68.130](#) Overcurrent protection.
- [16.68.140](#) Impact sound insulation.
- [16.68.150](#) Compliance with building and housing codes.
- [16.68.160](#) Storage facilities.
- [16.68.170](#) Open spaces.

- [16.68.180](#) Condition of equipment and appliances.
- [16.68.190](#) Waiver of requirements.
- [16.68.200](#) Property and structural pest control reports.
- [16.68.210](#) Information to purchasers.
- [16.68.220](#) Notice of intent to convert.
- [16.68.230](#) Tenant's right to purchase.
- [16.68.240](#) Vacation of units.
- [16.68.250](#) No increase in rents.
- [16.68.260](#) Special cases.
- [16.68.270](#) Moving expenses.
- [16.68.280](#) Notice to new tenants.
- [16.68.290](#) Effect of proposed conversion on city's low and moderate income housing supply.

16.68.010 Purpose.

A. This chapter is enacted to establish requirements and procedures for the control and approval of conversion of existing multifamily rental housing and nonresidential structures to residential condominium and community apartment projects. By their unique character and requirements, conversions differ specifically from other subdivisions and apartments. The unique status of such projects tends to magnify the effects associated with higher urban densities to a point where public health, safety, welfare, and economic prosperity of the city of Capitola are significantly affected. Such projects may conflict with the policy of the city as set forth in the general plan to provide a reasonable balance of rental and ownership housing within the city, to provide a variety of individual choices of tenure, type, price, and location of housing and to maintain the supply of rental housing for low and moderate income persons and families.

B. To insure that such problems are avoided in both the short and long term, it is the express intent of the city to treat such projects differently from multiple-family dwellings or other projects which are not residential condominium or community apartment projects and to establish rules and standards thereto regulating the conversion to residential condominium or community apartment projects in the city.

C. This chapter is enacted to insure that proposed conversions are approved consistent with policies and objectives of the city, particularly as follows:

1. To make adequate provisions for the housing needs of all economic segments of the community;

2. To facilitate inhabitant ownership of residential units while recognizing the need for maintaining adequate rental housing inventories;
3. To provide a reasonable balance of rental and ownership housing;
4. To inform prospective conversion purchasers regarding the physical conditions of the structure offered for purchase. (Ord. [460](#) (part), 1979)

16.68.020 Compliance with Government Code.

- A. The city shall comply with Government Code Section [66427.1](#) in its present form and as hereafter amended.
- B. The city shall comply with Government Code Section [66427.2](#) in its present form and as hereafter amended.
This section provides in abbreviated form that without general or specific plan provision containing definite objectives, the city may not reject condominium conversions for failure to comply with the general plan or on the basis of one of the Government Code Section [66474](#) findings, justifying disapproval. Reference should be made to the full statute for particulars. (Ord. [460](#) §§ 1.1 and 1.2, 1979)

16.68.030 Definitions.

For the purpose of this section, certain words and phrases are defined and certain provisions shall be construed as set forth in this section unless it is apparent from their context that a different meaning is intended.

- A. "Association" is the organization of persons who own a condominium unit or right of exclusive occupancy in a community apartment.
- B. "Common area" is an entire project excepting all units therein.
- C. "Community apartment or stock cooperative" is an estate in real property consisting of an undivided interest in common in a parcel of real property and the improvements therein coupled with the right of exclusive occupancy for residential purposes of an apartment located thereon. All references to a "condominium" in this chapter shall be deemed to refer to a condominium, community apartment, and stock cooperative, except where specifically noted.
- D. "Condominium" is an estate in real property consisting of an undivided interest in common in a portion of a parcel or real property together with a separate interest in space in a residential, industrial, or commercial

building on such real property, such as an apartment, office, or store. A condominium may include, in addition, a separate interest in other portions of such real property.

- E. "Conversion" is a change in the type of ownership of a parcel or parcels of land, together with the existing attached structures, to that defined for a condominium project regardless of the present or prior use of such land and structures and whether substantial improvements have been made or are to be made to such structures.
- F. "Developer" is the owner or subdivider with a controlling proprietary interest in the proposed project.
- G. "Low and moderate income" means those income levels as defined by AMBAG in the Housing Opportunity Plan dated January, 1978, and as updated to reflect current income levels.
- H. "Organizational documents" are the declaration of covenants, conditions and restrictions, articles of incorporation, bylaws, and any contracts for the maintenance, management, or operation of all or part of the project.
- I. "Project" is a residential condominium project or a community apartment project.
- J. "Recreational open space" is an open space on the project (exclusive of the required front setback area) which shall be used exclusively for leisure and recreational purposes, for the use and enjoyment of occupants (and their visitors) of units on the project and to which such occupants (and their visitors) shall have the right of use and enjoyment. Accessory structures such as swimming pools, recreational buildings, and landscaped areas may be included as open space.
- K. A "residential condominium project" is the conversion of an existing structure to a condominium containing five or more condominiums for residential purposes.
- L. "Unit" is the element of a residential condominium project which is not owned in common with the owners of other condominiums in project or is an apartment in a community apartment project to which an owner of an undivided interest in common or community apartment project has a right of exclusive occupancy.

(Ord. [460](#) §§ 2.1 – 2.13, 1979)

16.68.040 Conditional use permit and subdivision map required.

- A. No conversion to a project shall be permitted in any district unless a conditional use permit and subsequent final map have been applied for and granted pursuant to this chapter and other applicable state and local ordinances regulating use permit and subdivision approvals.

- B. In no case shall a unit be converted that was built (final inspections) prior to January 1, 1970.
- C. No building for which a building permit was issued after the effective date of the ordinance codified in this chapter may thereafter be converted to a condominium unless, prior to the issuance of the building permit, the project was one for which there was an approved tentative condominium subdivision map. (Ord. [460](#) § 3.1, 1979)

16.68.050 Contents of application for conditional use permit for conversion of condominium or community apartments.

The application for a conditional use permit for conversion shall include the following information:

- A. A detailed description of the project proposal to include applicant's provisions for meeting the standards set forth in Sections [16.68.100](#) through [16.68.190](#);
- B. A preliminary site plan showing all existing proposed improvements (to include designated open-space areas);
- C. A detailed analysis establishing the criteria set forth in the housing element of the city's general plan, and Section [16.68.290](#);
- D. Makeup of existing tenant households, including family size, length of residence, age of tenants, and whether receiving federal or state rent subsidies;
- E. All rental history detailing the size in square footage, the current or last rental rate, the monthly rental rate for the preceding two years, and the monthly vacancy over the preceding two years of each rental unit proposed to be converted;
- F. The planning commission may required that the applicant shall distribute to all tenants a questionnaire to be returned to the city directly. The questionnaire shall contain any or all questions deemed necessary by the planning commission in order to fully determine the physical condition of the units and/or rental history for each unit. (Ord. [460](#) § 3.2, 1979)

16.68.060 Contents of application for tentative map for conversion of condominium and community apartments.

The application for a tentative map for conversion shall include the following information:

- A. A boundary map showing the location of all existing easements, structures and trees to be removed, and other improvements upon the property;
- B. A property report describing the condition and estimating the remaining useful life of each of the following elements of each structure situated within the project proposed for conversion: roofs, foundations, exterior paint, paved surfaces, mechanical systems, electric systems, plumbing systems. Such report shall be prepared by an appropriately licensed contractor or licensed engineer;
- C. A structural pest control report. Such report shall be prepared by a licensed structural pest control operator pursuant to Section [8516](#) of the Business and Professions Code; D. A building history report including the following:
1. The date of construction of all elements of the project,
 2. A statement of the major uses of the project since construction,
 3. The date and description of each major repair and/or renovation of any element since the date of construction. For the purposes of this subsection, a “major repair” and/or renovation shall mean any repair for which an expenditure of more than five hundred dollars was made,
 4. Statement regarding current project ownership;
- E. A true copy of each application to the Department of Real Estate of the state for issuance of a final public report for the project proposed for conversion including all attachments and exhibits thereto required by the Department pursuant to Section [11011](#) of the Business and Professions Code; a true copy of the statement of compliance (Form 643 as amended) pursuant to Title [10](#), California Administration Code, Section 2792.9, or its successor, relating to operating and maintenance funds during start-up; a statement of the amount and type of capital contributions to be provided by the developer to the association for deferred maintenance of the common areas, and the sum and date on which the association will receive said sum. All contributions shall be made prior to recordation of a final map;
- F. A true copy of the Supplemental Questionnaire for Apartments Converted to Condominium Projects submitted to the Department of Real Estate of the state for the project proposed for conversion; this shall include all attachments and exhibits thereto;

G. The proposed annual operating budget containing a sinking fund to accumulate reserve funds to pay for major anticipated maintenance, repair, or replacement expenses, with the developer providing a proportional payment relative to the number of units held at each anniversary date;

H. A copy of warranty to be made against defects to provide a minimum coverage of two years from sale of unit. (Ord. [460](#) § 3.3, 1979)

16.68.070 Waiver from application content requirements.

An applicant may apply to the planning commission for permission to omit any of the information required by Section [16.68.050](#) or [16.68.060](#). That application shall only be granted if the planning commission concludes that the items which the applicant seeks to exclude from his or her application would be of little or no value to the commission in its deliberations. (Ord. [460](#) § 3.4, 1979)

16.68.080 Covenants, conditions and restrictions.

Unless specifically waived by the city council upon application by the applicant to the city council, the covenants, conditions and restrictions for any conversion to five or more units shall contain the following provisions;

- A. The specific assignment of parking spaces;
- B. Provisions for management and maintenance of common areas and facilities within the project;
- C. Provisions making the city a party in title to enforce maintenance requirements contained in the covenants, conditions and restrictions and to compensate the city for reasonable attorney's fees and costs in so enforcing;
- D. Provisions that, in the event of default in payment of annual assessments, members of the association shall be subjected to penalties for late payment and reasonable attorney's fees and costs incurred in collection of the assessments;
- E. Provisions allowing the association to terminate the contract of any person or organization engaged by the developer;
- F. See Section [16.68.140](#);
- G. Restrict RVs or provide separate screened area. (Ord. [460](#) § 3.5, 1979)

16.68.090 Draft versions.

In lieu of providing the information required by the subsections E and F of Section [16.68.060](#), the applicant may submit drafts of the various required items in the event the various items have not actually been submitted to or been approved by the state agencies. In the event the applicant changes the contents of any of the documents above-mentioned from the contents of those documents submitted to the city, he or she shall immediately notify the city. Unless the city attorney determines that the changes are quite unlikely to have a bearing upon the city's interests in these matters, as described in Section [16.68.010](#), the changes in the contents of the items submitted to the city along with the application(s) shall render null and void any previous city approvals of the application(s). (Ord. [460](#) § 3.6, 1979)

16.68.100 Residential condominium and community apartment conversion development standards – Generally.

Subject to the provisions of Section 16.68.020B, to achieve the purposes of this chapter, all conversion projects shall conform to the development standards set out in Sections [16.68.110](#) through [16.68.190](#). (Ord. [460](#) § 4.1 (part), 1979)

16.68.110 Off-street parking.

The off-street parking requirements for a project shall be at least one assigned and covered space for each unit. There shall be an additional one space, per unit and at least one space per four units which shall be unassigned (for guests). (Ord. [460](#) § 4.1(a), 1979)

16.68.120 Meters and control valves.

The consumption of gas and electricity within each unit shall be separately metered so that the unit owner can be separately billed for each utility. A water shut-off valve shall be provided for each unit or for each plumbing fixture. Each unit shall have access to its own meter(s) and heater(s) which shall not require entry through another unit. (Ord. [460](#) § 4.1(b), 1979)

16.68.130 Overcurrent protection.

Each unit shall have its own panel board for all electrical circuits which serve the unit. (Ord. [460](#) § 4.1(c), 1979)

16.68.140 Impact sound insulation.

Wall and floor-ceiling assemblies shall conform to Title 25, California Administrative Code, Section 1092, or its successor, or permanent mechanical equipment, including domestic appliances, which is determined by the director of building and zoning to be a potential source of vibration or noise, shall be shock-mounted, isolated from the floor and ceiling, or otherwise installed in a manner approved by the director of building and zoning to lessen the transmission of vibration and noise. Floor covering may only be replaced by another floor covering that provides the same or greater insulation. (Ord. [460](#) § 4.1(d), 1979)

16.68.150 Compliance with building and housing codes.

All projects shall meet the requirements of the city building and fire codes as they existed at the time of construction of the project, and the housing code as it exists at the time of application approval and also provisions of:

- A. Smoke Detectors. Each living unit shall be provided with approved detectors of products of combustion other than heat conforming to the latest Uniform Building Code Standards, mounted on the ceiling or wall at a point centrally located in the corridor or area giving access to rooms used for sleeping purposes.
- B. Maintenance of Fire Protection Systems. All on-site fire hydrants, fire alarm systems, portable fire extinguishers, and other fire protective appliances shall be retained in operable condition at all times maintained by the homeowner's association and delineated in the covenants, conditions, and restrictions. (Ord. [460](#) § 4.1(e), 1979)

16.68.160 Storage facilities.

Separate storage facilities shall be provided for each unit in such manner, size, and location to be determined by the planning commission at the time of use permit approval with the minimum area to be two hundred cubic feet. (Ord. [460](#) § 4.1(f), 1979)

16.68.170 Open spaces.

Provisions for open spaces shall be the same as that required for multiple-family units in the zoning ordinance. (Ord. [460](#) § 4.1(g), 1979)

16.68.180 Condition of equipment and appliances.

The applicant shall supply written certification to the buyer of each unit on the initial sale after conversion that any dishwashers, garbage disposals, stoves, refrigerators, hot water tanks, and air conditioners that are provided are in working condition as of the close of escrow. At such time as the homeowner's association takes

over management of the development, the applicant shall provide written certification to the association that any pool and pool equipment and any appliances and mechanical equipment to be owned in common by the association is in working condition. (Ord. [460](#) § 4.1(h), 1979)

16.68.190 Waiver of requirements.

The provisions of Sections [16.68.110](#) through [16.68.180](#) may be waived by the planning commission if the existing circumstances warrant waiver and the proposed conversion substantially conforms to the intent of this section. (Ord. [460](#) § 4.1(i), 1979)

16.68.200 Property and structural pest control reports.

After reviewing the property and structural pest control reports required to be submitted pursuant to Section [16.68.040](#), and inspecting the structures situate within the project when he or she deems such inspection necessary, the building official shall identify all items evidenced by such reports and/or inspection to be hazardous to the life, health, or safety of the occupants of such structure within the project or of the general public. No final map shall be approved for recordation until the building official has certified that the requirements of this paragraph and Sections [16.68.100](#) through [16.68.190](#) have been met, or that sufficient bonding has been provided to cover the total cost of completing required modifications. (Ord. [460](#) § 5.1, 1979)

16.68.210 Information to purchasers.

The city may condition approval of the applications upon the developer agreeing to provide any or all of the documents listed in Sections [16.68.040](#) through [16.68.090](#) to each prospective purchaser or unit. Failure of the developer or his or her successors to comply with the provisions of this section shall constitute a misdemeanor. (Ord. [460](#) § 5.2, 1979)

16.68.220 Notice of intent to convert.

A notice of intent to convert shall be delivered to each tenant. Evidence of receipt shall be submitted with the tentative map. The form of the notice shall be as approved by the planning department and shall contain not less than the following:

- A. Name and address of current owner;
- B. Name and address of proposed subdivider;
- C. Approximate date on which the tentative map is proposed to be filed;
- D. Approximate date on which the final map or parcel map is to be filed;

- E. Approximate date on which the unit is to be vacated by nonpurchasing tenants;
- F. Tenant's right to purchase;
- G. Tenant's right of notification to vacate;
- H. Tenant's right of termination of lease;
- I. Statement of no rent increase;
- J. Provision for special cases; and
- K. Provision of moving expenses.

Other information may be required as deemed necessary. (Ord. [460](#) § 6.1, 1979)

16.68.230 Tenant's right to purchase.

As provided in Government Code Section [66427.1\(b\)](#), any present tenant or tenants of any unit shall be given a nontransferable right of first refusal to purchase the unit occupied at a price no greater than the price offered to the general public. The right of first refusal shall extend for at least sixty days from the date of issuance of the subdivision public report or commencement of sales, whichever date is later. (Ord. [460](#) § 6.2, 1979)

16.68.240 Vacation of units.

Each nonpurchasing tenant, not in default under the obligations of the rental agreement or lease under which he or she occupies his or her unit, shall have not less than one hundred twenty days from the date of receipt of notification from the subdivider of his or her intent to convert, or from the filing date of the final subdivision map or parcel map, whichever date is later, to find substitute housing and to relocate. (Ord. [460](#) § 6.3, 1979)

16.68.250 No increase in rents.

A tenant's rent shall not be increased unless first approved by the planning commission from the time of filing of the tentative map until relocation takes place or until the subdivision is denied or withdrawn. Any requests for rent increases must be accompanied with sufficient supporting data to satisfy the planning commission as to the necessity of it. (Ord. [460](#) § 6.4, 1979)

16.68.260 Special cases.

Any nonpurchasing tenant aged sixty-two or older or handicapped or with minor children in school shall be given an additional six months in which to find suitable replacement housing. (Ord. [460](#) § 6.5, 1979)

16.68.270 Moving expenses.

The subdivider shall provide moving expenses of one and one-half times the monthly rent to any tenant who relocates from the building to be converted after receipt of notification from the subdivider of his or her intent to convert, except when the tenant has given notice of his or her intent to move prior to receipt of notification from the subdivider of his or her intent to convert. (Ord. [460](#) § 6.6, 1979)

16.68.280 Notice to new tenants.

After submittal of the tentative map, any prospective tenants shall be notified in writing of the intent to convert prior to leasing. (Ord. [460](#) § 6.7, 1979)

16.68.290 Effect of proposed conversion on city's low and moderate income housing supply.

In reviewing requests for conversions of existing apartments to condominiums, the planning commission shall consider the following:

- A. Whether or not the amount and impact of the displacement of tenants if the conversion is approved would be detrimental to the health, safety, or general welfare of, the community;
- B. The role that the apartment structure plays in the existing housing rental market. Particular emphasis will be placed on the evaluation of rental structures to determine if the existing apartment complex is serving low and moderate income, and low and moderate income rents used by the federal and state governments will be used in the evaluation. Along with other factors, the city will consider the following:
 1. The probable income range of tenants living in existing apartments based on the assumption that households should pay between one-fourth and one-third of their income for housing. The income range will be used to determine whether potential displaced tenants can be categorized as low and moderate income,
 2. The applicant shall show provisions for insuring that a minimum of fifteen percent of the units will be available for low-income households (defined as eighty percent of median income) and that an additional

twenty percent will be available to low and moderate income households (defined as one hundred twenty percent of median income). The provisions should include private and public financing programs, projected selling prices and other proposed considerations. Any variance to these minimum requirements must be approved by the city council. In requesting a variance, the applicant must provide sufficient evidence to clearly establish that the provisions of this section are not applicable to the proposed project due to its housing type location, etc.;

- C. The need and demand for lower cost home ownership opportunities which are increased by the conversion of apartments to condominiums;
- D. If the planning commission determines that vacancies in the project have been increased for the purpose of preparing the project for conversion, the tentative map may be disapproved. In evaluation of the current vacancy level under this subsection the increase in rental rates for each unit and the average monthly vacancy rate for the project over the preceding two years shall be considered. (Ord. [460](#) § 6.8, 1979)

Chapter 16.70 CONVERSION OF MOBILE HOME PARKS TO RESIDENT OWNERSHIP

Sections:

- [16.70.010](#) Purpose and intent.
- [16.70.020](#) Definitions.
- [16.70.030](#) Applicability.
- [16.70.040](#) Information and disclosure requirements for resident survey.
- [16.70.050](#) Information and disclosure requirements for impact report.
- [16.70.060](#) Application submittal requirements.
- [16.70.070](#) Criteria for approval of conversion application.
- [16.70.080](#) Tenant notification.

16.70.010 Purpose and intent.

The purpose of this chapter is to establish requirements and procedures that are necessary and appropriate to comply with state laws related to the conversion of mobile home parks to resident ownership. The city of Capitola further declares that the purposes of this chapter are also:

- A. To ensure that conversions of mobile home parks to resident ownership are bona fide resident conversions in accordance with state law;
- B. To balance the need for increased home ownership opportunities with the need to protect existing affordable housing opportunities;
- C. To ensure the public health and safety in converted parks; and
- D. To ensure that park residents receive appropriate and timely information to assist them in fully understanding their rights and obligations under the state law. (Ord. [923](#) § 1, 2007)

16.70.020 Definitions.

For the purpose of this chapter, the following words, terms and phrases shall be defined as follows:

- A. “Mobile home park conversion to resident ownership” means the conversion of a mobile home park composed of rental spaces to a condominium or common interest development, as described in and/or regulated by Government Code Section [66427.5](#) and/or Section 66428.1.
- B. “Resident” or “tenant” means the person or persons owning a mobile home in a space within a mobile home park pursuant to a rental agreement. (Ord. [923](#) § 1, 2007)

16.70.030 Applicability.

The provisions of this chapter shall apply to all conversions of mobile home parks to resident ownership, except those conversions for which mapping requirements have been waived pursuant to Government Code Section [66428.1](#). These provisions do not apply to the conversion of a mobile home park to an alternate use pursuant to Government Code Section [65863.7](#) and Section [66427.4](#). (Ord. [923](#) § 1, 2007)

16.70.040 Information and disclosure requirements for resident survey.

To assist the residents in determining how to respond to the resident survey required by subdivision (d) of Government Code Section [66427.5](#), the following information and disclosures shall be provided by the park owner to each tenant household sufficiently in advance of the survey to allow its consideration:

- A. A statement describing the effects that the mobile home park conversion will have on the application of the rent control provisions of Capitola Municipal Code Chapter 2.18 for both lower income households and for other households who continue residency as tenants. The statement shall specifically describe the effects

that the conversion will have on the application of the vacancy control provisions of Chapter 2.18 of this code, and a statement describing the effects of vacancy decontrol under Government Code Section [66427.5](#) on the resale value of mobile homes of both lower income households and of other households which continue residency as tenants. Included with this statement shall be a separate statement prepared by the city summarizing the major provisions of the city's mobile home park rent stabilization ordinance (Chapter 2.18 of this code).

- B. A statement specifying the income level that is applicable pursuant to subdivision (f)(2) of Government Code Section [66427.5](#), to determine whether households in the mobile home park qualify as a lower income household or are not lower income household, and requesting that the households identify whether they are a lower income household, or are not a lower income household.
- C. A statement specifying whether the subdivider will begin the phase-in of market level rents pursuant to subdivision (f)(1) and the rent adjustment provisions of subdivision (f)(2) of Government Code Section [66427.5](#) upon the sale of one lot, upon the sale of more than fifty percent of the lots, or upon the sale of some other percentage of lots.
- D. A statement specifying the method by which the fair market rent levels authorized by subdivision (f)(1) of Government Code Section [66427.5](#) will be established, or in the alternative, the specification of the range of rent levels that will be applicable to the subdivided units in the mobile home park, including, but not limited to, the inclusion of any inflation adjustment formula to be utilized.
- E. A statement specifying how space rents will be set for purchasers of mobile homes owned by lower income households and by other households (who continue residency as tenants under subdivision (f) of Government Code Section [66427.5](#)).
- F. A statement specifying the method by which the sales prices of the subdivided mobile home space parcels will be established, or in the alternative, the specification of a range of purchase prices that will be applicable to the subdivided mobile home space parcels in the mobile home park, including, but not limited to, the inclusion of any inflation adjustment formula to be utilized.
- G. A statement specifying the method for determining and enforcing the controlled rents for nonpurchasing households pursuant to Government Code Section [66427.5](#) (f)(2), and, to the extent available, identification of the number of tenant households likely to be subject to these provisions.

- H. A statement assessing the potential for nonpurchasing residents to relocate their homes to other mobile home parks within Santa Cruz County, including the availability of sites and the estimated cost of home relocation.
- I. An engineer's report on the type, size, current condition, adequacy, and remaining useful life of each common facility located within the park, including but not limited to water systems, sanitary sewer, fire protection, storm water, streets, lighting, pools, playgrounds, and community buildings. A pest report shall be included for all common buildings and structures. "Engineer" means a registered civil or structural engineer, or a licensed general engineering contractor.
- J. If the useful life of any of the common facilities or infrastructure is less than thirty years, an engineer's estimate of the cost of replacing such facilities over their useful life, and the subdivider's plan to provide funding for same.
- K. An estimate of the annual overhead and operating costs of maintaining the park, its common areas and landscaping, including replacement costs as necessary, over the next thirty years, and the subdivider's plan to provide funding for same.
- L. A maintenance inspection report conducted on site by a qualified inspector within the previous twelve calendar months demonstrating compliance with Title 25 of the California Code of Regulations ("Title 25 Report"). Proof of remediation of any Title 25 violations or deficiencies shall be confirmed in writing by the California Department of Housing and Community Development (HCD).
- M. A detailed description of the city and state procedures to be followed for the proposed conversion, including, but not limited to, a tentative timeline.
- N. The phone number and address of an office designated by the city council that can be contacted for further information relating to the proposed mobile home park conversion.
- O. The subdivider shall attach a copy of this chapter to each survey form. (Ord. [923](#) § 1, 2007)

16.70.050 Information and disclosure requirements for impact report.

The report by the subdivider on the impact of the mobile home park conversion required by subdivision (b) of Government Code Section [66427.5](#) shall include, but not be limited to, the following disclosures:

- A. That information specified by subsections A through M of Section [16.70.040](#), required to be provided to park tenants for purposes of the resident survey.

- B. A statement specifying the number of mobile home spaces in the park and the rental rate history for each such space over the four years prior to the filing of the application.
- C. A statement specifying the method and timetable for compliance with Government Code Section [66427.5](#) (a), and, to the extent available, an estimate of the number of existing tenant households expected to purchase their units within the first four years after conversion including an explanation of how the estimate was derived.
- D. An estimate of the number of residents in the park who are lower income households pursuant to subdivision (f)(2) of Government Code Section [66427.5](#), including an explanation of how the estimate was derived.
- E. An estimate of the number of residents in the park who are seniors (sixty-two years of age or older) or disabled, including an explanation of how the estimate was derived. (Ord. [923](#) § 1, 2007)

16.70.060 Application submittal requirements.

The following information shall be submitted as part of the resident survey results with any subdivision application for conversion to a resident owned mobile home park pursuant to Government Code Section [66427.5](#):

- A. A statement of the total number of spaces occupied by residents (excluding any spaces occupied by the subdivider, a relative of the subdivider, or employee of the subdivider); and the total number of votes of such residents in favor of the conversion and the total number of votes of such residents in opposition to the conversion, with no more than one vote allocated for each mobile home space.
- B. The subdivider shall demonstrate that the procedures and timing used to conduct the survey were in accordance with an agreement between the subdivider and an independent resident homeowners association, if any. In the event that more than one resident homeowners association purports to represent residents in the park, the agreement shall be with the resident homeowners association which represents the greatest number of tenant homeowners in the park.
- C. A written statement signed by the authorized representative(s) of an independent resident homeowners' association verifying that the survey form was approved by the association in accordance with the requirements of subdivision (d)(2) of Government Code Section [66427.5](#).
- D. A copy of the information and disclosures provided to tenant households pursuant to Section [16.70.040](#).

- E. A copy of the tenant impact report required pursuant to Section [16.70.050](#).
- F. A tentative subdivision and final map or parcel map unless waived pursuant to Government Code Section [66428.1](#). A parcel map shall be required for all projects that contain less than five parcels and do not create more condominium units or interests than the number of rental spaces that exist prior to conversion. If additional interests are created or if the project contains more than five parcels a tentative and final subdivision map shall be required. The number of condominium units or interests to be created shall not determine the type of map required unless additional condominium units or interests are created over and above the number of rental spaces that exist prior to conversion. (Ord. [923](#) § 1, 2007)

16.70.070 Criteria for approval of conversion application.

In addition to any applicable findings for the approval of subdivision or parcel maps set forth in the California Subdivision Map Act or Title [16](#) of this code, an application for the conversion of a mobile home park to resident ownership shall be approved only if the decision maker finds that:

- A. A survey of resident support has been conducted and the results filed with the city in accordance with the requirements of Government Code Section [66427.5](#) and this chapter;
- B. A tenant impact report has been completed and filed with the city in accordance with the requirements of Government Code Section [66427.5](#) and this chapter;
- C. The conversion is a bona fide resident conversion. For purposes of determining whether a proposed conversion is a bona fide resident conversion, the following presumptions shall be applied based on the results of the survey of resident support conducted in accordance with Government Code Section [66427.5](#) and with this chapter. The presumptions created by this subsection may be overcome through the submission of substantial evidence either at or prior to the hearing.
1. Where the survey of resident support shows that fifty percent or more of the resident survey vote supports the conversion to resident ownership, the proposed conversion shall be presumed to be a bona fide resident conversion.
 2. Where the survey of resident support shows that less than fifty percent of the resident survey vote supports the conversion to resident ownership, the proposed conversion shall be presumed to not be a bona fide resident conversion and the subdivider shall have the burden of demonstrating that the proposed conversion is a bona fide resident conversion. (Ord. [923](#) § 1, 2007)

16.70.080 Tenant notification.

The following tenant notifications are required:

- A. If the application for conversion is approved, the subdivider shall give each resident household written notice of its exclusive right to contract for the purchase of the dwelling unit or space it occupies at the same or more favorable terms and conditions than those on which such unit of space shall be initially offered to the general public. The right shall run for a period of not less than ninety days from the issuance of the subdivision public report ("white paper") pursuant to California Business and Professions Code Section [11018.2](#), unless the subdivider received prior written notice of the resident's intention not to exercise such right.
- B. If the application for conversion is approved, the subdivider shall give each resident household written notice of its right to continue residency as a tenant in the park as required by Government Code Section [66427.5](#) (a). (Ord. [923](#) § 1, 2007)

Chapter 16.74 LOT LINE ADJUSTMENTS

Sections:

- [16.74.010 Purpose.](#)
- [16.74.020 Application required.](#)
- [16.74.030 Approval authority.](#)
- [16.74.040 Public hearing.](#)
- [16.74.050 Lot line locations.](#)
- [16.74.060 Lot line adjustments in the coastal zone](#)
- [16.74.070 Findings](#)
- [16.74.080 Appeals.](#)
- [16.74.090 Time limitations.](#)
- [16.74.100 Time extensions.](#)

16.74.010 Purpose.

The purpose of this division is to establish the procedures and standards for changing the boundary or boundaries between four or fewer existing adjoining parcels as provided by the Subdivision Map Act to ensure lot line adjustments are consistent with the General Plan, Zoning Ordinance, and the Local Coastal Program.

16.74.020 Application required.

A request for a lot line adjustment must be made through submittal of a City application and requisite fees. At a minimum, an application package shall include copies of deeds for all properties included in the request, a plat map depicting existing and proposed lot lines and drawn to scale by a licensed land surveyor or registered civil engineer, and written permission from each property owner involved in the application. Additional information may be required as determined by the Community Development Director.

16.74.030 Approval authority.

The Community Development Director shall be authorized to issue decisions on lot line adjustment applications. Lot line adjustment applications accompanied by other permits under the jurisdiction of the Planning Commission or City Council shall be considered by the highest decision-making body.

16.74.040 Public hearing.

Applications for a lot line adjustment shall be considered in a public hearing if it is accompanied by other permits which require a public hearing (e.g., coastal development permit).

16.74.050 Lot line locations.

Lot lines shall not be relocated if it would result in any of the following:

1. Impair any legal access or easements.
2. Include any lots, which in the Director's judgment, based on design, size, or specifications of the original document creating the parcel, were not intended as a building site (e.g. utility lots or road lots).
3. Result in any lots which do not comply with applicable zoning regulations, including but not limited to lot size and building setback requirements, or exacerbate the non-conformity of any existing undersized lot.

16.74.060 Lot line adjustments in the coastal zone.

Lot line adjustments within the coastal zone shall require approval of a Coastal Development Permit and shall not be approved or conditionally approved unless the existing parcels are legal and the reconfigured parcels

resulting from the lot line adjustment will conform to the Local Coastal Program, including minimum parcel size and density.

16.74.070 Findings.

The following findings shall be made to approve an application for a lot line adjustment:

1. All lots resulting from the lot line adjustment comply with the General Plan, Zoning Ordinance, and Local Coastal Program.
2. All lots involved in the proposed lot line adjustment were legally created pursuant to the California Subdivision Map Act and any local ordinance in effect at the time.
3. Reconfigured parcels resulting from a lot line adjustment in the coastal zone would provide equivalent or better protection to coastal resources.

16.74.080 Appeals.

An interested party may appeal a Community Development Director decision to the Planning Commission by filing a complete appeal application with requisite fees within 10 business days of the decision. Decisions by the Planning Commission may be appealed to the City Council in accordance with Chapter 2.52. Appeals of lot line adjustments which include a coastal development permit shall be processed in accordance with the Local Coastal Program.

16.74.090 Time limitations.

A lot line adjustment approval shall be valid for one year from the effective approval date. Prior to expiration, the property to be exchanged must be conveyed and revised deeds which describe the reconfigured parcels must be recorded with the County of Santa Cruz.

16.74.100 Time extensions.

Upon written application and requisite fees submitted prior to expiration of the lot line adjustment, a single one-year extension may be granted. The one-year extension shall commence from the initial expiration date.

RESOLUTION NO. _____

**RESOLUTION OF THE CAPITOLA CITY COUNCIL
AUTHORIZING SUBMITTAL TO THE CALIFORNIA COASTAL COMMISSION FOR THE
CERTIFICATION OF AN AMENDMENT TO THE LOCAL COASTAL PROGRAM
AMENDING CHAPTER 16 (SUBDIVISIONS) OF THE CAPITOLA MUNICIPAL CODE**

WHEREAS, the City of Capitola’s Local Coastal Program (LCP) was certified by the California Coastal Commission in December of 1981 and has since been amended from time to time; and

WHEREAS, the Capitola City Council conducted a duly noticed public hearing on November 9, 2017, and at this meeting the City Council passed the proposed Ordinance to a second reading, and on November 21, 2017, adopted an Ordinance of the City Council of the City of Capitola amending Chapter 16, Subdivisions; and

WHEREAS, the City Council approved an Addendum to the General Plan Update Environmental Impact report which found that the proposed ordinance and LCP amendment would not have a significant effect on the environment; and

WHEREAS, Public Notice was provided as required under Coastal Act 30514 et seq.

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Capitola that this Resolution declares and reflects the City’s intent to amend the LCP Implementation Plan as it pertains to subdivisions within the City of Capitola, as drafted, if certified by the California Coastal Commission, in full conformity with the City of Capitola LCP and provisions of the California Coastal Act.

BE IT FURTHER RESOLVED, that the City Manager or his designee is directed to submit the said Coastal Commission LCP Amendments to the California Coastal Commission for its review and certification. If the Coastal Commission approves the amendment package, it will take effect automatically upon Coastal Commission approval. If the Coastal Commission modifies the amendment package, only the modifications will require formal action by the City of Capitola.

I HEREBY CERTIFY that the above and foregoing resolution was passed and adopted by the City Council of the City of Capitola at its regular meeting held on the 21st day of November, 2017, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

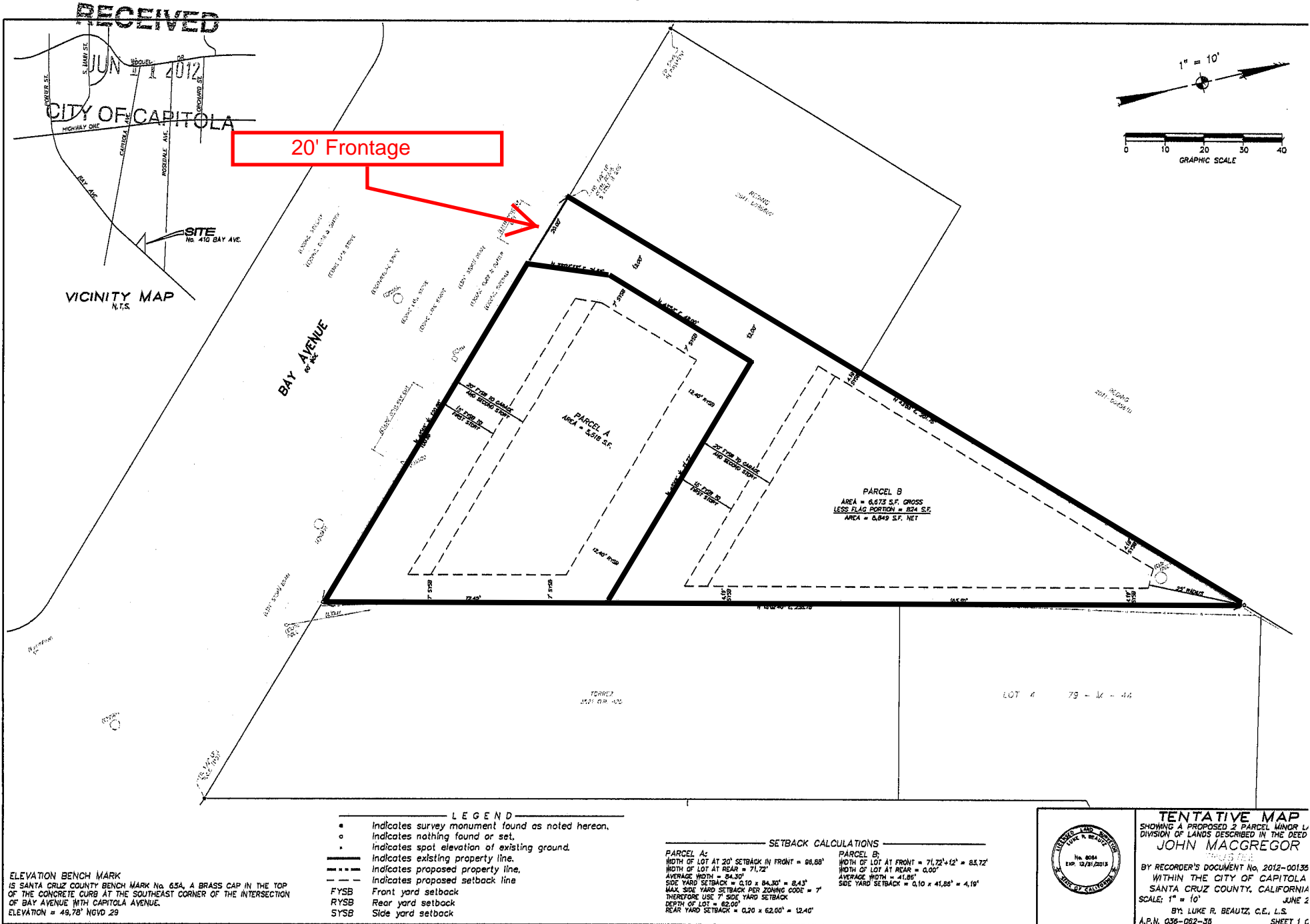
Stephanie Harlan, Mayor

ATTEST:

Linda Fridy, City Clerk

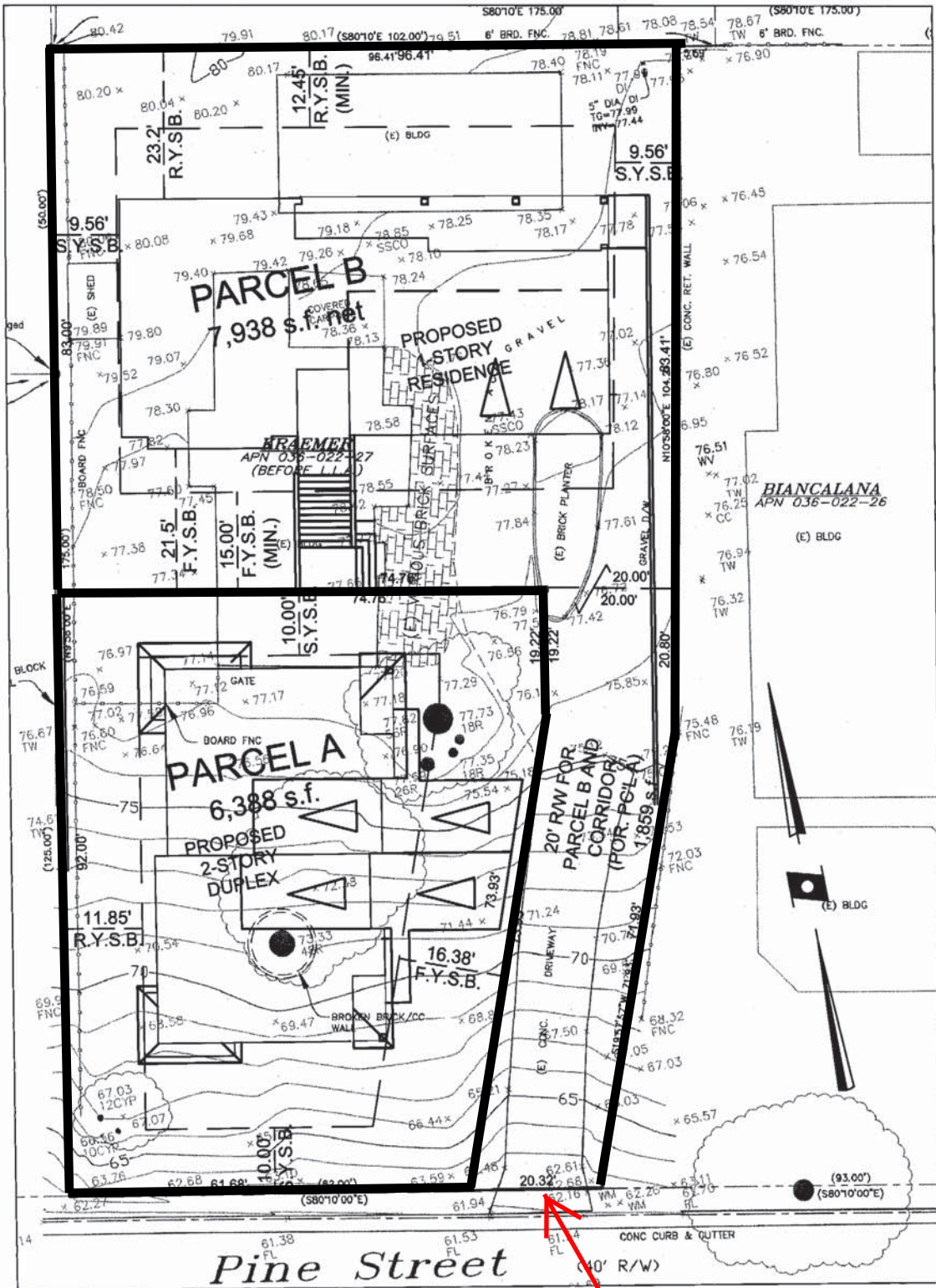
Attachment: LCP Amendment Resolution (Subdivision Ordinance Cleanup Coastal Revision)

410 Bay Avenue



ATTACHMENT A
Attachment: Previously Approved Subdivision Plans (Subdivision Ordinance Cleanup Coastal Revision)

502 Pine Street



20' Frontage

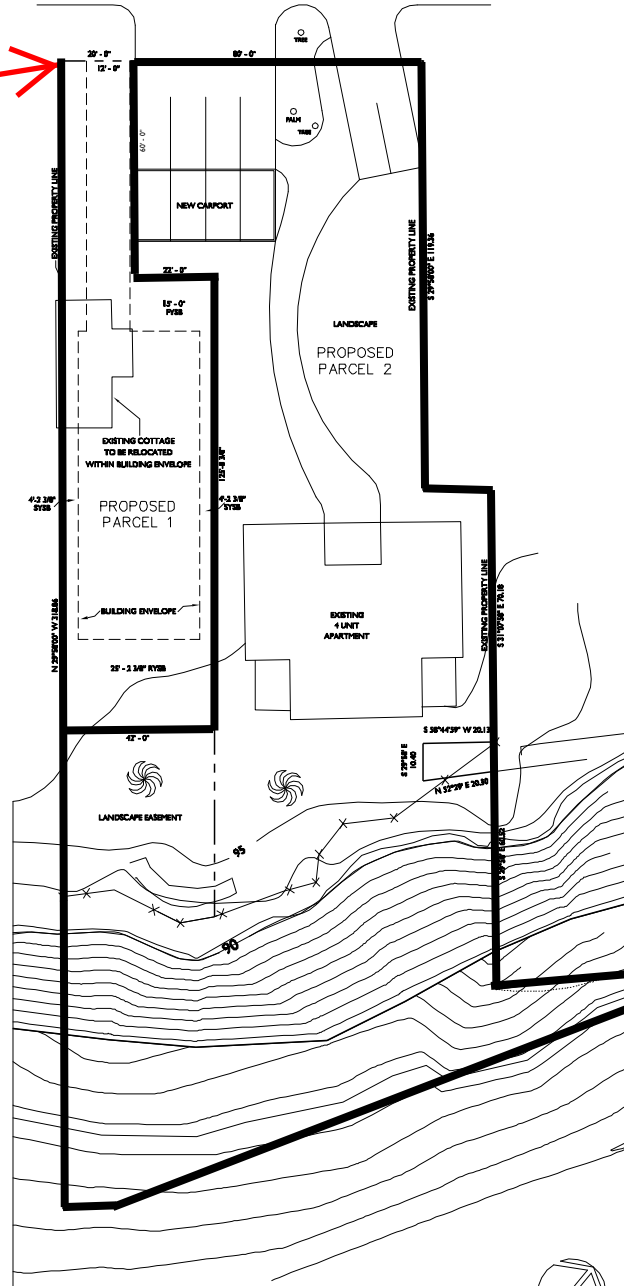
TENTATIVE MAP

SCALE: 1" = 16'

723 El Salto

EL SALTO DR.

20' Frontage



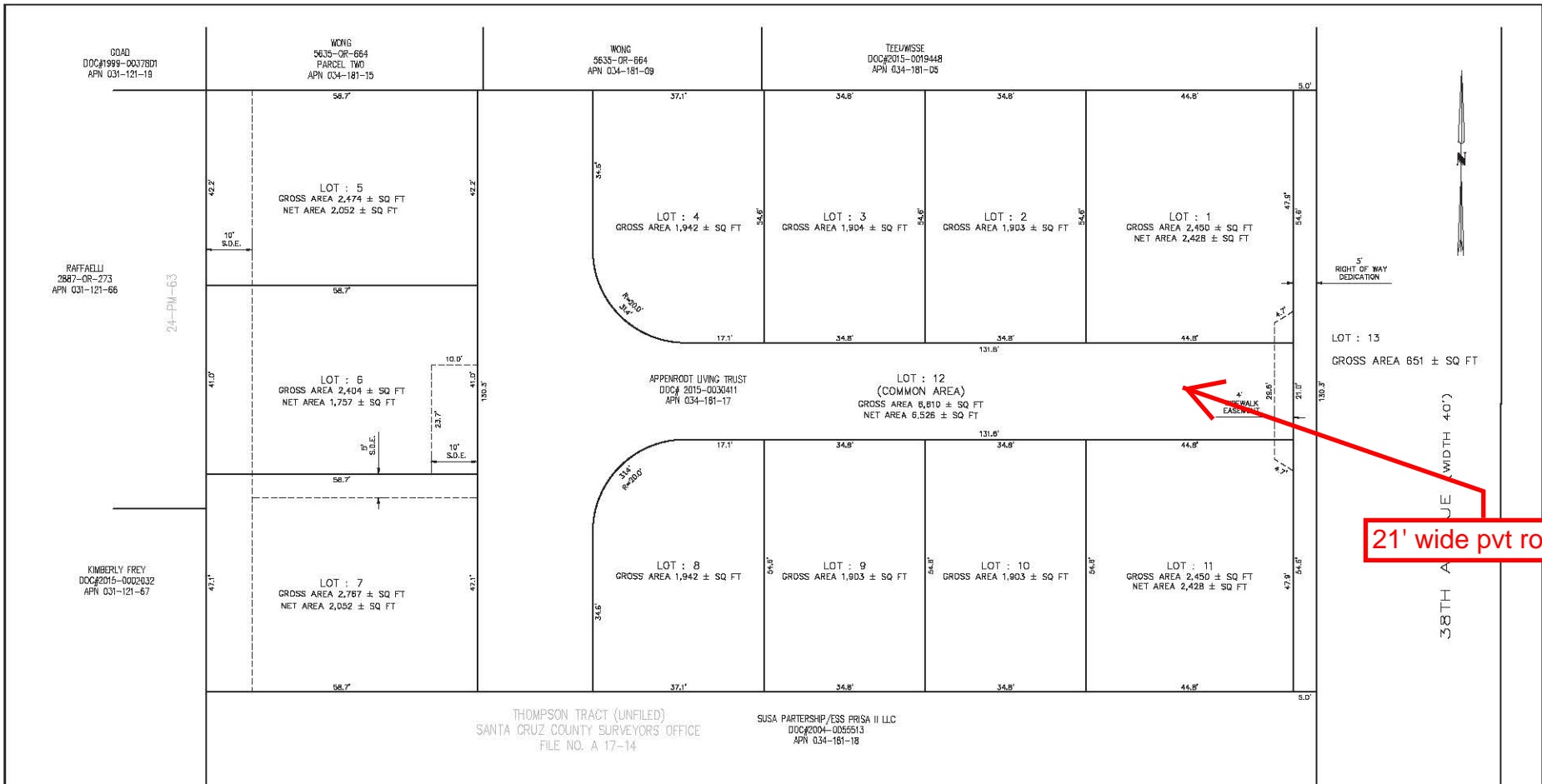
2 PROPOSED SITE PLAN
SCALE: 1"=20'



SITE PLANS

Attachment: Previously Approved Subdivision Plans (Subdivision Ordinance Cleanup Coastal Revision)

1575 38th Avenue

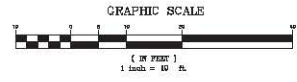


PROJECT INFORMATION

OWNER:	JOE APPENRODT 4378 CAPITOLA ROAD CAPITOLA, CA 95010 (831) 465-8181	APN :	034-181-17
CIVIL ENGINEER:	JEFF R. NAESS BOWMAN AND WILLIAMS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3580	PROPERTY SIZE :	0.702± ACRES
PROJECT PLANNER:	MATHEW THOMPSON THACHER & THOMPSON ARCHITECTS 877 CEDAR STREET, SUITE 248 SANTA CRUZ, CA 95060 (831) 457-3939	ZONING :	ON (NEIGHBORHOOD COMMERCIAL)
		GENERAL PLAN DESIGNATION :	N/A
		CURRENT USE :	VACANT
		PROPOSED USE :	MULTIPLE DWELLINGS AND GROUPS OR COMBINATIONS THEREOF
		WATER SUPPLY :	CITY OF SANTA CRUZ WATER DEPARTMENT
		SEWER SERVICE :	SANTA CRUZ COUNTY SANITATION DISTRICT
		AREAS OF INUNDATION :	NONE
		FIRE DISTRICT :	CENTRAL FIRE PROTECTION DISTRICT

ABBREVIATIONS

R	RADIUS
S.O.E.	STORM DRAINAGE ENGAGEMENT
SQ FT	SQUARE FEET



DISCLAIMER

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

APN 034-181-17

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3580		TENTATIVE MAP	
1575 38TH AVENUE CAPITOLA, CALIFORNIA			
SCALE: AS SHOWN	DRAWN: JRN	JOB NO: 20204	SHEET
DATE: 6 OCT 2019	CHECKED: JRN	INCHES	11
DESIGN: JRN	DWG NAME:	FILE NO: 20204	OF: 8

Attachment: Previously Approved Subdivision Plan Subdivision Ordinance Cleanup Coastal Revision



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF NOVEMBER 9, 2017

FROM: City Manager Department

SUBJECT: Consider the 2018 Meeting Schedule for the City Council/Successor Agency

RECOMMENDED ACTION: Adopt the recommended regular meeting schedule for 2018 and consider changing the City Council open session start time to 6:30 p.m.

BACKGROUND: At the end of each calendar year staff prepares the regular meeting schedules for the following year. The City Council has traditionally held only one meeting in December and more recently approved schedules with one meeting in both July and August. The open public sessions have usually started at 7 p.m. Capitola Municipal Code limits the start time for regular meetings to "in no event earlier than 6 p.m."

DISCUSSION: Attached is the proposed regular meeting schedule for the City Council/Successor Agency for 2018. Regular meetings of the City Council generally are held on the second and fourth Thursday of the month as required by the Municipal Code, and the 2018 schedule is similar to previous years'. However, staff is recommending a slight change to the single summer meetings. The proposed schedule retains a meeting on the fourth Thursday in July but shifts the single August meeting to the second Thursday since 2018 is an election year and deadlines for ballot information for the November General Election fall earlier in August.

Staff is also asking the Council to consider an earlier start time of 6:30 p.m. for the open sessions. This start time matches that of both the Soquel Union Elementary School District and Santa Cruz City School District boards and the City of Watsonville. The City of Scotts Valley begins at 6 p.m., and the City of Santa Cruz holds both midday and evening meetings.

One advantage of starting 30 minutes earlier is that for members of the public who are interested in a specific item on the agenda, their item will come up earlier in the evening. A potential disadvantage of starting earlier is that Council Members and members of the public who work traditional office hours will have less time between work and the beginning of the meeting.

The Successor Agency meetings are held on an as-needed basis, generally immediately following a regular City Council meeting.

Upon approval, the meeting schedule will be posted on the City's website, at City Hall, and at the Capitola Branch Library. It will also be distributed to newspapers and interested parties.

FISCAL IMPACT: None

Meeting Schedules for 2018
November 9, 2017

ATTACHMENTS:

1. 2018 Council-Successor Meeting Schedule

Report Prepared By: Linda Fridy
City Clerk

Reviewed and Forwarded by:



Jamie Goldstein, City Manager

11/1/2017

2018 CITY OF CAPITOLA
City Council and Successor Agency Meeting Dates
and Deadline for Submittal of Agenda Items

SUBMITTAL DATE ¹	MEETING DATE ²
JANUARY 2	JANUARY 11
JANUARY 16	JANUARY 25
JANUARY 29	FEBRUARY 8
FEBRUARY 13	FEBRUARY 22
FEBRUARY 26	MARCH 8
MARCH 12	MARCH 22
APRIL 2	APRIL 12
APRIL 16	APRIL 26
APRIL 30	MAY 10
MAY 14	MAY 24
MAY 29	JUNE 7
JUNE 11	JUNE 21
JULY 16	JULY 26
JULY 30	AUGUST 9
SEPTEMBER 4	SEPTEMBER 13
SEPTEMBER 17	SEPTEMBER 27
OCTOBER 1	OCTOBER 11
OCTOBER 15	OCTOBER 25
OCTOBER 29	NOVEMBER 8
NOVEMBER 13	TUESDAY, NOVEMBER 20▲▲
DECEMBER 3	DECEMBER 13

Staff reports to be included on a particular agenda must be submitted to the City Manager's Office NO LATER than 5 p.m. on the submittal date so that it may be reviewed. Items received after that date may be scheduled for the next available agenda.

NOTE: ▲▲ Due to Thanksgiving Holiday, the meeting will be held on Tuesday.

¹ Submittal dates are typically on Mondays; if a City holiday falls on a Monday the submittal date is on a Tuesday.

² Regular Meetings of the City Council/Successor Agency are held on the second and fourth Thursdays of each month. The Regular City Council meetings begin at 6:30 p.m. (or in no event earlier than 6 p.m.) in the Capitola City Hall Council Chambers, 420 Capitola Avenue, Capitola, CA.