AGENDA
CAPITOLA PLANNING COMMISSION
Thursday, September 5, 2013 – 7:00 PM

Chairperson	Mick Routh
Commissioners	Ron Graves
	Gayle Ortiz
	Linda Smith
	TJ Welch

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

Short communications from the public concerning matters not on the Agenda.
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.

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. August 1, 2013, Regular Meeting Minutes

4. CONSENT CALENDAR

All matters listed under "Consent Calendar" are considered by the Planning Commission to be routine and 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 Planning Commission votes on the action unless members of the public or the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.

5. PUBLIC HEARINGS

Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Public Discussion; 3) Planning Commission Comments; 4) Close public portion of the Hearing; 5) Planning Commission Discussion; and 6) Decision.

A. 100 Central Avenue #11-136 APN:036-131-10

Plan revisions to a previously approved design permit for a new two-story single-family dwelling in the R-1 (Single-Family Residence) Zoning District.
Property Owner: Jill Caskey & Bruce Yoxsimer, filed 12/15/11
Representative: Derek Van Alstine

B. McGregor Drive #13-097 APN:036-341-02

Design Permit for a 700-square-foot structure and a tree removal permit in the PF-VS (Public Facilities/Visitor Serving) Zoning District.
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Mitigated Negative Declaration
Property Owner: Soquel Creek Water District, filed 7/19/2013
Representative: Michael J. Wilson

C. 410 Bay Avenue #13-102 APN: 036-062-35

Design Permit to construct a single-family dwelling in the RM-M (Multiple Family) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Gerry Jensen and Heather Haggerty, filed 7/29/2013
Representative: Gerry Jensen

D. 1855 41st Avenue, E-1 #13-105 APN: 034-261-37

Design Permit to remodel an existing storefront (Chili's restaurant) located in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: The Macerich Company, filed: 08/02/2013
Representative: Roger Nelson

6. DIRECTOR'S REPORT

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

Adjourn to the next Planning Commission on Thursday, October 3, 2013, at 7 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

APPEALS: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Conditional Use Permit, Variance, and Coastal

Permit. The decision of the Planning Commission pertaining to an Architectural and Site Review can be appealed to the City Council within the (10) working days following the date of the Commission action. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

All appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a one hundred forty two dollar ($142.00) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Notice regarding Planning Commission meetings: The Planning Commission meets regularly on the 1st Thursday of each month at 7:00 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: www.ci.capitola.ca.us. Agendas are also available at the Capitola Branch Library, 2005 Wharf Road, Capitola, on the Monday prior to the Thursday meeting. Need more information? Contact the Community Development Department at (831) 475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, during normal business hours.

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 Community Development Department 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: Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed at 12:00 Noon on the Saturday following the meetings on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings can also be viewed from the City's website: www.ci.capitola.ca.us

DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, AUGUST 1, 2013
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS

Chairperson Routh called the Regular Meeting of the Capitola Planning Commission to order at 7 p.m.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners: Ron Graves, Gayle Ortiz, Linda Smith, and TJ Welch and Chairperson Mick Routh

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda - None

B. Public Comments - None

C. Commission Comments

Chairperson Routh noted that again this year during the Wharf to Wharf event, Whole Foods closed off its parking lot for an unpermitted event, which included blocking the exit/entrances on Capitola Road. He had expressed his concerns to staff prior to the meeting, and was told the Police Department said it only requires a permit for amplified music. Chairperson Routh said in addition to his concern about the impact on traffic from the center, which is forced to head north on 41st Avenue, he believes Whole Foods has a requirement to provide parking.

Commissioner Graves said this situation is indicative of similar concerns about unpermitted uses both on sidewalks in front of stores and in parking lots.

Senior Planner Katie Cattan clarified that she had only checked on the permit status and not on the question of needing to provide parking.

D. Staff Comments - None

3. APPROVAL OF MINUTES

A. July 18, 2013, Regular Planning Commission Meeting

Commissioner Ortiz noted that under item 5B, she owns a business in proximity to the project, but not the property.

A motion to approve the July 18, 2013, meeting minutes as amended was made by Commissioner Ortiz and seconded by Commissioner Smith.

The motion carried by the following vote: Aye: Commissioners Graves, Ortiz, Smith, and Welch and Chairperson Routh. No: None. Abstain: None.

4. CONSENT CALENDAR

A. 1840 Wharf Road #13-090 APN: 035-031-40

Emergency Coastal Permit for a slope stabilization system to be installed due to a landslide in the AR/R-1 (Automatic Review/Single-Family Residence) Zoning District. This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Property Owner: Linda White, filed 7/8/13
Representative: Jeffrey Dunton

Commissioner Ortiz recused herself because she owns property in proximity to the project.

The item was pulled from the consent agenda for public comment.

Neighbor Steve Walsh said that an adjacent property had what appeared to be similar work done a few years prior, and asked if this type of work simply shifts an erosion problem, causing runoff on another property, rather than solving it. He also asked if there was a way to reduce the noise.

Contractor Jeff Dunton spoke to the project and explained the problem was not caused by water runoff, but because the soil had not been properly compacted previously. The correction has required two new retaining walls and numerous helix anchors, and he explained the noise was caused by drilling and the soil compressor.

Chairperson Routh closed the public hearing. Commissioner Welch said he had visited the project and since the retaining walls are next to the foundation, he did not anticipate it would cause runoff on other properties. Chairperson Routh noted the construction noise is within allowable hours.

A motion to approve project application #13-090 with the following conditions and findings was made by Commissioner Smith and seconded by Commissioner Welch:

CONDITIONS

1. The project approval consists of an emergency coastal permit for a slope stabilization system at 1840 Wharf Road. Storm damage caused by shallow seated debris flows on the hill below the single-family house has significantly reduced the lateral support for the existing piers that support the three levels of decks on the creek side of the house based on a technical report prepared by Tharp & Associates, Inc. dated October 1, 2011. The stabilization system will consist of a concrete retaining wall with wood supports and bracing secured to the slope with deep-seated anchors. The retaining wall is approximately 46' in width, with a slope height of approximately 5'.

2. The applicant submitted a completed coastal permit application, plans, and required technical reports within seven (7) days of the issuance of the emergency coastal permit. Plans included an erosion control plan.

3. All work shall be completed per submitted plan and the erosion control plan shall be strictly followed. Erosion control and sediment management devices shall be installed and inspected by City Public Works prior to initiating work.

4. There shall be no work in Soquel Creek, nor any debris allowed in the creek. If any work is necessary within the creek, contact California Department of Fish and Game and submit evidence to the Community Development Department that appropriate permits have been issued or are not required prior to initiating any work.

5. There shall be no staging of construction materials in the road right-of-way.

6. Hours of construction shall be Monday to Friday 7:30AM – 9:00PM, and Saturday 9:00AM – 4:00PM, per city ordinance.

7. Any significant modifications to the size approved design must be approved by the Planning Commission.

8. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

FINDINGS

A. **The application, subject to the conditions imposed, secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Community Development Department Staff and the Planning Commission have reviewed the project. The coastal permit for a slope stabilization reinforced concrete retaining wall conforms to the requirements of the Local Coastal Program and conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

B. **This project is categorically exempt under Section 15304 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15304 of the CEQA Guidelines exempts minor alterations to land. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL PERMIT FINDINGS

A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Zoning Ordinance and General Plan
The project secures the purposes of the Zoning Ordinance and General Plan by replacing a vital utility line that is in need of repair in order to provide service to the city's existing uses.

Local Coastal Plan

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is

required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- Public access and recreation will not impacted.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- No portion of the project is located along the shoreline or beach. The purpose of the project is to abandon sewer lines and relocate them within city streets.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- The proposed project will be primarily within the city owned right-of-ways.

(D) *(2) (d) Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline**;***

- While temporary delays will occur on certain city streets, the project will not impede the ability of the public to access the shoreline.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- While temporary delays will occur on certain city streets, the project will not impede the ability of the public to access the shoreline.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

b. Topographic constraints of the development site;

c. Recreational needs of the public;

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

- No Management Plan is required; therefore these findings do not apply

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed project

(D) (6) Project complies with visitor-serving and recreational use policies;

Policy 17, Pg. 15 of the 1989 City General Plan, states that, "Areas designated as visitor serving and/or recreational shall be reserved for visitor support services or recreational uses. Permissible uses include, but are not limited to hotels, motels, hostels, campgrounds, food and drink service establishments, public facilities, public beaches, public recreation areas or parks, and related rental and retail establishments. Residential uses are also permitted on dual designated visitor-serving/residential parcels; specifically, a portion of the El Salto Resort, and in the Village area. Development can be accomplished through private or public means."

- The project complies with visitor-serving and recreational use policies in that it replaces and upgrades an existing public facility that provides utility service to existing visitor serving and/or recreational uses.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project will not permanently affect public or private parking, pedestrian access, or alternate mean of transportation as the construction will be temporary with nearly all of the resulting infrastructure being located underground.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project was reviewed by the City Public Works Director, as the majority of the work will be taking place within the City of Capitola right of way. The work in the right of way will meet the applied street design guidelines and standards.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- No public landmarks are affected by the project. Impacts on views are temporary, limited to the presence of construction equipment and disturbance during work, as the improvements are largely underground. Therefore, the project will not block or detract

from public views to and along Capitola's shoreline.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- The project is replacement of an existing sewer service, therefore this finding does not apply.

(D) (11) Provisions of minimum water flow rates and fire response times;

- The project is replacement of an existing sewer service, therefore this finding does not apply.

(D) (12) Project complies with water and energy conservation standards;

- The project is replacement of an existing sewer service, therefore this finding does not apply.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project is replacement of an existing sewer service, therefore this finding does not apply.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project is replacement of an existing sewer service, therefore this finding does not apply.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- A Mitigated Negative Declaration has been prepared and adopted by the applicant. The proposed mitigation measures ensure that the project complies with the natural resource, habitat and archaeological protection policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- The project will comply with all applicable erosion control measures.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- The project is not located within a geologically unstable area or on a coastal bluff.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- The project is not located within a geologically unstable area and due to be located underground, will not be a cause for a fire hazard.

(D) (20) Project complies with shoreline structure policies;

- The proposed development is not located on the shoreline and therefore does not require compliance with shoreline structure policies.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- The project is replacement of an existing sewer service, therefore this finding does not apply.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures.

(D) (23) Project complies with the Capitola parking permit program as follows:

- The project is replacement of an existing sewer service, therefore this finding does not apply.

B. **The application will maintain the character and integrity of the neighborhood.**

The proposed project will be primarily within the city owned right-of-ways. The project involves replacement of an existing sewer service that will be placed underground, therefore the character and integrity of the neighborhood will be maintained.

C. **A Mitigated Negative Declaration has been prepared and adopted for this project based upon the completion of an Initial Study.**

An Initial Study was prepared and circulated per CEQA requirements, and a Mitigated Negative Declaration with mitigation measures addressing potential impacts adopted based on the determination that the project will not have a significant effect on the environment.

The motion carried by the following vote: Aye: Commissioners Graves, Smith, and Welch and Chairperson Routh. No: None. Abstain: Commissioner Ortiz.

5. PUBLIC HEARINGS

A. 2001 41st Avenue #13-083 APN: 034-511-16

Design Permit to remodel an existing commercial building, master sign program, and tree permit to remove a tree in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Joel and Priscilla Brown, filed 6/19/13
Representative: Steve Thomas

Commissioner Ortiz rejoined the meeting. Senior Planner Cattan presented the staff report, noting the lot is unusual in that it has two street corners and three street frontages. She explained the project includes removing a tree that has displaced pavement and is not healthy, and that the landscaping requirement calls for a minimum of 30 trees.

She reviewed the signage, noting that code does not allow for both a wall sign and a monument sign along 41st Avenue. She added that the proposed wall signage for that location is two separate sections, a logo and wording, but their combined size is significantly smaller than the permitted size for a single sign. She also explained that the lettering extends beyond the permitted distance from the wall because it is attached to the canopy, not the wall. The Commission can allow that.

Steve Thomas represented the applicant. Mr. Thomas noted the business has been in Capitola since 1980. He shared images of recent remodels in the Monterey Bay area and visibility on 41st Avenue. He requested that Burger King be allowed to keep the monument sign along 41st Avenue and exchange the permitted wall sign facing 40th Avenue for one facing the restaurant parking lot.

The commissioners clarified the size, location, and styles of desired signs and discussed replacing the tree to be removed.

Chairperson Routh opened the public hearing. There was no public comment and he closed the hearing.

Commissioner Graves said the remodel will be improvement. He appreciated the staff recommendation that adheres to code for signage, but said he could support a trade for a north elevation parking lot sign. He does not like the monument sign.

Commissioner Ortiz concurred. She also would like to keep a tree along 41st Avenue, but leave the location up to the applicant. She said she checked with the Santa Cruz Water Department to confirm that drip irrigation was permitted, and was told that the City does have jurisdiction to make that determination.

Commissioner Welch also said he could support a sign facing the parking north elevation in lieu of 40th and removal of only the monument sign along Clares.

Commissioner Smith agreed and added she is comfortable determining the logo and "Home of Whopper" lettering constitute one sign for the 41st Avenue frontage.

Chairperson Routh also supports logo signage on the north and south elevations without any lettering.

A motion to approve project application #13-083 with the following conditions and findings was made by Commissioner Graves and seconded by Commissioner Ortiz:

CONDITIONS

1. The project approval consists of an extensive interior and exterior remodel of an existing commercial building (Burger King). No new square footage is proposed, but improvements include new exterior materials on all facades, four new wall signs, landscaping, and removal of one tree.

2. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission on August 1, 2013. Any significant modifications to the size or exterior appearance of the approved design must be approved by the Planning

Commission. Similarly, any significant change to the use itself, or the site, must be approved by the Planning Commission.

3. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

4. Delivery hours shall be limited to 8 a.m.-8 p.m. to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during non-delivery hours.

5. Air-conditioning equipment and other roof top equipment shall be screened from view and fall within the allowable city permitted decibel levels. No roof equipment is to be visible to the general public. Any necessary roof screening is to match the color of the building as closely as possible. Plans for any necessary screening shall be submitted to the Community Development Department prior to, or in conjunction with, building permit submittal.

6. Trash enclosures shall be covered, gated, and maintained to provide a clean and sanitary area.

7. Security lighting in the rear of the store shall be shielded to prevent light from shining on to neighboring properties.

8. Prior to issuance of a building permit, any necessary encroachment permit shall be obtained from the Public Works Director.

9. The applicant shall comply with all requirements of the Santa Cruz Water District with regard to the required landscape irrigation and any other new water fixture requirements.

10. The final landscape plan submitted with the building permit application shall include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. A drip irrigation system shall be incorporated as part of the landscape plan.

11. The project shall meet the 41st Avenue Design Guideline which recommends one 24" box tree be planted for every two car spaces. The total number of trees on site shall be no less than 30 trees. One tree must be planted along the 41st Avenue street frontage.

12. The existing monument sign along Clares Street must be removed from the site prior to the installation of the new wall signs on the property. The existing monument sign along 41st Avenue is authorized. Two wall signs along 41st Avenue are authorized. One wall sign containing the Burger King logo is authorized on the north elevation facing the parking lot. One wall sign containing the Burger King logo is authorized on the south elevation facing Clares Street. No additional signs are allowed without approval of the Planning Commission. The sign face of existing directional signs within the parking lot may be replaced with a new sign that is substantially the same size and design as the existing signs. No additional logos or wording may be added.

13. Window signs may not exceed one-third of the total area of the window.

FINDINGS

A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms with the

development standards of the CC (Community Commercial) Zoning District and the 41st Avenue Design Guidelines. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.

B. **The application will maintain the character and integrity of the neighborhood.**
Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms with the development standards of the CC (Community Commercial) Zoning District and the 41st Avenue Design Guidelines. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area. The area is defined by a mix of commercial uses, including stand alone businesses, plazas, and a mall.

C. **This project is categorically exempt under Section 15301(e)(2) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Section 15301(e)(2) of the CEQA Guidelines exempts interior or exterior alterations to existing structures. No adverse environmental impacts were discovered during review of the proposed project.

The motion carried by the following vote: Aye: Commissioners Graves, Ortiz, Smith, and Welch and Chairperson Routh. No: None. Abstain: None.

B. Sign Content

Senior Planner Cattan reported that in response to concern about the use of the word "restaurant" on the awning of a business with no sit-down service, the city attorney reviewed how much oversight the City has. He indicated that while it can clearly regulate land use along with sign size and placement, content jurisdiction is much murkier.

Commissioner Graves said he reviewed the attorney's recommendation and thanked staff for follow-up.

6. DIRECTOR'S REPORT

A. General Plan Update

Community Development Director Grunow presented a report on the status of the General Plan update. He reviewed the initial goals and response to date, and the City Council approved a revised work plan in June. It reviewed the budget on July 25 along with a sample of a revised, more general approach organized by land use designations. The Zoning Ordinance and Local Coastal Plan revisions will be separated from the General Plan adoption, and will return to the Planning Commission for guidance.

Director Grunow reviewed the current budget and expenditures to date, and noted the consultants are contractually obligated to complete the plan within budget. However, he sees staff taking the lead and building upon the framework to date. He anticipates a meeting of the GPAC in September or October, and a joint meeting/study session with the City Council to review the work in the fall.

Commissioners expressed support for the new approach. Commission Smith asked that the joint study session target specific issues. Commissioner Graves noted that attendance at community meetings fell off and he would suggest finding a way to reenergize the initial participants in order to avoid conflict when time comes to adopt the revision.

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7. COMMISSION COMMUNICATIONS

Commissioner Graves said that recent work on the Ulta project at the Capitola Mall appears to include changes to parking and tree removal that he did not recall in the project description approved by the Commission or 41st Avenue guidelines. Senior Planner Cattan replied that she believes the work in question is in response to the building official's discovery that the plan was not ADA compliant.

Commissioner Smith noted that she will not be able to attend the September and October meetings. Several other commissioners said they will be away in late September and requested any special meetings avoid that time.

8. ADJOURNMENT

The Planning Commission adjourned the meeting at 8:10 p.m. to a Regular Meeting of the Planning Commission to be held on Thursday, Sept. 5, 2013, at 7 p.m. in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on Sept. 5, 2013.

_____

Linda Fridy, Minute Clerk

S T A F F R E P O R T

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 5, 2013

SUBJECT: **100 CENTRAL AVENUE # 11-136 APN: 036-131-10**
Plan revision to a previously approved Design Permit for a new two-story single-family dwelling in the R-1 (Single-Family Residence) Zoning District.
Property Owner: Jill Caskey & Bruce Yoxsimer, filed 12/15/11
Representative: Derek Van Alstine

BACKGROUND

The Planning Commission approved a Design Permit for a single-family dwelling located at 100 Central Avenue during the April 5, 2012 public hearing. At the time of final review of construction, staff determined that the exterior building elevations and materials had not been built to the approved set of plans.

DISCUSSION

During the onsite final inspection of the single family home at 100 Central Avenue, Community Development Department staff identified modifications to the exterior materials that had not been approved by staff or the Planning Commission. The Planning Commission Condition #2 for the approval of the single family home states "The Planning Commission must approve any significant modifications to the size or exterior appearance of the structure."

The design approved by the Planning Commission was Tudor style with cement plaster on the first floor exterior and board and batt on the second floor exterior. The design also included wood trim and dark basalt aluminum clad wood doors and windows. The approved building plan elevations were identical to the Planning Commission approval.

On September 2, 2013, the contractor requested the final planning inspection of the home. During the final planning inspection, Staff visited 100 Central Avenue to verify that all conditions of approval had been met, the landscape had been installed to plan, and the approved building plans were adhered to. Upon inspection, staff found that the approved exterior materials for the second floor, board and batt, had not been installed. Cement plaster had been applied on both the first and second stories. Also, the location of the kitchen door on the south elevation was moved from the center of the façade to the western side of the façade. These changes had not been submitted to the Community Development Department for review prior to making the changes in the field. The change to exterior materials on the second floor is a significant modification to the exterior appearance of the structure and therefore, not in compliance with Condition #2.

Staff requests that Planning Commission review the exterior change on the second story and consider approving the modification to the design permit.

RECOMMENDATION

Staff recommends that the Planning Commission approve the revised exterior elevations and building materials represented in the as-built plans. The change from board and batt to cement plaster on the second story is similar to existing residence in the area and therefore, maintains the character of the neighborhood.

CONDITIONS

1. All previous conditions of approval of Permit 11-136 continue to apply.

2. The applicant shall reverse any exterior modifications deemed necessary by the Planning Commission during the September 5, 2013 Planning Commission meeting to conform with the original approval. The financial guarantee held by the City will be released upon completion of all Planning Commission required modification.

FINDINGS

A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

B. **The application will maintain the character and integrity of the neighborhood.**

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the exterior modifications to the project. The exterior material is similar to other newer residences in the area therefore, the project's overall design will maintain the character and integrity of the neighborhood.

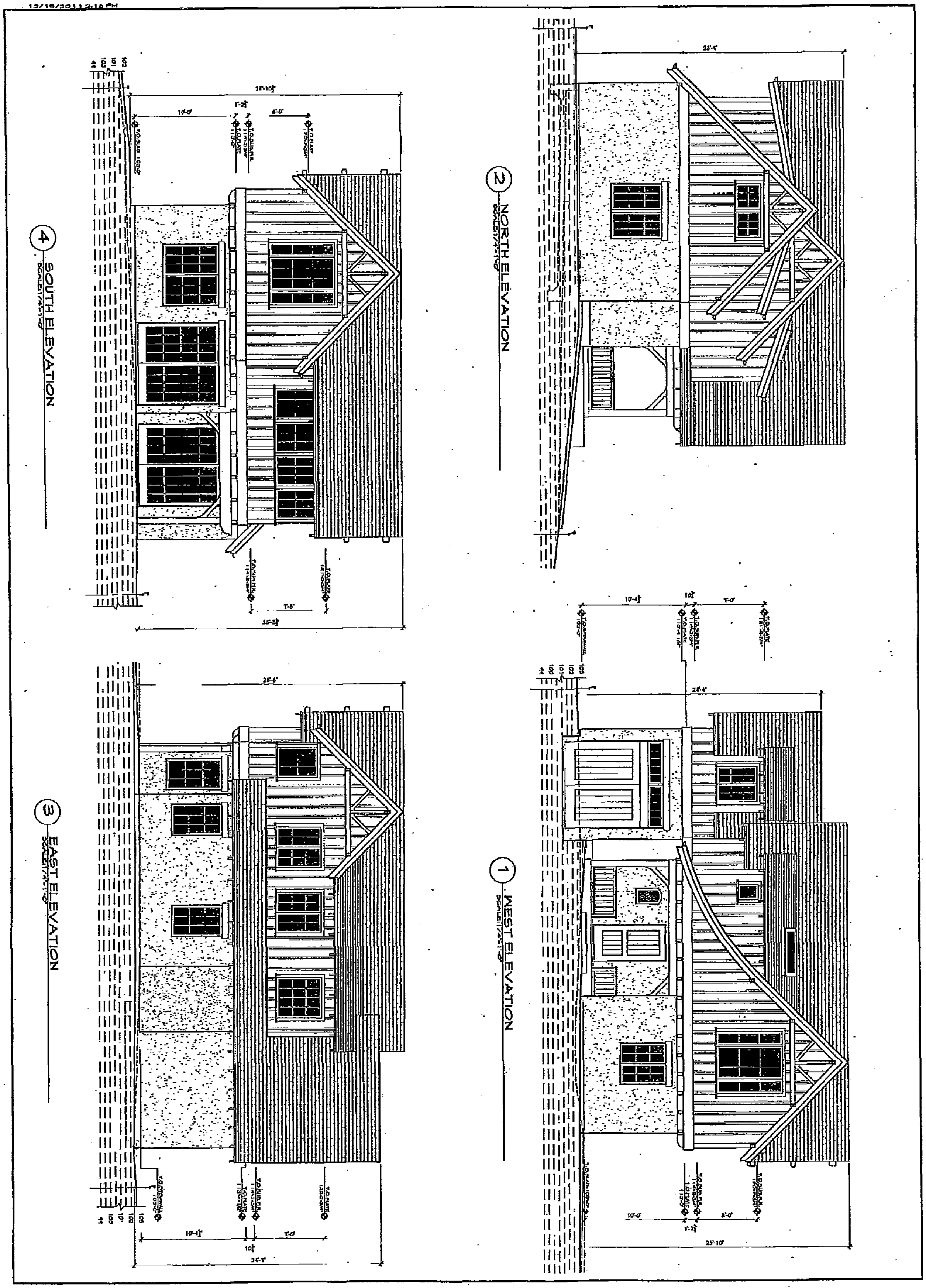
C. **A Mitigated Negative Declaration has been prepared for this project based upon the completion of an Initial Study which identified less than significant impacts.**

A Mitigated Negative Declaration has been prepared and adopted based upon the findings of an Initial Study which identified that the project may have a significant effect on the environment due to the project site being located in geologic hazard, environmentally sensitive habitat, and archaeological sensitive zones. The Mitigated Negative Declaration was circulated for a 30 day public review period. Mitigation measures have been incorporated into the conditions of approval to ensure that impacts are reduced to a less than significant level.

ATTACHMENTS

A. April 5, 2012 Planning Commission approved elevations
B. August 7, 2013 As-Built elevations

Report Prepared By: Katie Cattan



A3 EXTERIOR ELEVATIONS

ISSUE DESCRIPTION
SCHEMATIC DESIGN 05 NOV 2011
DESIGN DEVELOPMENT 23 NOV 2011
PLANNING SUBMITTAL 15 DEC 2011
BUILDING SUBMITTAL
REVISIONS

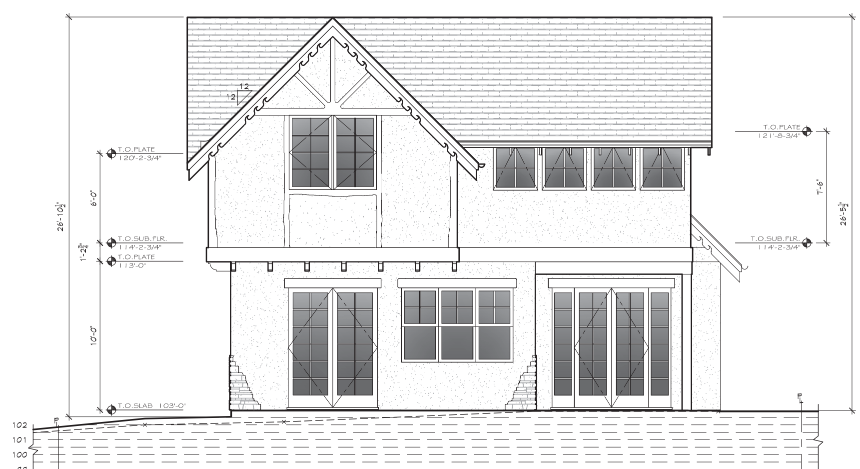
CASKEY-YOXIMER RESIDENCE
100 CENTRAL AVE
CAPITOLA, CA 95010

DVRD INC.

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
716 SOQUEL AVENUE SUITE A, SANTA CRUZ, CALIFORNIA
(831)426-8400 PHONE (831)426-8446 FAX

3 EAST ELEVATION

SCALE:1/4"=1'-0"



4 SOUTH ELEVATION

SCALE:1/4"=1'-0"

GREEN NOTES:

E5. USE LOW / NO VOC EXTERIOR PAINT.

L6. SELECT CLASS 'A' ROOFING.

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
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DVRD INC.
DEREK VAN ALSTINE
DESIGNER

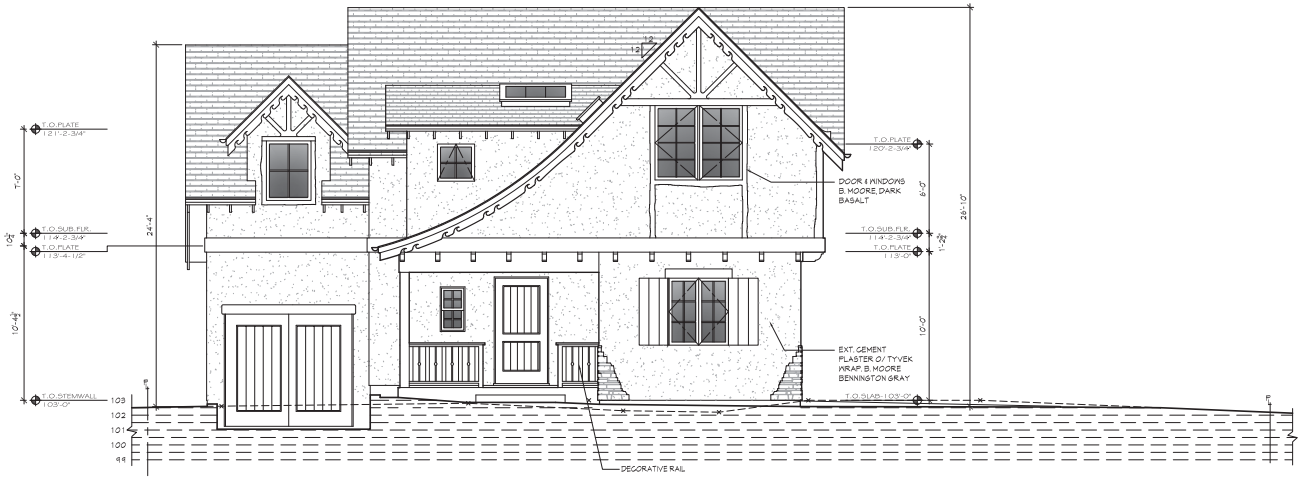
CASKEY-YOXSIMER RESIDENCE
100 CENTRAL AVE
CAPITOLA, CA 95010

APN: 036-131-10

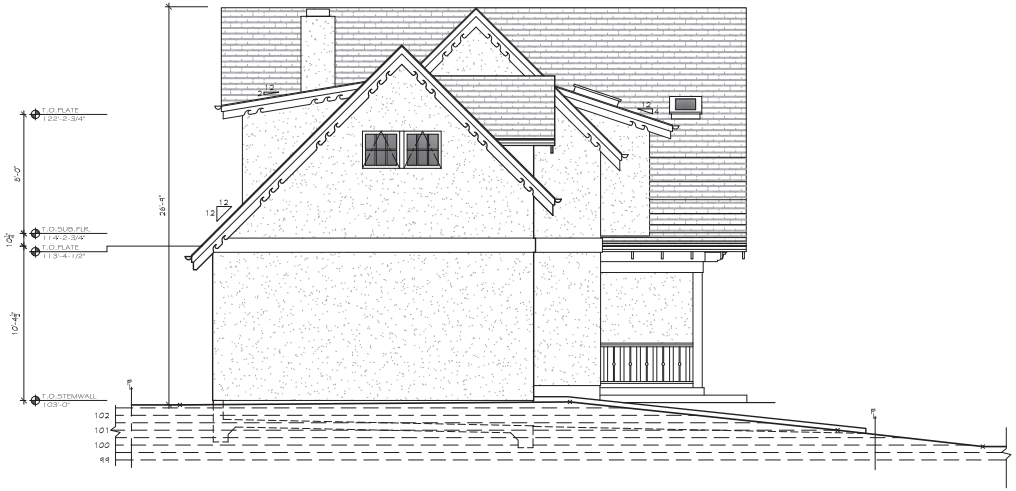
ISSUE DESCRIPTION
SCHEMATIC DESIGN: 08 NOV 2011
DESIGN DEVELOPMENT 05 MAR 2012
PLANNING SUBMITTAL: 15 DEC 2011
BUILDING SUBMITTAL: 14 MAY 2012
REVISIONS:
1 18-JAN-12 2ND FLR. REV.
2-APR-12 50% CON. DOC.
2 21-MAY-12 BID SET
3 21-JUN-12 P.C. RESPONSE
AS BUILT 07 AUG 2013

EXTERIOR ELEVATIONS

A6



1 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
SCALE: 1/4"=1'-0"

GREEN NOTES:

E5. USE LOW / NO VOC EXTERIOR PAINT.

L6. SELECT CLASS 'A' ROOFING.

8/13/2013 11:56 AM

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DVRD INC.
DEREK VAN ALSTINE
DESIGNER

CASKEY-YOXSIMER RESIDENCE
100 CENTRAL AVE
CAPITOLA, CA 95010

APN: 036-131-10

ISSUE DESCRIPTION
SCHEMATIC DESIGN:
06 NOV 2011
DESIGN DEVELOPMENT
05 MAR 2012
PLANNING SUBMITTAL:
15 DEC 2011
BUILDING SUBMITTAL:
14 MAY 2012
REVISIONS:
1 15-JAN-12 2ND FLR. REV.
2-APR-12 50% CDN. DOC.
3 21-MAY-12 BID SET
4 21-JUN-12 P.C. RESPONSE
AS BUILT
07 AUG 2013

EXTERIOR ELEVATIONS

A5

S T A F F R E P O R T

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 5, 2013

SUBJECT: **1510 MCGREGOR DRIVE #13-097 APN: 036-341-02**
Design Permit for 700-square-foot structure and a tree removal permit to remove trees in the PF-VS (Public Facilities/Visitor Serving) zoning district.
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Mitigated Negative Declaration
Property Owner: Soquel Creek Water District
Representative: Michael J. Wilson

PROPOSAL

The Soquel Creek Water District is requesting a Design Permit to construct a 700-square-foot structure to enclose a new water pump station at 1510 McGregor Drive in the PF-VS (Public Facilities/Visitor Serving) zoning district. The new structure is a principle permitted use within the PF-VA zoning district. The structure and subsequent utility improvements are located within the coastal zone and therefore subject to approval of a Coastal Development Permit by the Planning Commission. A tree removal permit is also required for the removal of 5 trees onsite. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

BACKGROUND

On August 14, 2013, the Architectural and Site Review Committee reviewed the application. The following direction was provided:

- Public Works Director, Steve Jesberg, reviewed the site plan and did not request any modifications.
- City Architect, Derek Van Alstine, reviewed the site plan and did not request any modifications.
- City Landscape Architect, Susan Suddjian, reviewed the site plan and requested that the applicant provide vegetative screening along the public right-of-way to create less visibility of the utility for the public. She also requested an updated site plan identifying more clearly the trees to be removed. The applicant agreed to plant native shrubs along the exterior of the fence facing McGregor Drive. An updated site plan identifying the trees to be removed was submitted to the City.
- Building Official, Mark Wheeler, reviewed the site plan and requested that a vicinity map be included with the plans. A vicinity map has been submitted and is included within the staff report as Attachment B.

DISCUSSION

The project is located at 1510 McGregor Drive, a frontage road adjacent to the south side of southbound State Route 1. The project site is east of the entrance to New Brighton State Park. The Soquel Creek Water District recently acquired a 0.14 acre area of land within a 4.31 acre parcel owned by the City of Capitola. The land was acquired to operate a booster pump station to improve the current water transfer system between service areas 1 and 2.

The water pump station will be enclosed within a 700-square-foot structure. The structure is a 12-foot tall, single-story concrete masonry unit (CMU) located on a concrete slab on grade foundation. The site will also include a concrete pad for a backup generator. All improvements on the 0.08 acre area will be enclosed within a 6-feet high chain linked fence with tan vinyl privacy slats. A split faced block retaining wall is proposed along the south elevation of the site.

Site and Structural Data

Lot Size	7,110 sq. ft.
Front, Side, Rear Yard	Front, side, and rear yard may be required through architectural and site approval in order to provide adequate light and air, assure sufficient distance between adjoining uses to minimize any incompatibility and to promote excellence of development.

	Proposed Square Footage
Accessory Structure	700

Building Height		
	VS District	**Proposed**
Residential	36’	12’

Parking		
	Required	**Proposed**
Accessory Structure 600 sq ft	None	None

Coastal Permit

The proposed water pump station is located within the Coastal Zone Combining District.
Per the Coastal Zone Combining District section (17.46) of the Zoning Code, a Coastal Development Permit is required for all development within the coastal zone as defined by the Coastal Act of 1976. The proposed water pump station does not qualify for an exemption as set forth in Section 17.46.050. The development conforms to the certified Local Coastal Program as outlined in the Local Coastal Plan findings in Attachment C.

Trees

Five trees will be removed from the site to accommodate the new water pump station. The trees to be removed include 4 coast live oak and 1 Monterey pine. In response to comments on the Draft Initial Study and Mitigated Negative Declaration (MND) from the CCC and the CDFG, the proposed project’s area of disturbance was reduced, and consequently, the number of oak trees affected was also reduced from the original plans. The interim Community Development Director, Susan Westman, determined that the revised project is in the public interest and that an in lieu fee is sufficient to compensate for the loss of the trees. The MND identified the tree removal as a less-than-significant impact with mitigation incorporated. The following mitigation was identified in the MDN and is required within Condition #10:

Condition #10. The project applicant shall conform to the following standards prior to and during project construction:

1. Existing vegetation not planned for removal and designated to remain shall be protected by using temporary barriers during grading, construction or related activities;
2. Off pavement movement of heavy equipment and machinery shall be minimized to avoid unnecessary soil compaction; and
3. Grading or operation of heavy equipment within the dripline of any existing tree not planned for removal shall be prohibited to the extent feasible.
4. (Note in-lieu fee mitigation is within Condition #5)

The fee will be deposited in the community tree and forest management account administered by the public works director. The in-lieu fee adopted by resolution 04-3332 is $600 per tree. The applicant is required to replace 5 trees at a 2 to 1 ratio (10 trees total). The in-lieu fee for the project is $6,000. The in-lieu fee must be deposited prior to issuance of a building permit.

Environmental Review

A Mitigated Negative Declaration was prepared and circulated for a 30-day public review period as required by the California Environmental Quality Act (CEQA) (Attachment D). Appropriate mitigation measures have been incorporated into the conditions of approval to ensure that there will not be significant effects on the environment.

RECOMMENDATION

Staff recommends that the Planning Commission approve application #13-097, subject to the following conditions and based on the following findings:

CONDITIONS:

1. The project approval consists of construction of a 700-square-foot structure to enclose a new water pump station at 1510 McGregor Drive in the PF-VS (Public Facilities/Visitor Serving) zoning district. Approval of a Coastal Development Permit, a Design Permit, and a Tree Removal Permit are required prior to construction.

2. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on September 5, 2013, except as modified through conditions imposed by the Planning Commission at the time of the hearing. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit. Final building plans shall reflect the set of plans approved by the Planning Commission. All construction shall be completed according to the approved plans on which building permits are issued.

3. Any modifications to approved plans after the issuance of any building permit must be specifically requested and approved in writing prior to execution. Minor modifications to the design permit (i.e. minor material change, color change) shall require Community Development Department approval. Any significant changes (increase in size, modification to massing) shall require Planning Commission approval.

4. Prior to building permit sign off, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

5. The construction of the plans as presented will require the removal of 5 trees, including 4 coast live oak and 1 Monterey pine. The in-lieu fee will be deposited into the community tree and forest management account. The in-lieu fee adopted by resolution 04-3332 is $600 per tree. The applicant is required to replace 5 trees at a 2 to 1 ratio (10 trees total). The in-lieu fee for the project is $6,000. The in-lieu fee must be deposited prior to issuance of a building permit.

6. All work shall be completed per submitted building plans and the erosion control plan shall be strictly followed. Erosion control and sediment management devices shall be installed by the applicant and inspected by City Public Works prior to initiating work.

7. Prior to initiating any construction activity during the nesting period (February 1 to August 31), a pre-construction nesting bird survey for the presence of raptors and Migratory Bird Treaty Act (MBTA) species shall be conducted by a qualified biologist within 30 days prior to construction activities to establish the status of these species on the project site and to identify any active nests within 200 feet of the project site. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey during the nesting period, the site shall be resurveyed. If occupied raptor nests or other nesting MBTA are observed within 200 feet of the proposed project site, the CDFW shall be consulted to develop measures, including establishing an appropriate buffer distance to avoid disturbance of nesting species, prior to the initiation of any construction activities.

8. Construction activities, involving major ground-disturbance, shall occur during the dry/low flow season between June 15 and October 15 in order to decrease the risk of sediment transport and erosion related to construction activities within the project area.

9. The District shall prevent any additional potential fill, erosion and sedimentation from entering the wetland area, other than the impact permitted for construction of the project, if any. Construction exclusion fencing shall be installed to separate the work area from the portion of the wetland not within the footprint of the proposed pump station. The District shall prevent erosion and sedimentation to the adjacent wetland habitats by installing construction fencing backed by silt fencing between the wetland and the work area. The boundary of the wetland will be staked by a qualified biologist and the biologist shall monitor the installation of the exclusion fence and silt fence materials. The fence and materials will be inspected and maintained throughout the construction period before being removed following the completion of construction.

10. The applicant shall conform to the following standards prior to and during project construction:

    a. Existing vegetation not planned for removal and designated to remain shall be protected by using temporary barriers during grading, construction or related activities;
    b. Off pavement movement of heavy equipment and machinery shall be minimized to avoid unnecessary soil compaction; and
    c. Grading or operation of heavy equipment within the drip line of any existing tree not planned for removal shall be prohibited to the extent feasible.

11. An inadvertent discovery clause for cultural resources shall be incorporated into the construction contract for the proposed project. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the District shall consult with a qualified archaeologist to assess its significance as defined by Public Resources Code SS5024.1 Title CCR, Section 4852 or Public Resources Code section 21083.2. If any find is determined to be significant, representatives of the District and the qualified archaeologist would meet to

determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

12. An inadvertent discovery clause for paleontological resources shall be incorporated into the construction contract for the proposed project. The District shall notify a qualified paleontologist of unanticipated discoveries, made by construction personnel and subsequently document the discovery as needed. In the event of an unanticipated discovery of a breas, true, and/or trace fossil during construction, excavation within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find.

13. If human remains of Native American origin are discovered during project construction, it is necessary to comply with the state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resources Code Section 5097). If any human remains are discovered in any location on the project site, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

    a. The Santa Cruz County coroner has been informed and has determined that no investigation of the cause of death is required; and
    b. If the remains are of Native American origin:
        i. The descendants of the deceased Native Americans have made a recommendation regarding the disposition of remains and any associated grave goods, as provided in Public Resources Code Section 5097.98; or
        ii. The NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified.

14. Prior to any construction activity, the project applicant shall incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.

15. Construction equipment shall be properly outfitted and maintained with noise-reduction devices to minimize construction-generated noise. Wherever possible, noise generating construction equipment shall be shielded from nearby residences by noise attenuating buffers, such as structures or trucks. Stationary construction equipment shall be centrally located on site at the greatest distance possible from nearby noise-sensitive receptors.

16. There shall be no staging of construction materials in the road right-of-way.

17. Hours of construction shall be Monday to Friday 7:30 a.m. – 9 p.m., and Saturday 9: a.m. – 4 p.m., per City ordinance.

18. Planning fees for project application #13-097 shall be paid in full prior to issuance of a building permit.

19. This permit shall expire 24 months from the date of issuance, unless an application for an extension is submitted prior to expiration pursuant to Municipal Code section 17.81.160.

FINDINGS

A. **The application, subject to the conditions imposed, secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Community Development Department Staff and the Planning Commission have reviewed the project and have determined that the proposed 700-square-foot structure to enclose a new water pump station complies with the Public Facilities/Visitor Serving zoning district in that the new structure is a principle permitted use. The structure and subsequent utility improvements are located within the coastal zone and therefore subject to approval of a Coastal Development Permit by the Planning Commission. The development conforms to the certified Local Coastal Program as outlined in the Local Coastal Plan findings in Attachment C. A design permit is required for the new structure. The water pump station is oriented on the site to minimize site disturbance. The 12-foot high, simple design of the structure combined with a natural vegetative screen along the public right-of-way is appropriate for the use and intent of the property. A tree removal permit is required for the removal of 5 onsite trees. This impact will be mitigated through the collection of in-lieu fees into the Capitola Community Tree and Forest Management Account. The project conforms to the requirements of the Local Coastal Program and conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan, and Local Coastal Plan.

B. **The project complies with the requirements of the California Environmental Quality Act.**

A Mitigated Negative Declaration has been prepared based upon the findings of an Initial Study which identified that the project may have a significant effect on the environment. The Mitigated Negative Declaration was circulated for a 30 day public review period. The Mitigated Negative Declaration was adopted on February 5, 2013 within Resolution 13-05. Mitigation measures have been incorporated into the conditions of approval to ensure that impacts are reduced to a less than significant level.

Report Prepared By: Katie Cattan, AICP
Senior Planner

ATTACHMENTS

1. Plans
2. Vicinity Map
3. Local Coastal Plan Findings
4. Final Initial Study/Mitigated Negative Declaration

SITE PLAN
SCALE: 1" = 10'

NOTES:

1. LOT AREA = 7,110 SF, BUILDING AREA = 600 SF
2. FINISHED GROUND WITHIN FENCING SHALL BE CRUSHED GRAVEL. GRADE DRAIN FROM BUILDING.
3. EG SET PAD FOR POTENTIAL FUTURE ENGINE GENERATOR FOR BACKUP POWER.
4. PROPERTY BOUNDARY AND PROPOSED FACILITIES ESTABLISHED BY IFLAND SURVEY, PROFESSIONALLY LICENSED SURVEYORS.

SAMPLE MATERIALS

1. CMU

2. FENCING

3. ROOFING

4. GENERATOR

NO	REVISIONS	DATE	APPR
1			
2			
3			
4			
5			
6			
7			

SOQUEL CREEK WATER DISTRICT
PO Box 1550, Capitola, California 95010
Phone Number: (831) 475-8500
Fax Number: (831) 475-4291

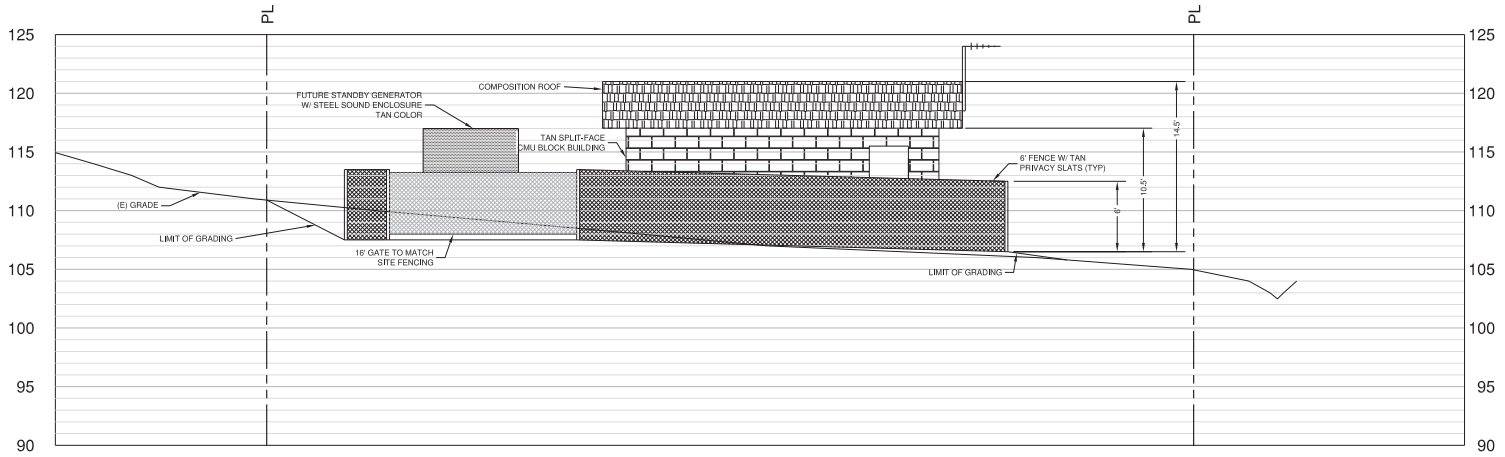
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
1171 HOMESTEAD ROAD, STE 255
SANTA CLARA, CA 95050
(408) 246-4848

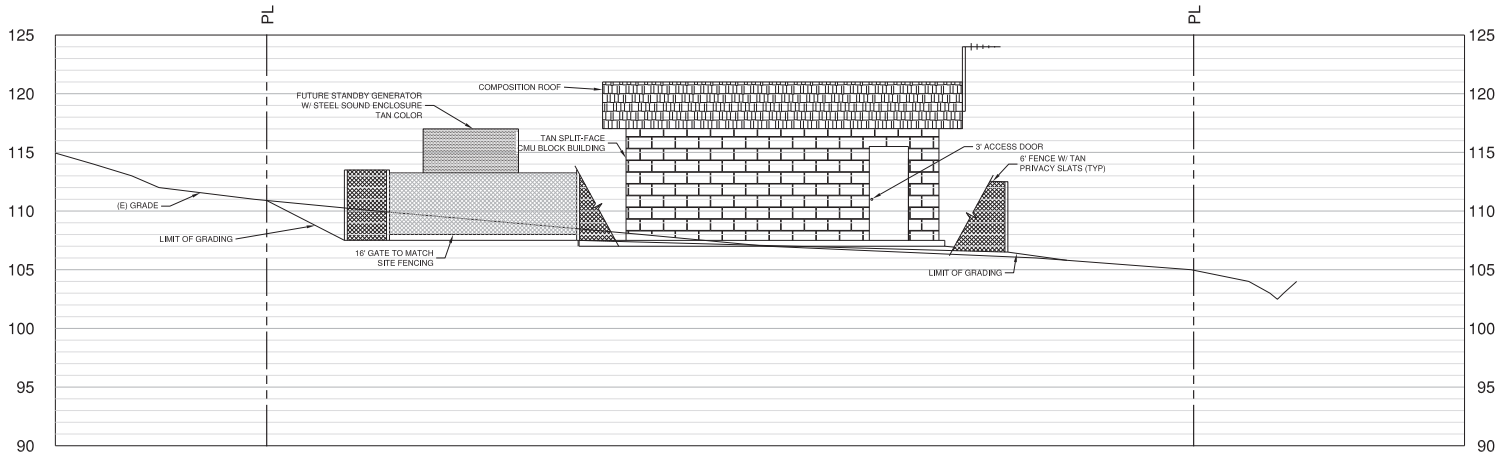
REGISTERED PROFESSIONAL ENGINEER
ANDREW A. STERGESS
No. 69703
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

MCGREGOR PUMP STATION
PRELIMINARY SITE PLAN

DATE:	08/16/13
SCALE:	AS SHOWN
DESIGN:	GMA
DRAWN:	GMA
CHECKED:	AAS

SHEET 1 OF 5





NORTH ELEVATION

SCALE: 1" = 5'

NO	REVISIONS	DATE	APPR
1			
2			
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4			
5			
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7			

SOQUEL CREEK WATER DISTRICT

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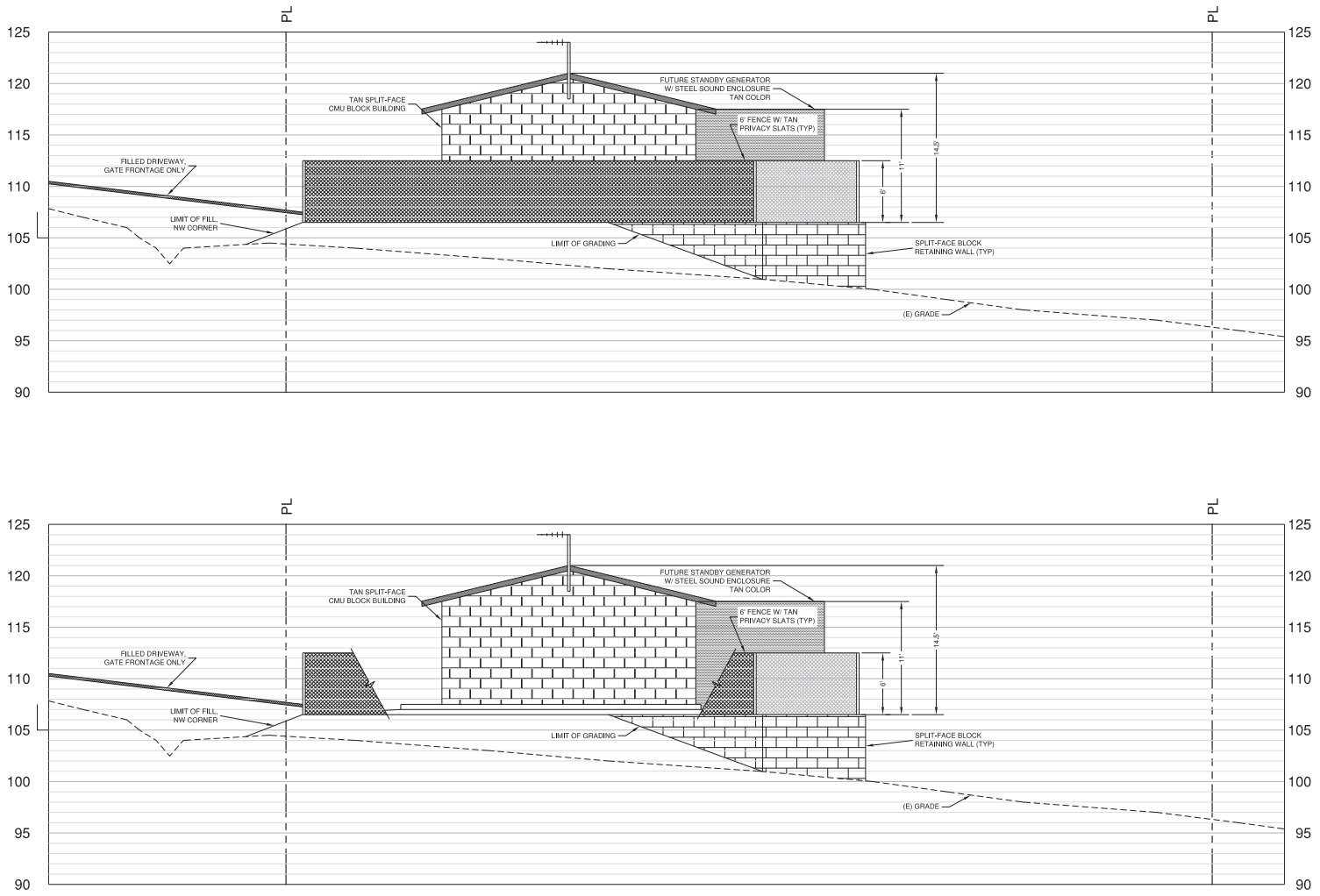
REGISTERED PROFESSIONAL ENGINEER
ANDREW A. STERBITZ
No. 69703
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

MCGREGOR PUMP STATION
PRELIMINARY ELEVATIONS

DATE:	07/15/13
SCALE:	AS SHOWN
DESIGN:	GMA
DRAWN:	GMA
CHECKED:	AAS

SHEET 2 OF 5



WEST ELEVATION

SCALE: 1" = 5'

NO	REVISIONS	DATE	APPR
1			
2			
3			
4			
5			
6			
7			

SOQUEL CREEK WATER DISTRICT
PO Box 1550, Capitola, California 95010
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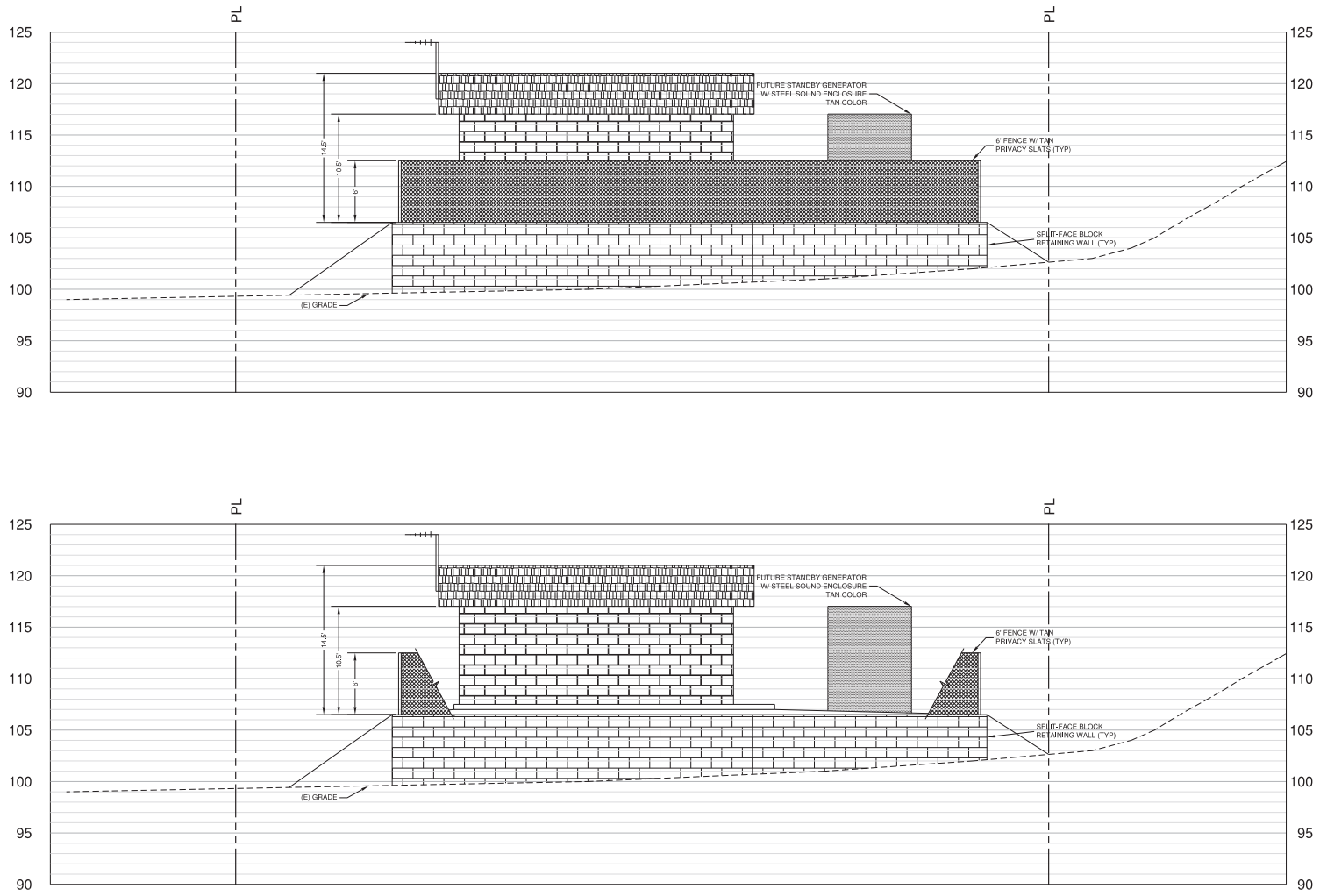
REGISTERED PROFESSIONAL ENGINEER
ANDREW K. STERBITZ
No. 69703
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

MCGREGOR PUMP STATION
PRELIMINARY ELEVATIONS

DATE:	07/15/13
SCALE:	AS SHOWN
DESIGN:	GMA
DRAWN:	GMA
CHECKED:	AAS

SHEET 3 OF 5



SOUTH ELEVATION

SCALE: 1" = 5'

NO	REVISIONS	DATE	APPR
1			
2			
3			
4			
5			
6			
7			

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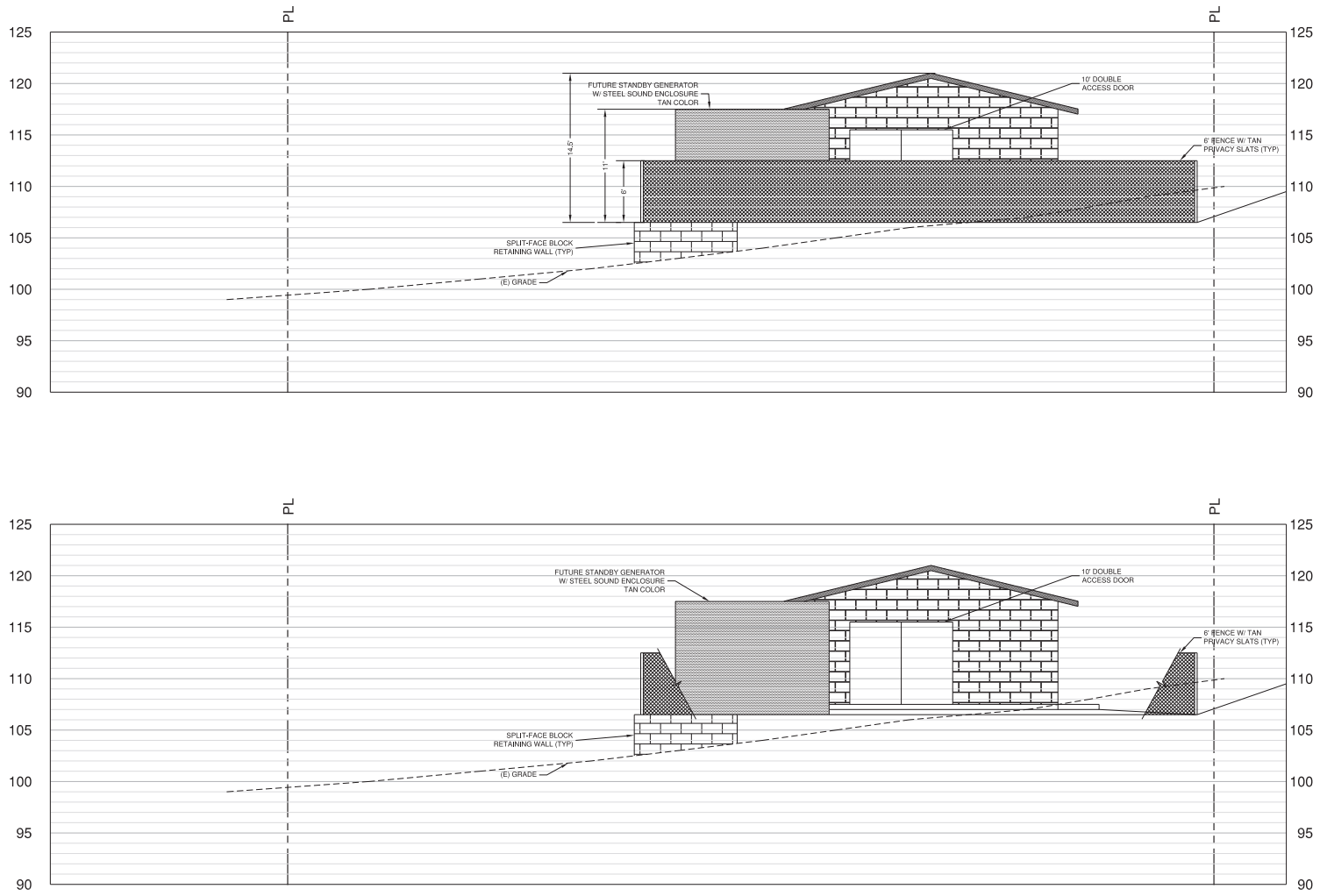
STATE OF CALIFORNIA

MCGREGOR PUMP STATION
PRELIMINARY ELEVATIONS

DATE:	07/15/13
SCALE:	AS SHOWN
DESIGN:	GMA
DRAWN:	GMA
CHECKED:	AAS

SHEET 4 OF 5



EAST ELEVATION

SCALE: 1" = 5'

NO	REVISIONS	DATE	APPR
1			
2			
3			
4			
5			
6			
7			

SOQUEL CREEK WATER DISTRICT
PO Box 1550, Capitola, California 95010
Phone Number: (831) 475-8500
Fax Number: (831) 475-4291

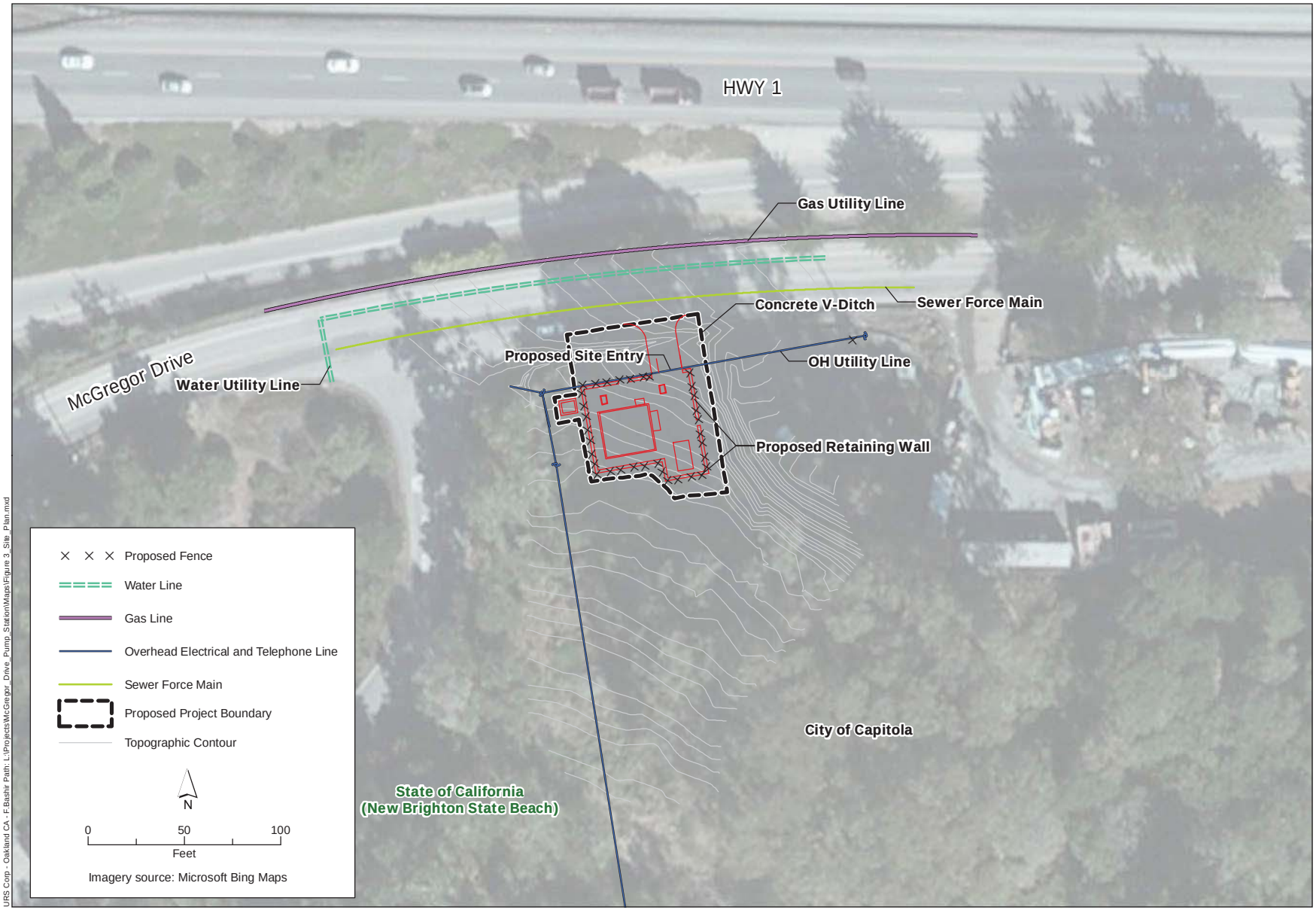
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
1171 HOMESTEAD ROAD, STE 255
SANTA CLARA, CA 95050
(408) 246-4848

REGISTERED PROFESSIONAL ENGINEER
ANDREW K. STERBENZ
No. 69703
NOT FOR CONSTRUCTION
STATE OF CALIFORNIA

MCGREGOR PUMP STATION
PRELIMINARY ELEVATIONS

DATE:	07/15/13
SCALE:	AS SHOWN
DESIGN:	GMA
DRAWN:	GMA
CHECKED:	AAS

SHEET
5
OF
5



URS Soquel Creek Water District
McGregor Pump Station

Figure 3
Site Plan

PROJECT APPLICATION #13-097
1510 McGREGOR DRIVE, CAPITOLA
PUMP STATION ENCLOSED IN 700 SQ FT STRUCTURE

COASTAL FINDINGS

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located on private property adjacent to the entrance of New Brighton State Park. The project will not directly affect public access and coastal recreation areas as it involves a water pump station along the road frontage of McGregor Drive. The 700 square foot structure will not have an effect on public trails or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of

shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located adjacent to McGregor Drive, approximately 2,000 feet from the shoreline. No portion of the project is located along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- The privately owned site has historically not been utilized for development or recreation. There is no evidence of use of the site by members of the public for coastal access.

(D) (2) (d) Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The proposed project is located on private property adjacent to New Brighton State Park. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- The proposed project is located on private property adjacent to New Brighton State

Park. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

b. Topographic constraints of the development site;

c. Recreational needs of the public;

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

- No Management Plan is required; therefore these findings do not apply

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed project

(D) (6) Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a water pump station for movement of water between two districts. The utility will serve both residential and commercial development, including visitor-serving commercial.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a water pump station to improve water service between two service areas.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a water pump station to improve water service between two service areas.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves a water pump station for public utilities. The project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements. The site will attract one vehicle per week for monitoring the water pump station.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The proposed project is located on private property adjacent to the entrance to New Brighton State Park. The project will not result negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- The project establishes a water pump station to improve water services between two service areas.

(D) (11) Provisions of minimum water flow rates and fire response times;

- The project establishes a water pump station to improve water services between two service areas.

(D) (12) Project complies with water and energy conservation standards;

- The project establishes a water pump station to improve water services between two service areas. GHG emissions for the project are projected at less than significant impact.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall incorporate all applicable recommendation of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Geologic/engineering reports have been prepared by qualified professionals for this project which is located in a geologic hazard zone. Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

(D) (20) Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- The project includes a 700 sq ft structure to enclose a new water pump. This use is an allowed use consistent with the Public Facilities/Visitor Serving zoning district.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures.

(D) (23) Project complies with the Capitola parking permit program as follows:

- The project site is not located within the area of the Capitola parking permit program.

Final Initial Study/Mitigated Negative Declaration

Proposed McGregor Drive Booster Pump Station

Prepared for:

Soquel Creek Water District

Prepared by:

URS Corporation

January 29, 2013

TABLE OF CONTENTS

Figures

Appendices

Acronyms and Abbreviations

AQMP	Air Quality Management Plan
CAAQS	California Ambient Air Quality Standards
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDP	Coastal Development Permit
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CH_4	Methane
CMU	Concrete Masonry Unit
CNPS	California Native Plant Society
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_{2e}	Carbon Dioxide Equivalent
CWA	Clean Water Act
dBA	Decibels
dbh	Diameter at Breast Height
DHS	Department of Health Services
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
EPA	Environmental Protection Agency
ESA	Endangered Species Act
FHSZ	Fire Hazard Severity Zone
GHG	Greenhouse Gases
gpm	Gallons Per Minute
IS/MND	Initial Study/Mitigated Negative Declaration
kW	Kilowatt
Ldn/CNEL	Day-Night Noise Level/Community Noise Equivalent Level
MBTA	Migratory Bird Treaty Act
MGD	Million Gallons Per Day
MBUAPCD	Monterey Bay Unified Air Pollution Control District
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCAB	North Central Coast Air Basin
NO_X	Oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
OPR	State Office of Planning and Research
PM_{10}	Particulate Matter less than 10 Microns in Diameter
SB 97	Senate Bill 97
District	Soquel Creek Water District

SR-1	State Route 1
TAC	Toxic Air Contaminant
USACE	U.S. Army Corp of Engineers
USGS	U.S. Geological Survey
VOC	Volatile Organic Compounds

1.1 INTRODUCTION AND PROJECT LOCATION

The Soquel Creek Water District (District) proposes to acquire land to construct and operate a booster pump station to provide improved water transfer system operation and reliability. The pump station is needed to move water between Service Areas 1 and 2. While these areas share the same hydraulic grade line, water does not move freely between them and needs to be pumped. The District will carry out the proposed project and is the Lead Agency under the California Environmental Quality Act (CEQA).

The proposed booster pump station project site on the south side of McGregor Drive is on undeveloped land owned by the City of Capitola (City). The property to be acquired by the District from the City is a portion of a parcel identified as County of Santa Cruz Assessor's Parcel Number 036-341-02.

McGregor Drive is a frontage road adjacent to the south side of southbound State Route 1 (SR-1). The project site is within 150 feet of SR-1 and immediately east of the entrance to New Brighton Beach State Park. It is located within the California Coastal Zone. Figures 1 and 2, at the end of this section, provide the project's regional and vicinity location.

1.2 PROJECT DESCRIPTION

Site Conditions

The project site is zoned "Public Facilities/Visitor Serving" by the City of Capitola Zoning Ordinance and is undeveloped. The terrain has a southern aspect, gently sloping towards the Pacific Ocean with an elevation ranging from 80 to 100 feet above mean sea level. Biological site studies were performed in February, September and November 2011, and in June 2012. The topographically higher, northern extent of the project area is vegetated with a canopy of coast live oak (*Quercus agrifolia*) trees, mixed with an open understory of low French broom (*Genista monspessulana*) seedlings, and landscaped fruit trees. The lower terrain, outside the southern portion of the proposed project site and beginning approximately 85 feet south from the edge of pavement of McGregor Drive, has a broad perennial freshwater seep wetland dominated by soft rush (*Juncus effusus* var. *pacificus*) and other wetland plants that drains to Tannery Gulch, an intermittent drainage over 180 feet south. Beyond the northeastern portion of the project site is a sloped area that has been used as a dump site in the past. A concrete V-ditch is located on the northern side of the property line, south of McGregor Drive.

Project Description

The proposed project includes acquisition of a 90- by 79-foot area within a 4.31-acre parcel owned by the City of Capitola. No change in the zoning designation would be required. Development would occur within an approximately 0.14-acre area, including areas to support construction and operation of the District booster pump station, and is referred to as the "project site" hereafter. The final pump station facility would be within a 0.08-acre area to be enclosed

within a 6-foot tall fence following excavation and leveling with a compacted gravel surface and subsurface drainage system. The proposed ±700 square-foot pump station structure would be a 12-foot tall, single-story concrete masonry unit (CMU) placed on an 8- to 12-inch thick concrete slab-on-grade foundation. The pump station building would contain space for at least three mechanical pumps powered by the existing electrical grid. The pumping capacity of the booster pump station would be approximately 1,080 gallons per minute (gpm) with a firm capacity of approximately 720 gpm if one of the pumps is down. If three pumps are provided, each would have a capacity of 360 gpm, totaling 20 horsepower, with variable frequency drives and an adjacent electrical room. The design and configuration of the proposed pumps will be refined during project design based on further geotechnical and structural recommendations. Proposed intake and outflow pipes would connect to existing underground District pipelines immediately north of the project site.

During operation, the pumps would cycle on and off depending upon demand. The maximum pumping capacity would be approximately 1.04 million gallons per day (MGD). The pump station would operate bi-directionally, allowing water to be pumped in either direction as needed. The project area would be fenced and surfaced with crushed gravel.

Soils at the site have a high potential for liquefaction, hence the proposed excavation and replacement of native soils with compacted engineered fill and a subsurface drain system to intercept ground water and prevent saturation of the fill. The site design would also require a retaining wall on the south side for the purpose of avoiding fill into the seep wetlands, and possibly one on the north or east side to adjust grades. Appendix C shows a preliminary layout plan for the subsurface drainage system.

The proposed pump station would be unmanned. A proposed gravel driveway would provide vehicle access to the northeast corner of the facility from McGregor Drive. A District staff member may visit the site up to once each weekday for less than an hour. One low wattage external light for nighttime security would be installed. An overhead power line traversing east-west is located immediately north of the project site boundary and would provide access to electricity to operate the pump station. Underground gas pipeline, sewer and water pipelines are located further north within the McGregor Drive right-of-way.

In the event of a power outage, a portable generator would be brought to the site as a temporary power source; however, an emergency power generator pad would be installed to provide for a potential future expansion of the pump station for the purposes described below. The proposed project would not require new water service connections; however connection to the 12-inch diameter water main lines beneath and parallel to McGregor Drive would be required.

The construction period for the proposed pump station would be approximately 10 months. The proposed project would not require relocation of existing utility lines; however, up to three coast live oak trees and several ornamental trees would be removed to allow for the construction of the pump station.

The proposed project would involve the taking of three oak trees and, in accordance with the City of Capitola Municipal Code and Local Coastal Program, payment of in-lieu fees to the City in an amount determined by the Community Development Director for depositing in its community tree and forest management account for its off-site tree replacement actions.

The proposed Project includes implementation of an invasive plant eradication plan during construction, and conducting a five-year monitoring period. The plan will seek to remove, contain and prevent establishment of invasive plant species from occupying the pump station and adjacent areas. It will generally consist of: removal of invasive species, including roots, before flowering over two seasons; treating construction equipment arriving and departing the site to remove seeds and spores; and to stake silt fences at the perimeter of the site fence to help prevent windswept seeds from entering and establishing themselves on-site (also see Appendix B-5).

Figures 3 and 4 at the end of this section depict the proposed project's preliminary site layout plan and a photograph of a typical pump station. Appendix D contains copies of comment letters, District responses, and a summary of changes made to the Draft IS/MND.

Potential Future Expansion of Pump Station

The District and the City of Santa Cruz are currently evaluating the feasibility of constructing and operating a seawater desalination project for their joint use. If that project is approved by the City Council and the District Board of Directors, and receives all of the required regulatory permits for construction, the capacity of the pump station on this project site would likely need to be expanded in the future. This expansion would likely entail increasing the firm capacity of the pump station from 720 gpm to 1,390 gpm, or 2.5 MGD, by installing additional pumps in the pump station structure and a permanent emergency generator with up to a 150-kilowatt (kW) capacity that would enable continuous operation. A smaller capacity generator could be used; however, a 150-kW generator is assumed in this Initial Study, as the worst-case capacity. The potential for installation of this additional equipment at the pump station is also evaluated in this Initial Study, as it could be required in the future. The proposed pump station would be sized to accommodate potential future expansion and no additional ground disturbing activities would result if expansion is pursued in the future. The additional equipment required for expansion would not be installed until and unless it is needed.

Surrounding Land Use and Setting

The proposed project site is adjacent to undeveloped land owned by the City of Capitola located to the east and to the south. The entry to New Brighton Beach State Park is located immediately west and the park boundary with camping areas beginning 800 feet away are located further to the south and the east. Residential land use lies several hundred feet north of SR-1 and also west of McGregor Drive.

1.3 REQUIRED APPROVALS

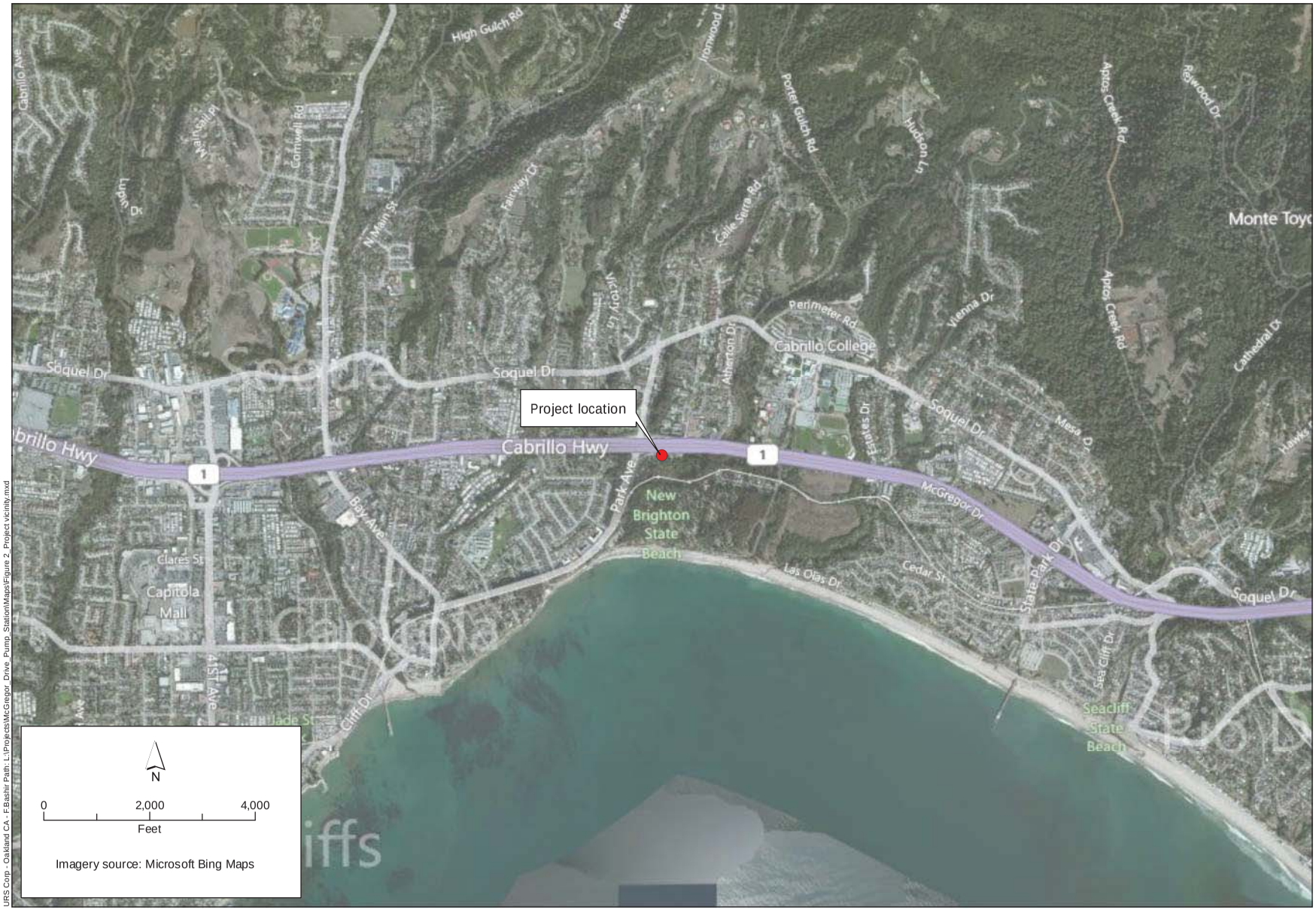
The proposed project would require permits/approvals from the following public agency:

1) The City of Capitola has a certified Local Coastal Program and is responsible for review and consideration of a Coastal Development Permit (CDP) application. City of Capitola approval of a CDP application submitted by the District would be required.

The District is the Lead Agency under CEQA and the City of Capitola is a Responsible Agency.

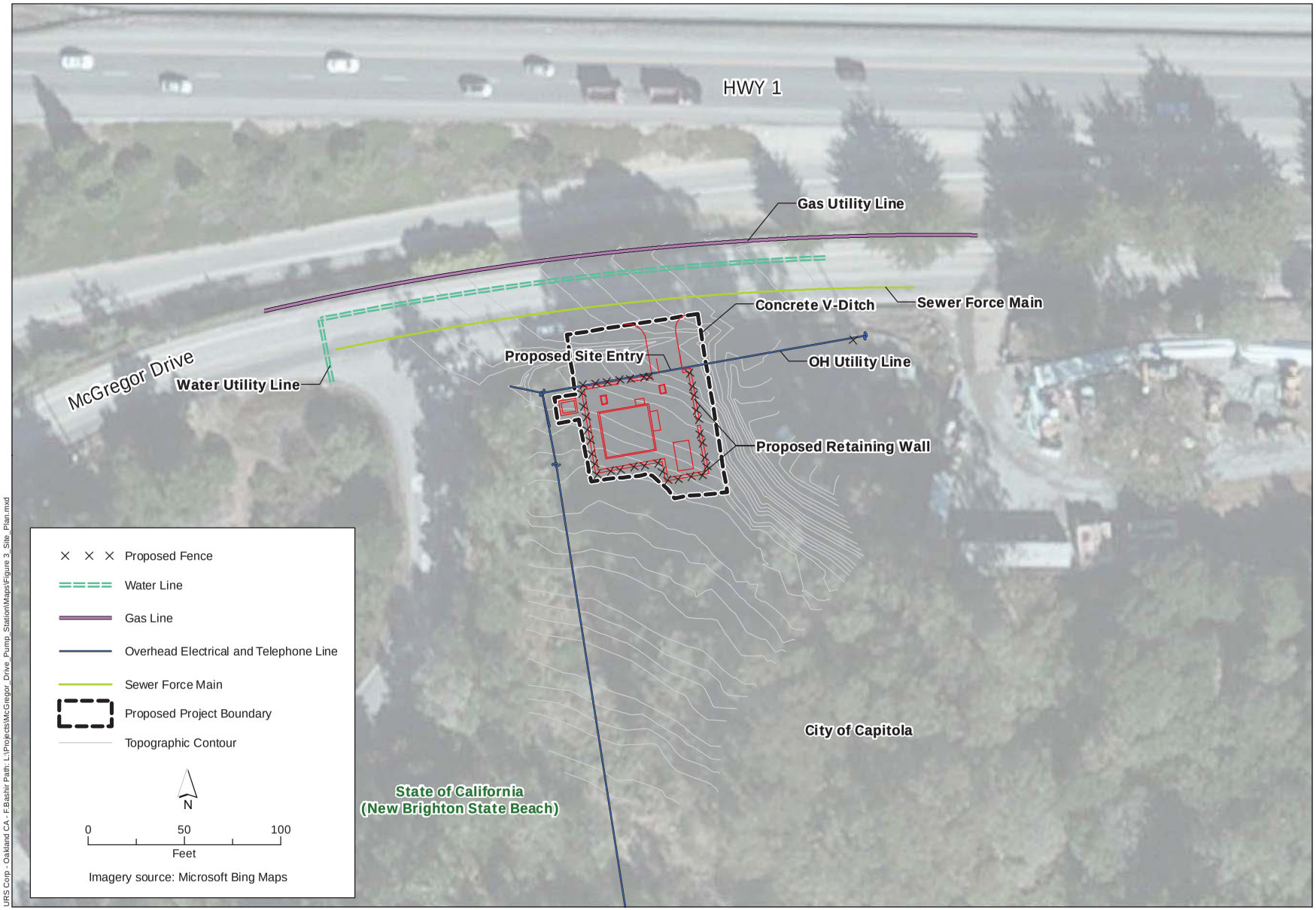
Soquel Creek Water District
McGregor Pump Station

Figure 1
Regional Location Map



Soquel Creek Water District
McGregor Pump Station

Figure 2
Vicinity Map



Soquel Creek Water District
McGregor Pump Station

Figure 3
Site Plan

URS Soquel Creek Water District
McGregor Pump Station

Figure 4
Typical Pump Station

2.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The evaluation of potential environmental impacts provided in Section 3 of this Initial Study determined that the proposed project would not result in environmental impacts for the topics that are denoted with a "*". Environmental impacts of the topics that are denoted by a "•" were determined to be less than significant. Environmental impacts of the topics that are denoted with a "✓" can be reduced to less than significant with the implementation of mitigation measures that are identified by this Initial Study. The proposed project would not result in any "Potentially Significant Impacts".

•	Aesthetics	*	Agriculture Resources	•	Air Quality
✓	Biological Resources	✓	Cultural Resources	✓	Geology/Soils
•	Greenhouse Gas Emissions	•	Hazards & Hazardous Materials	•	Hydrology/Water Quality
*	Land Use/Planning	*	Mineral Resources	✓	Noise
•	Population/Housing	•	Public Services	*	Recreation
•	Transportation/Traffic	•	Utilities/Service Systems	✓	Mandatory Findings of Significance

* No impact
• Less-than-significant impact
✓ Less than significant with mitigation incorporated

Determination

On the basis of this initial evaluation:

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

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier Environmental Impact Report (EIR) or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Taj A. Dufour, P.E., Acting Director

Signature

February 5, 2013

Date

3.1 EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question; and

b) The mitigation measure identified, if any, to reduce the impact to less than significance.

3.2 AESTHETICS

Would the Project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				✓
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

Discussion

a) No impact. The proposed 12-foot tall, 850 – 1,050 square-foot pump station building would be a small, low-profile structure. Existing trees and ornamental vegetation to the north, west and south of the project site would obscure the pump station and facilities from view, including from slightly higher elevations at and north of SR-1. The proposed pump station could be visible to travelers on McGregor Drive for a brief duration; however, this effect would not impact a scenic vista. The project site is not at or within the viewshed of a scenic vista point. No impacts to scenic vistas would occur.

b) Less-than-significant-impact. The proposed project site is located approximately 150 feet south of SR-1, which is identified as an Eligible State Scenic Highway by the California Scenic Highways Mapping System. Existing trees and vegetation between SR-1 and the project location would be unaffected by the project and would obscure views of proposed structures within the project site from this travel route. There are no scenic vistas or historic properties within visual range of the project site. Construction of the proposed pump station may require at most, removal of three coast live oak trees and several ornamental trees. Mature trees that remain would obscure views of the site from SR-1. The impact is less than significant.

c) Less-than-significant-impact. The proposed pump station would be set back from McGregor Drive by approximately 20 feet and located within surrounding vegetation and trees. The structure would be obscured from viewers within the adjacent New Brighton Beach State Park by existing vegetation and trees. As provided for in LCP 17.42.030 Architecture and Site Review within a Public Facilities District, the proposed pump station would be consistent with Chapter 17.63.090 (C-1). This would primarily be through the use of opaque fencing materials that would generally conceal the pump's masonry unit enclosure and any external elements within the fenced facility; however, the masonry unit roof may be seen from McGregor Drive or the Park entry. Intermittent views of the facility would be from McGregor Drive; however, the single-story concrete masonry structure would be small in scale and set within mature trees. The finished floor elevation would be lower than the adjacent roadway and the top of the structure about 4 feet above the adjacent roadway.

The proposed facilities would not substantially degrade the existing visual character of the site or surroundings. Impacts would be less than significant.

d) Less-than-significant impact. Existing sources of nighttime light in the vicinity of the project include street lights and vehicle headlights on McGregor Drive and SR-1. The pump station would use one low-wattage external light for nighttime security. The fixture would be directed downward with anti-spill features to minimize the effect of lighting on offsite locations. Much of the light emitted would be obscured by trees and dense vegetation. Impacts would be less than significant.

3.3 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d) Result in the loss of forest land or 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 Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

Discussion:

a) No impact. Based upon a review of the map entitled "Santa Cruz County Important Farmland 2008", prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency and published in August 2010, the project site does not contain land designated as "Prime Farmland", "Unique Farmland", or "Farmland of Statewide Importance".

The project site is identified as "Urban and Built-up Land". Currently, no agricultural uses occur on the project site. Surrounding uses are primarily residential and public recreational. As such, no impacts to farmland resources are anticipated due to the proposed project.

b) No impact. Based on review of the map entitled "The County of Santa Cruz Agricultural Preserve Land", Williamson Act contracts do not exist on the proposed project site (California Department of Conservation 2003). In addition, the parcel is zoned "Public Facilities/Visitor Serving", which is not an agricultural zoning designation. The proposed project would not conflict with existing agricultural zoning or a Williamson Act contract.

If pump capacity is added in the future, it would not encourage any non-renewal or cancellation of Williamson contracts as the proposed pump station would be sized to accommodate the expansion. No new land would be developed that would need further evaluation. Accordingly, no impacts would occur.

c-d) No impact. There is no forestland or timberland found on the project site. Furthermore, the project site is currently zoned "Public Facilities/Visitor Serving" by the City of Capitola Zoning Ordinance, which is not a forestland zoning designation. This condition precludes the possibility of conflicts with forest land zoning. Therefore, no impacts would result from the proposed project.

The proposed pump station would be sized to accommodate future expansion. No new land would be developed that would need further evaluation. Accordingly, no impacts would occur.

e) No impact. The project site is zoned "Public Facilities/Visitor Serving", which is not an agricultural or forestland zoning designation. Therefore, the proposed project would not result in the conversion of farmland to non-agricultural use or conversion of forestland to non-forest use. Therefore, the impact would be less than significant.

The proposed pump station would be sized to accommodate future expansion. No new land would be developed that would need further evaluation. Accordingly, no impacts would occur.

3.4 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓	

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d. Expose sensitive receptors to substantial pollutant concentrations?			✓	
e. Create objectionable odors affecting a substantial number of people?			✓	

Discussion:

a) Less-than-significant impact. Regulation of air pollution is achieved through both national and State ambient air quality standards and emission limits for individual sources of air pollutants. As required by the federal Clean Air Act, the Environmental Protection Agency (EPA) has identified criteria pollutants and has established the National Ambient Air Quality Standards (NAAQS) to protect public health and welfare. NAAQS have been established for the following pollutants: ozone; carbon monoxide (CO); nitrogen dioxide (NO_2); sulfur dioxide; particulate matter less than 10 microns in diameter (PM_{10}); particulate matter 2.5 microns or less in diameter ($PM_{2.5}$); and lead. These pollutants are called "criteria" air pollutants because standards have been established for each of them to meet specific public health and welfare criteria. The State of California has also established its own more stringent set of air quality standards commonly referred to as the California Ambient Air Quality Standards (CAAQS). CAAQS have been established for the criteria pollutants identified above and also for sulfates, hydrogen sulfide, and vinyl chloride.

The project site is located in Santa Cruz County, in the North Central Coast Air Basin (NCCAB), which falls under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). Pursuant to the federal and State Clean Air Acts, the MBUAPCD is required to develop plans to reduce emissions of pollutants for which the NCCAB is designated as non-attainment. The NCCAB is currently designated as nonattainment for the State one- and eight-hour ozone standards as well as the State standard for particulate matter equal to or less than 10 microns in diameter (PM_{10}). The most recent air quality plan for the NCCAB is the 2008 Air Quality Management Plan (AQMP). It focuses on efforts to achieve the eight-hour State ozone standard and includes updates on air quality trends, emission inventories for the NCCAB and information on stationary, area, and mobile sources.

As discussed in Item b-c below, predicted construction and operational emissions would not exceed the MBUAPCD's significance thresholds for ROG, NO_x, PM_{10}, and $PM_{2.5}$. As a result,

the project would not conflict with emissions inventories contained in the regional air quality attainment plans and would not result in a significant contribution to the region's air quality non-attainment status. Specifically, the proposed project would not interfere with implementation of the 2008 AQMP.

b-c) Less-than-significant impact. Based on the following analysis, construction and operation of the proposed project would not result in a violation of an air quality standard or contribute significantly to an existing or projected air quality violation, nor would the project result in cumulatively considerable contribution to an existing or projected air quality violation.

Construction Impacts

According to the MBUAPCD CEQA Air Quality Guidelines (MBUAPCD Guidelines), Section 5.3, construction activities (e.g. excavation, grading, on-site vehicles, etc.) which directly generate 82 pounds per day or more of PM_{10} would have a significant impact on local air quality when they are located nearby and upwind of sensitive receptors (MBUAPCD, 2008). Sensitive receptors would potentially be located at campgrounds located over 500 south of the project site. Based on the MBUAPCD's 82 pounds per day threshold, the MBUAPCD has developed screening thresholds to determine if construction activities would have a potentially significant impact. According to these screening thresholds, if a project would involve minimal earthmoving on more than 8.1 acres per day or heavier grading and excavation activities on greater than 2.2 acres per day, potentially significant impacts may occur and a detailed PM_{10} analysis is required to evaluate the impact (MBUAPCD, 2008).

The screening thresholds are shown in Table 3.4-1:

Table 3.4-1: Potentially Significant Construction Impacts (PM_{10})

Activity	Screening-Level Thresholds
Construction site with minimal earthmoving	8.1 acres per day
Construction site with earth moving (grading and excavation)	2.2 acres per day

Source: Monterey Bay Unified Air Pollution Control District 2008

Note: Construction projects below the screening level thresholds shown above are assumed to be below the 82 lb/day threshold of significance, while projects with activity levels higher than those above may have a significant impact on air quality. Additional mitigation and analysis of the project impact may be necessary for those construction activities.

The footprint of the pump station would be 850 to 1,050 square feet, within a proposed 3,400 square-foot (0.08-acre) area. The proposed project would require grading, excavation, backfill, and compaction for site preparation on the approximately 6,000 square-foot fenced site (0.14-acre). This activity would be well below the MBUAPCD screening thresholds identified in Table 3.4-1 above; therefore impacts would be less than significant.

According to the MBUAPCD Guidelines, construction projects using typical construction equipment such as dump trucks, scrappers, bulldozers, compactors and front-end loaders that temporarily emit precursors of ozone (i.e., volatile organic compounds [VOC] or oxides of nitrogen [NOx]), are accommodated in the emission inventories of State- and federally-required air plans and would not have a significant impact on the attainment and maintenance of ozone AAQS. As the proposed project would use typical construction equipment, it would not have a significant impact on attainment and maintenance of ozone AAQS.

Operational Impacts

According to the MBUAPCD Guidelines, projects that would emit more than 137 pounds per day or more of direct and indirect VOCs or NO_x or 550 pounds per day of CO would be considered significant. Additionally, projects which could generate more than 82 pounds of PM_{10} per day at the project site would have a significant impact on local air quality.

The proposed project would include the operation of a new unattended pump station to house three to four electrically powered variable frequency drive pumps. The daily operation of the pumps would be provided by electrical power; however, the pump station would include the infrequent use of a MBUAPCD-permitted portable 150 kW diesel-powered emergency generator tested once per week for 15 minutes. Typically, based on permit conditions, operation of emergency generators is limited to 50 hours per year for testing. Therefore, assuming that the generator would be tested for a maximum of 15 minutes once a week, on the worst case day at full load, estimated emission of VOCs, NOx, and CO would be approximately 0.1 pounds, 1.1 pounds, and 0.3 pounds respectively. Maximum PM_{10} emissions would be approximately 0.04 pounds per day. These emission rates are well below the MBUAPCD thresholds stated above. URBEMIS 2007 modeling (Version 9.2.4) results are included in Appendix A.

Mobile source emissions would result from vehicle trips. Specifically, one trip per week using a light-duty truck would be required to transport workers to the project site to conduct routine maintenance operations at the proposed unattended pump station. Such activities would occur infrequently, and therefore it can be assumed that emissions would be well below the thresholds listed above. Impacts would be less than significant.

d) Less-than-significant impact. The proposed project would not produce substantial pollutant concentrations. As indicated above, project emissions related to AAQSs during construction and operation would be less than significant. The primary toxic air contaminant (TAC) of concern associated with the proposed project would be diesel particulate matter. Potential sources of diesel particulate matter would include diesel fueled construction equipment and diesel fueled worker vehicles. The MBUAPCD requires that health risk assessments be conducted to evaluate diesel particulate matter if construction activities would last for one year or longer. Construction of the proposed pump station would last approximately 250 days. Therefore, it can be assumed that impacts related to health risks from diesel particulate matter would be less than significant.

e) Less-than-significant impact. Construction equipment, using diesel fuel, may emit objectionable odors associated with combustion of the diesel fuel. However, these emissions would be temporary and intermittent in nature, thus odor impacts associated with diesel combustion during construction activities would be less than significant.

Chemical such as chlorine would not be stored on site. No objectionable odors would be produced by the operation of the unattended pump station. There would be no odor impact due to chemicals.

Potential future expansion would include an additional pump inside the proposed building and a permanent emergency power generator. Operation of the generator would be infrequent and periodic testing would occur, potentially resulting in temporary odors associated with exhaust gasses. This source of odor would not be substantial. No objectionable odors would be produced by the operation of the unattended pump station. The impact would be less than significant.

3.5 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		✓		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. 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?		✓		
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?			✓	

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

Discussion:

An initial biological site assessment was conducted on September 30, 2011. The site assessment was conducted on foot in all areas of the project site and the area to be acquired (or "study area") for the presence of jurisdictional "Waters of the U.S." including any wetland features, the potential to support regionally occurring special-status species, and the presence of any other biologically sensitive resources. The biological site visit supporting materials are provided in Appendix B-1 through B-3 of this IS/MND.

The proposed pump station site has a southern aspect, gently sloping towards the ocean, and has an elevation ranging between 80 to 100 feet above mean sea level. The upper and most northerly portion of the proposed project site is vegetated with a canopy of coast live oak (*Quercus agrifolia*) woodland composed from six coast live oak trees (three of which would be removed), some of which are multi-trunked. The lower and outside of the most southerly portion of the proposed project site, approximately 85 feet south from the edge of pavement of McGregor Drive, is a broad perennial freshwater seep wetland dominated by soft rush (*Juncus effusus var. pacificus*), and other wetland plants (further described below). The seep drains to Tannery Gulch, an intermittent drainage. The edge of the dripline of the willow dominated riparian forest surrounding Tannery Gulch (e.g., Tannery Gulch Riparian Corridor) is over 180 feet downhill from the edge of the project area. This feature had an inch or less of water at the surface during the late dry season survey. Soils occurring in the area to be acquired include Watsonville loam (2 percent to 15 percent slopes) in the woodland near McGregor Drive and Tierra-Watsonville complex (15 percent to 30 percent slopes) in the lower half of the broader study area where the Eucalyptus grove and soft rush marsh occur (USDA-NRCS 2011). A list of all vascular plant species identified during the field survey or known from the project area is presented in Appendix B-1.

A search of the CDFG California Natural Diversity Data Base (Appendix B-2) was conducted for the project area and surrounding quadrangle and a list compiled of special status species with the potential to occur in the area. A qualified biologist walked the entire project area and assessed the plant communities and potential wildlife habitats present. A reconnaissance-level survey for special-status species was conducted, including the potential for vegetation

communities to be present that would support these species. A list of the regionally occurring special-status species including an assessment of each species potential to occur in the project area is presented in Appendix B-3.

The plant communities were classified using the 2nd Edition of *A Manual of California Vegetation* (Sawyer, Keeler-Wolf, and Evens 2009). The proposed pump station site is coast live oak woodland with a shrub layer that has been previously cleared. The size of the oak trees in the project area ranges between 7.5 to 23 inches diameter at breast height (dbh). A few small landscaped trees also occur in the area below the oaks. The ground layer has a heavy infestation of French broom seedlings, portions of which appears to have been sprayed with herbicide this year. The trees provide potential nesting and foraging habitat for wildlife species, including raptors and songbirds.

The perennial seep wetland mosaic occurs outside the southern portion of the project area and is dominated by Pacific or soft rush (*Juncus effusus var. pacificus*). Other associated wetland species include mugwort (*Artemisia douglasiana*), common horsetail (*Equisetum arvense*), water cress (*Rorippa nasturtium-aquatica*), nutsedge (Cyperus eragrostis), willow herb (*Epilobium ciliatum*), water smartweed (*Polygonum persicaria*), loosestrife (*Lythrum hyssopifolia*), marsh aster (Aster chilensis) and pennyroyal (*Mentha pulegium*). This area also includes limited shrub cover from species such as coffeeberry (*Rhamnus (Frangula) californica*), poison-oak (*Toxicodendron diversilobum*) and coyote brush (*Baccharis pilularis*) and has some dead blue gum eucalyptus pole trees that were unable to tolerate the saturated soils in the area.

A stand dominated by blue gum (*Eucalyptus globulus*), an exotic tree species, occurs in the southeastern portions of the proposed project boundary[1]. Shrub layers are absent in these stands. Little to no herbaceous cover is present under these trees. These trees may be used as foraging and nesting habitat for wildlife including raptors, songbirds and monarch butterflies. No winter roost sites or individual foraging monarch butterflies were observed in the Eucalyptus grove during the survey. The roadway edge along McGregor Drive is previously disturbed and dominated by ruderal and non-native weed species, including wild oat (*Avena barbata*), cudweed (*Gnaphalium luteo-album*), Italian thistle (*Carduus pycnocephalus*), bristly ox-tongue (*Picris echioides*), horseweed (*Conyza canadensis*), sow thistle (*Sonchus asper*) and bull thistle (*Cirsium vulgare*). This area is along a road edge and has limited habitat values for wildlife.

Special-status species are plants and animals that are legally protected under the state (and federal) Endangered Species Act (ESA), or other regulations, or are species that are considered sufficiently rare by the scientific community to qualify for such listing. Appendix B-3 includes a list of the special-status plant species, their status, habitat association(s), and the potential for the species to occur in the project area. No special-status plant species were observed within the area to be acquired, including the proposed pump station footprint (project area) during the field visit.

[1] Project Boundary refers to study area of 90 feet by 111 feet, which is much larger than the actual project footprint.

Due to the extent of prior soil disturbance, there is low potential for rare plant occurrences in the project area.

No sensitive-status wildlife species were located during the survey. No special-status bird species were observed in or around the project area during the survey. However, the proposed pump station area is within 130 feet of the riparian willow-dominated habitats associated with Tannery Gulch and raptor species including sharp-shinned hawk, Cooper's hawk (*Accipiter cooperii*) could use the project area for nesting or foraging. The habitats in the study area could support San Francisco dusky-footed woodrat, a California Species of Concern, though no woodrat nests or woodrats were observed during the survey. No raptor or other bird nests were observed during the field survey.

The soft rush marsh (*perennial seep wetland*) south of the project area provides potential refuge and dispersal habitat for amphibians including the California red-legged frog (*Rana draytonii*), but the species is not known to occur in the area and is not known from any nearby populations or breeding habitats that would allow dispersal into the project area. Wetlands are ecologically complex habitats that support a variety of both plant and animal life. In a jurisdictional sense, the federal government defines wetlands in Section 404 of the Clean Water Act as "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support (and do support, under normal circumstances) a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3[b] and 40 CFR 230.3). Under normal circumstances, the federal definition of wetlands requires three wetland identification parameters be present: wetland hydrology, hydric soils, and hydrophytic vegetation. The USACE is the responsible agency for regulating wetlands under Section 404 of the Clean Water Act. The CDFG has trust responsibility for wildlife and habitats pursuant to California law.

"Other Waters of the U.S." refers to those hydric features that are regulated by the Clean Water Act but are not wetlands (33 CFR 328.4). A concrete-lined drainage ditch with a two-foot wide channel that functions as an ephemeral ditch and drains to Tannery Gulch along the park entrance road is the only Other Waters of the U.S. feature in the study area. This feature would be crossed by the proposed access driveway.

In response to comments on the Draft IS/MND (see Appendix D) received from the California Coastal Commission (CCC) and the California Department of Fish and Game (CDFG, now called the Department of Fish and Wildlife), and for consistency with LCP Section 17.95.010 E, the District consulted further with a biological consultant with expertise in habitat identification and protection. The consultant conducted an on-site field study at the project site and adjacent areas in June 2012 to define and assess potentially affected habitat types, including riparian corridors, wetlands, oak woodlands and other vegetative habitat areas. In addition, review of prior biological studies prepared as early as 2007 for a broader region by Biotic Resources Inc., were reviewed and prior habitat boundaries were refined where appropriate.

Riparian Woodlands

While prior habitat mapping identified areas adjacent to the proposed project site to be riparian oak woodland, further analysis indicates that non-native Monterey Pine and Coast Live Oak habitat areas at or near to the proposed project site are not riparian and are not connected to the Tannery Gulch Riparian Corridor ecosystem identified as an environmental sensitive area in LCP Section 17.95.050. The biological field investigation conducted on June 29, 2012, recommends the mapped areas defined in 2007 as Oak Riparian Woodland, and surrounding an ephemeral roadside ditch, be changed to a non-native Monterey Pine vegetation community with pockets of Coast Live Oak woodland community to the north and south. This area adjacent to the project site doesn't qualify as riparian habitat because neither the tree over story nor the understory found in the ephemeral ditch meet the qualitative value of a riparian area. In addition, the prior designation does it match either the County's or State Park General Plan's classical definition of riparian habitat.

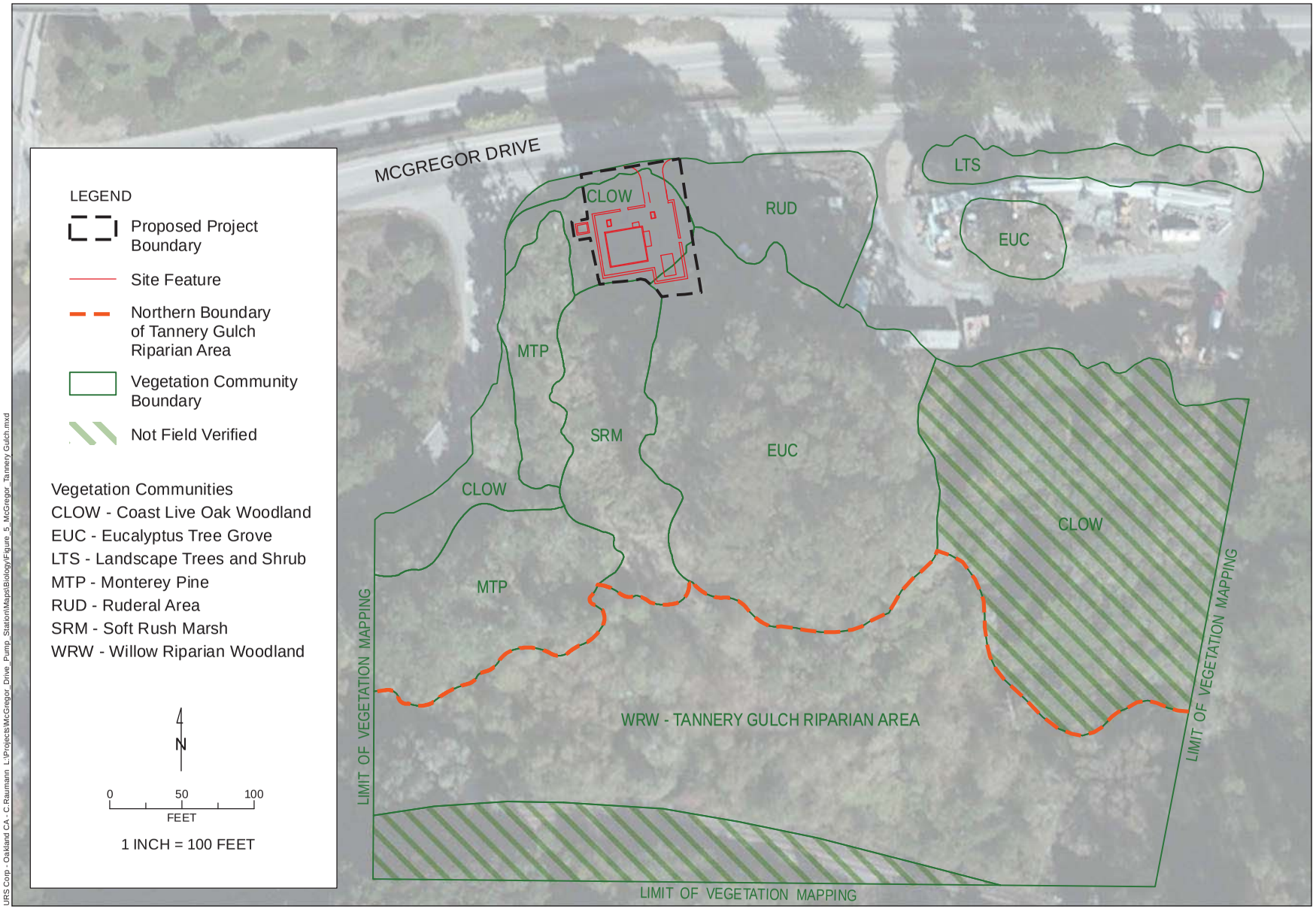
The rationale for removing the riparian designation involves the nature of the ditch itself and its surrounding vegetation. The ditch, which runs parallel to McGregor Road, draining west, is a cement-lined channel whose main purpose appears to be capturing roadside run off from McGregor Drive. It is also connected to a culvert that drains runoff from the onramp to southbound Highway 1. Aside from carrying storm runoff, there is no indication of any additional water source. The drainage channel bends south at the interchange of McGregor Drive and the New Brighton State Beach entrance road and runs parallel to the entrance road (as shown on Caltrans as-built drawings from 1963 for the Park Avenue underpass). The channel remains cemented for portions of this area but the cement has eroded away in areas. While the drainage ditch likely discharges eventually into the Tannery Gulch riparian area, which has established itself around a perennial Borregas Creek, the Gulch is several hundred feet downhill of the project site (see Figure 5, Tannery Gulch).

The vegetation present around the ephemeral ditch does not meet the definition of riparian vegetation. The trees surrounding the ephemeral channel consists mainly of Monterey pine (*Pinusradiata*), which was planted in the 1950s and 1960s (California Department of Parks and Recreation, 1990), as well as coast live oak (*Quercusagrifolia*). These pines have been trimmed and, in one case, topped, making their condition moderate at best. The pines were planted on top of an area utilized as an orchard as early as 1928 and as late as 1940 (see Figure 6); some orchard trees were found in the project site during the site visit. The Monterey Pine trees are partially covered with poison oak (*Toxicodendrondiversilobum*) and the vegetation community is underlain by a mat of common horsetail (*Equisetum arvense*). There is no shrub understory (see Figure 7).

The common horsetail is prevalent in a slightly elevated area west of a depressed seep. The seep drains south, through a swale, towards Tannery Gulch. The swale is topographically separated from the ephemeral ditch by about 30 feet of upland area and several feet of elevation. These two features do not have a hydrologic connection. The depressed seep is classified as soft rush marsh habitat (URS, 2012). Horsetail is a plant that likes moist areas but can also grow in more disturbed upland habitats, such as a roadside area. It is rated as facultative on the Army Corps of

Engineers' 2012 National Wetland Plant List. The raised area dominated by horsetail appears to be moist enough to support the horsetail but does not receive enough water for the more hydric emergent soft rush (*Juncuseffusus var. pacificus),* a FACW species which is prevalent in the perennial seep area. While both of these environments have habitat value, neither of these habitats qualifies as riparian habitat, as they lack both lack riparian trees and shrubs (the soft rush marsh has almost no tree cover at all).

Contrast this with the Tannery Gulch riparian community, which consists of 20- to 30-foot tall red willow (Salix lasiandra) and arroyo willow (*Salix lasiolepis*). Big-leaf maple (*Acer macrophyllum*) and California buckeye (*Aesculuscalifornica*) are other species present, and more diminutive arroyo willow and dogwood (*Cornus sp.)* form a mid-canopy (State of California, 1990). The Santa Cruz County definition of typical riparian corridor vegetation includes black cottonwood (*Populustrichocarpa*), alder (*Alnus* sp.), sycamore (*Platanusrecemosa*), box elder (*Acer negundo*), creek dogwood and willow, none of which are located within the project site (County of Santa Cruz, 2012). However, the willows, big leaf maple and dogwood are found downstream (and downhill) in the Tannery Gulch riparian area.



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URS Soquel Creek Water District
McGregor Pump Station

Figure 5
Tannery Gulch

URS Soquel Creek Water District
McGregor Pump Station

Figure 6
Historic Aerial Photographs of the Project Site

URS Corp - Oakland CA - F.Bashir

URS Soquel Creek Water District
McGregor Pump Station

Figure 7
Project Vicinity Photograph of Monterey Pine Vegetation Community, Horsetail Understory, and the Ephemeral Ditch

In essence, the ephemeral ditch that runs parallel to the entrance road appears to strictly carry roadside runoff, and has no secondary sources of water. This ephemeral channel and its surrounding habitat lack the hydrology, vegetation, and habitat quality necessary to be considered riparian. Given this refinement in the habitats present at and adjacent to the proposed project, these areas are not associated with the environmentally sensitive area further south within the Tannery Gulch Riparian Area (County of Santa Cruz 2012; California Department of Parks and Recreation 1990).

State Listed and Rare Plant Species

As stated above, a field investigation was conducted by two biologists on June 29, 2012. This time period overlapped with many rare plants identified during a CNPS/CNDDB record search. While the timing of this field investigation is not within the prime flowering or bloom period of April and May, rain and mild temperatures persisted in the area late into the spring and during June of this year. A list of plants with the potential to be found on the project site is included in Appendix B-4. No Federal- or state-protected plant species were identified during this second plant survey.

The CDFG recommended that the project develop and implement an invasive plant eradication program on the project site to remove French broom and other invasive plant species which may become established as a result of grading activities. While perpetual efforts for full eradication of the invasive species from the project site is not feasible given its prevalence throughout the area, the District intends to contract with appropriate professionals and staff to implement an invasive plant eradication plan during construction and a five-year monitoring period, then as-needed during routine landscaping or site maintenance.

The plan will seek to remove, contain and prevent establishment of new invasive species from occupying the pump station and adjacent areas. It will generally consist of: removal of invasive species, including roots, before flowering over two seasons; cleaning construction equipment arriving and departing the site using a power washer to remove seeds and spores; and to stake silt fences at the perimeter of the site fence to help prevent windswept seeds from entering and establishing themselves on-site. Other steps may be used consistent with the California Invasive Plant Council recommendations for similar project and site conditions. The District's proposed plan is provided in Appendix B-5.

a) Less-than-significant impact with mitigation incorporated. The project site has been disturbed previously through the removal of the understory, and in general provides low-quality habitat for sensitive-status wildlife species due to the surrounding urban development, land uses and the dominant nature of the habitats present. Due to the fact that construction activities will occur in previously heavily disturbed and artificially constructed landscapes, the potential for adverse effects to sensitive-status plant species is unlikely. However, mature trees within the project area have the potential to support nesting habitat for raptor species such as Cooper's hawk, sharp-shinned hawk or other bird species covered by the Migratory Bird Treaty Act (MBTA). If raptors or other MBTA birds establish nests on or near the project site, construction

activities could adversely affect these species, which would potentially result in a significant impact. Mitigation Measure **BIO-1** would reduce impacts on nesting birds to less than significant.

A habitat assessment survey was conducted throughout the project area to assess the presence of existing or potential winter roosting sites or overwintering habitat for the Monarch butterfly (*Danaus plexippus*). Monarch overwintering habitat includes roost trees where butterflies cluster, surrounding trees that provide primary and secondary wind protection, nectar plants, and water sources. Because the Monarchs often fly some distance from roost trees to obtain nectar and water, existing residential and even urban areas can be part of the butterfly's overwintering habitat.

The McGregor pump station will be located north of the adjacent New Brighton Beach State Park, and west of where Monarchs were observed roosting at two locations in the mid- and late-1980s. One roost site was located immediately west of New Brighton Road on the park boundary, while a second site was situated just beyond the park's southwestern boundaries between the railroad tracks and the ocean.

The proposed location of the pump station is characterized by a dense mix of trees, including both deciduous and coniferous species, with no sheltered opening where Monarchs could roost. During the November 22, 2011, site inspection for this species and its habitat, no Monarchs were observed in the project area or at either of the aforementioned historical roost sites in or near New Brighton Beach State Park. No impact to existing or potential Monarch overwintering habitat would result from the proposed McGregor pump station project.

BIO-1 Prior to initiating any construction activity during the nesting period (February 1st to August 31st), a pre-construction nesting bird survey for the presence of raptors and MBTA species shall be conducted by a qualified biologist within 30 days prior to construction activities to establish the status of these species on the project site and to identify any active nests within 200 feet of the project site. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey during the nesting period, the site shall be resurveyed. If occupied raptor nests or other nesting MBTA are observed within 200 feet of the proposed project site, the CDFG shall be consulted to develop measures, including establishing an appropriate buffer distance to avoid disturbance of nesting species, prior to the initiation of any construction activities.

b) Less-than-significant impact. The edge of the closest riparian corridor is the Tannery Gulch Riparian Corridor approximately 180 feet south of the project site. The vegetation type changes from arroyo willow riparian scrub along Tannery Gulch to the shorter stature herbaceous soft rush marsh, which is bordered by the Eucalyptus grove to the east and landscaped trees along the park entrance road to the west. The project site is outside of the Tannery Gulch Riparian Corridor. The impact to this riparian corridor due to the proposed project would be less than significant.

c) Less than significant with mitigation incorporated. Construction of the proposed pump station is within the coastal zone and adjacent to a seep wetland located nearly 180 feet up-gradient from Tannery Gulch, a perennial wetland. In response in part to a comment on the Draft IS/MND from the CDFG, the proposed pump station project site boundary was moved so that the southern edge nearest to this wetland is further north (see Figure 8). In addition to increasing the distance of project disturbance from these wetlands, the revised project design would include subsurface drainage features to allow seep flows within the envelope of the fill pad or near its retaining wall foundation to traverse beneath the site and exit at the toe of the downhill fill pad (see Appendix C).

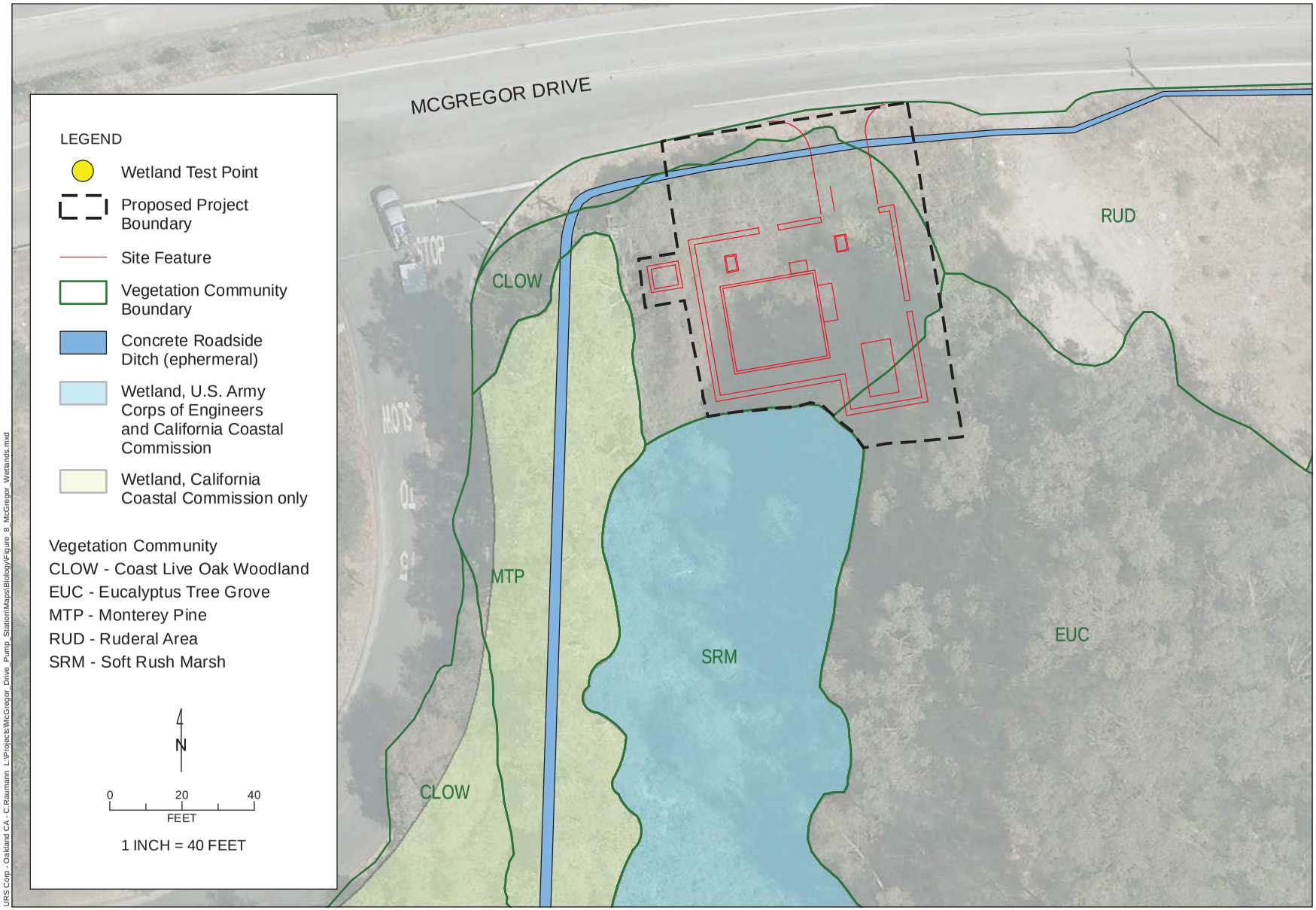
No direct effects or indirect effects to wetlands or wetland values are expected to result from the proposed McGregor Drive pump station; however, confirmation is being coordinated with the U.S. Army Corps of Engineers and will be concluded prior to making a decision to implement the proposed project. Construction activities if not properly managed would have the potential to cause off-site hydrologic alterations during ground-disturbing activities and/or from accidental spills or leaks during construction. Mitigation Measures **BIO-2** and **BIO-3** would reduce these potential impacts on wetlands to less than significant.

BIO-2 Construction activities, involving major ground-disturbance, shall occur during the dry/low flow season between June 15 and October 15 in order to decrease the risk of sediment transport and erosion related to construction activities within the project area.

BIO-3 The District shall prevent any additional potential fill, erosion and sedimentation from entering the wetland area, other than the impact permitted for construction of the project, if any. Construction exclusion fencing shall be installed to separate the work area from the portion of the wetland not within the footprint of the proposed pump station. The District shall prevent erosion and sedimentation to the adjacent wetland habitats by installing construction fencing backed by silt fencing between the wetland and the work area. The boundary of the wetland will be staked by a qualified biologist and the biologist shall monitor the installation of the exclusion fence and silt fence materials. The fence and materials will be inspected and maintained throughout the construction period before being removed following the completion of construction.

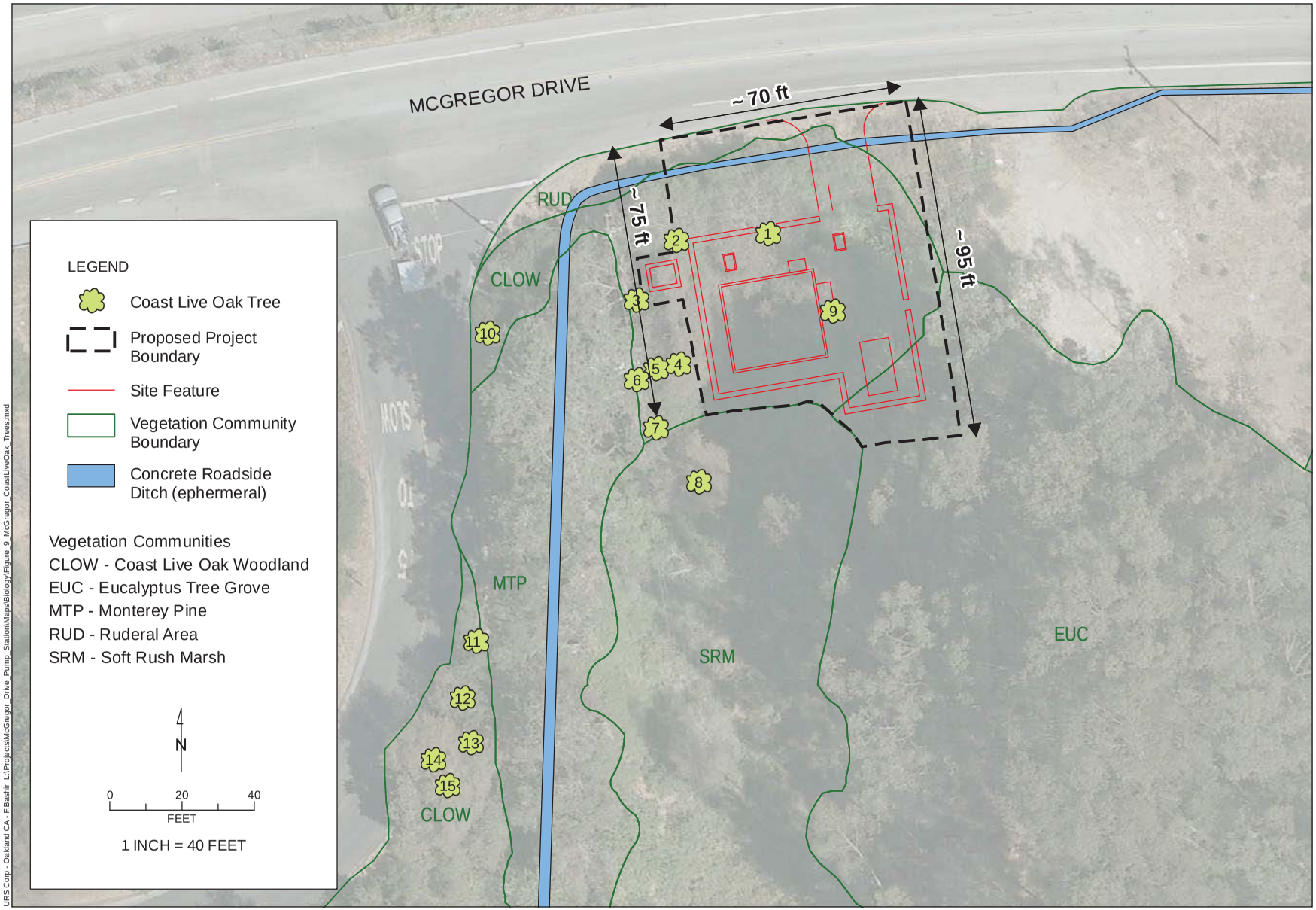
d) Less-than-significant impact. No recorded migration corridors or stream channels used by special-status fish or wildlife species occur on the project site. Impacts to the movements or lifecycle of any special-status species from project activities would be less than significant.

e) Less-than-significant impact with mitigation incorporated. In response to comments on the Draft IS/MND from the CCC and the CDFG, the proposed project's area of disturbance was reduced, and consequently, the number of oak trees affected has been reduced as described below. While nine oak trees are present within the property to be acquired, three would be impacted as a result of the revised pump station footprint (see Figure 9, Coast Live Oak Trees). The impacted trees range from 15 – 37 inches DBH. Hence, the City of Capitola Community Development Director has determined that revised project is in the public interest and that an in-lieu fee is sufficient to compensate for the loss of these oaks.



URS Soquel Creek Water District
McGregor Pump Station

Figure 8
U.S. Army Corps of Engineers and California Coastal Commission Wetlands



URS Soquel Creek Water District
McGregor Pump Station

Figure 9
Coast Live Oak Trees

BIO-4 The project applicant shall conform to the following standards prior to and during project construction:

1) Existing vegetation not planned for removal and designated to remain shall be protected by using temporary barriers during grading, construction or related activities;

2) Off pavement movement of heavy equipment and machinery shall be minimized to avoid unnecessary soil compaction; and

3) Grading or operation of heavy equipment within the dripline of any existing tree not planned for removal shall be prohibited to the extent feasible.

4) Contribute to the City of Capitola community tree and foreest management account as determined necessary by the Community Development Director for the loss of three oaks.

f) No impact. The proposed project will not conflict with any existing habitat conservation plans or natural community conservation plans in the City of Capitola or County of Santa Cruz. No impact will occur in this regard.

3.6 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		✓		
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section15064.5?		✓		
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓		
d. Disturb any human remains, including those interred outside of formal cemeteries?		✓		

Discussion:

a-b) Less-than-significant impact with mitigation incorporated. A records search of all pertinent survey and site data was conducted at the North Central Information Center at Sonoma State University, Rohnert Park, on December 14, 2011 (File No. 11-0513). The records were accessed by utilizing the Soquel, California, U.S. Geological Survey (USGS) 7.5 Minute Quad, in Santa Cruz County. The review consisted of the project site and a ¼ mile radius buffer to

consider surveyed resource locations that may have undefined boundaries extending towards the proposed project area. Previous surveys and studies and archaeological site records were accessed and reviewed as they pertained to the project area. Records were also accessed and reviewed in the Directory of Properties in the Historic Property Data File for Santa Cruz County for information on sites of recognized historical significance within the National Register of Historic Places, the California Register of Historic Resources, the California Inventory of Historic Resources (1976), the California Historical Landmarks (1996), and the California Points of Historical Interest (1992).

A historical resource under CEQA is a resource that meets any of the following criteria: (1) is listed in, or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources; (2) is included in a local register of historical resources; (3) is identified as significant in a Department of Parks & Recreation From 523 historical resource survey; (4) meets the criteria for listing in the California Register of Historical Resources; or (5) is determined by the lead agency to be historically or culturally significant (under Public Resources Code sections 5020.1(j) or 5024.1) even though it does not meet the other four criteria listed here (Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5).

Three cultural resources were identified within the ¼-mile of the project area:

1. P-44-000216 (Trinomial #CA-SCR-214), which is approximately 1,000-feet from the project area, is a prehistoric archaeological scatter of dense shell fragments that included *Olivella sp*. and clam that were recorded during a reconnaissance survey in 1979 by Melandry and Gardner. The 1979 site record described the soil as loose, sandy light-colored clay and the site "very disturbed due to past construction activities" and was noted as "impossible to evaluate without further investigation" (Melandry 1979). No discernible midden, groundstone tools, or chipped stone artifacts were noted during this 1979 survey. The dimensions of the site was recorded as 400 feet (N-S) by approximately 10 feet (E-W), totaling an estimated 4,000 square feet. On April 21, 2004, the site was resurveyed by J. King of Far Western Inc. and no shell deposits were surveyed; the site was updated to "non-site status" with the Information Center.

2. P-44-000406 (OC-1, MC-1; Trinomial CA-SCR-334H), which is approximately 400-feet from the project area, is c. 1933 U.S. Highway 1, which runs from the California-Mexico up the California coast line through Oregon. This site record was recorded for the counties of Monterey, San Luis Obispo, Santa Barbara, and Santa Cruz. In Santa Cruz, Highway 1, also known as Route 56 during the 1960s, was part of a two-lane highway, adopted by the State Highway System developed in 1933. The highway paralleled the Pacific Coast Railway that went through the small communities of Davenport, Majors and Año Nuevo, which ended at the Santa Cruz/San Mateo County line near Lake Lucerne.

3. P-44-000512 (HRI # 5010-0004-0000), which is approximately 1,000-feet south of the project area, is the c. 1937 Menefee Residence, located within the boundaries of New Brighton Beach

State Park, Capitola. The Menefee Residence is a neo-Spanish Colonial Revival home constructed by the Civilian Conservation Corps in 1937. The one-story, wood-framed residence is stucco-covered with a tile roof, and served as a gatehouse/office/residence for the park personnel of the state beach.

No National or State Historic Register properties were found during the course of the archival search for this project site. Ten archaeological studies have been conducted within a quarter mile of the project area.

One previous study, *Results of Archaeological Monitoring for the McGregor Drive Main Extension Project* (Farquhar 1999), included the entire proposed McGregor Pump Station project area. Two additional survey reports, *Archaeological Literature Research for the City of Capitola's Sphere of Influence, Revision 1979-1 EIR* (Breschini 1979) and *Preliminary Cultural Resources Reconnaissance of a Parcel on McGregor Road, Capitola, Santa Cruz County, California* (Breschini and Haversat 1985), also evaluated the project area and its surroundings. All previously conducted investigations did not identify any archaeological or built environment resources within the project area. Given the level of previous survey of the project area, no additional survey was conducted for the purposes of the current project. Moreover, the project is not located within an area that would predict the presence of buried archaeological deposits due to its steep slope topography.

While no previously recorded cultural resources exist within the project area, unidentified deposits or isolated artifacts may exist in the project area that could be adversely affected by the proposed project's ground disturbing activities. The potential for encountering and disturbing known or unknown cultural resources would be minimized to a less than significant level with the implementation of Mitigation Measure **CR-1**.

CR-1 An inadvertent discovery clause for cultural resources shall be incorporated into the construction contract for the proposed project. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the District shall consult with a qualified archaeologist to assess its significance as defined by Public Resources Code SS5024.1 Title CCR, Section 4852 or Public Resources Code section 21083.2. If any find is determined to be significant, representatives of the District and the qualified archaeologist would meet to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

c) Less-than-significant impact with mitigation incorporated. Paleontologic resources are the fossilized evidence of past life found in the geologic record. Despite the prodigious volume of sedimentary rock deposits preserved worldwide, and the enormous number of organisms that have lived through time, preservation of plant or animal remains as fossils is an extremely rare occurrence. Because of the infrequency of fossil preservation, fossils – particularly vertebrate

fossils – are considered to be nonrenewable resources. Because of their rarity, and the scientific information they can provide, fossils are highly significant records of ancient life. Paleontologic resource localities are those sites where the fossilized remains of extinct animals and/or plants have been preserved.

Rock formations that are considered of paleontologic sensitivity are those rock units that have yielded significant vertebrate or invertebrate fossil remains. These include, but not limited to, sedimentary rock units that contain significant paleontologic resources anywhere within its geographic extent.

A review of the USGS Geologic Map of Santa Cruz County (Brabb 1997) indicates that the project area is underlain by surficial alluvium of Holocene (10,000 years ago to present) age. In addition, an online database search was conducted to determine if localities have been identified within Santa Cruz County and in relation to the project area (UCMP 2012). A large number of localities appear north of the City of Santa Cruz along the San Lorenzo River and some localities are located at the coastline, from Capitola to Manresa. However, no localities have been recorded in the terraces above New Brighton Beach State Park, such as the project area, nor does it appear to be located within a known fossil-bearing formation. Given the lack of known resources, the steep slope, and level of previous disturbance in the area from roadway construction, the project area is considered to have a low potential for containing fossil deposits. This notwithstanding, significant paleontological resources can be identified even in areas of low sensitivity. Mitigation Measure **CR-2** would reduce this potentially significant impact to less than significant.

CR-2 An inadvertent discovery clause for paleontological resources shall be incorporated into the construction contract for the proposed project. The District shall notify a qualified paleontologist of unanticipated discoveries, made by construction personnel and subsequently document the discovery as needed. In the event of an unanticipated discovery of a breas, true, and/or trace fossil during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find.

d) Less-than-significant impact with mitigation incorporated. The project site is undeveloped and archival research has indicated that the site does not contain any recorded Native American sites or historic-period archaeological sites listed within the Historical Resources Information System.

As discussed above, archival research has indicated that the project area does not contain any recorded prehistoric or historic-period archaeological sites listed within the Historical Resources Information System, nor is there indication on the basis of environmental conditions that the site has been used for burial purposes in the recent or distant past. Thus it would be unlikely to encounter human remains at the project site.

In the event of an accidental discovery or recognition of any human skeletal remains during project construction or ground breaking activities, all excavation or disturbance must cease at the site or any nearby area reasonably suspected to overlie adjacent human remains until the District complies with the procedures outlined in CEQA Section 15064.5. Mitigation Measure **CR-3** is provided to reduce this potentially significant impact to less than significant.

CR-3 If human remains of Native American origin are discovered during project construction, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resources Code Section 5097). If any human remains are discovered in any location on the project site, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

1) The Santa Cruz County coroner has been informed and has determined that no investigation of the cause of death is required; and

2) If the remains are of Native American origin:

- The descendants of the deceased Native Americans have made a recommendation regarding the disposition of remains and any associated grave goods, as provided in Public Resources Code Section 5097.98; or
- The NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified.

3.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			✓	
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Pub. 42.			✓	
ii. Strong seismic ground shaking?			✓	
iii. Seismic-related ground failure, including liquefaction?		✓		
iv. Landslides?		✓		

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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?		✓		
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

Discussion:

a-i) Less than significant impact. The Alquist-Priolo Act (PRC Sections 2621-2630) was passed in 1972 to mitigate the hazard of surface faulting to structures designed for human occupancy. Surface rupture is an actual cracking or breaking of the ground along a fault during an earthquake. Structures built over an active fault can be structurally compromised if the ground ruptures. Surface ground rupture along faults is generally limited to a linear zone a few yards wide. The Alquist-Priolo Act was created to prohibit the location of structures designed for human occupancy across the traces of active faults, thereby reducing the loss of life and property from an earthquake. Based on City of Capitola General Plan, Chapter 7 Safety Element review, no active faults underlie the City. Accordingly, no active faults pass through the project site. The nearest active fault is the San Andreas Fault located over 10 miles north of the project site. In addition, while the proposed pump station building would require entry by technicians for routine maintenance, it would not be used for human occupancy. The potential for surface fault rupture is low and no impact would occur.

a-ii) Less-than-significant impact with mitigation incorporated. Ground shaking—motion that occurs because of energy released during faulting could result in damage or collapse of buildings and other structures, depending on the magnitude of the earthquake, the location of the epicenter, and the character and duration of the ground motion. Other factors that determine the amount of potential damage from strong seismic ground shaking are the characteristics of the underlying soil and rock, the building materials used, and the workmanship of the structure.

As stated in the City of Capitola's General Plan, Chapter 7: Safety Element, the project site lies in a high seismic shaking hazard area. A Geotechnical Investigation report prepared for the

proposed project by CMAG Engineering, Inc., and dated February 21, 2011, similarly concludes that the project site may be subject to intense ground shaking from an earthquake. The report recommends design parameters for the proposed structures based on the current 2010 California Building Code seismic standards. Impacts due to seismic ground shaking would therefore, be less than significant.

GEO-1 Prior to any construction activity, the project applicant shall incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.

a-iii) Less-than-significant impact with mitigation incorporated. Liquefaction is a process by which water-saturated materials (including soils, sediment, and certain types of volcanic deposits) lose strength and may fail during strong ground shaking. Liquefaction occurs most frequently where unconsolidated sediments and a high water table coincide. In some cases, a complete loss of strength occurs and catastrophic ground failure may result. Factors determining the liquefaction potential are soil type, the level and duration of seismic ground motions, the type and consistency of soils, and the depth to groundwater. During field investigations conducted for the geotechnical investigation report, groundwater was encountered at depths of approximately 8 inches to 8.5 feet below existing grades. Based on the geotechnical investigation report, the project site subsurface soils consist of Lowest Emergent Coastal Terrace Deposits that are susceptible to seismic- induced liquefaction. The geotechnical investigation report recommends concrete slab-on-grade foundation with thickened edge sections for the proposed pump station, over excavation of the native soils and replacement with engineered fill. In addition, the report also recommends subdrain installation on the northern and eastern sides of the pump station prior to site grading. The site plan is may be subject to future modifications based on design-level geotechnical study and project-specific recommendations. Implementation of design recommendations would reduce potential impacts associated with liquefaction to less than significant.

a-iv) Less-than-significant impact with mitigation incorporated. Landslides include many phenomena that involve the downslope displacement and movement of material, either triggered by static (i.e., gravity) or dynamic (i.e., earthquake) forces. The project site is susceptible to liquefaction. The site has sloping topography and seismic activity may result in landslide. Implementation of Mitigation Measure **GEO-1** would reduce potential impacts associated with landslides to less than significant.

b) Less-than-significant impact. Project construction would include grading and earthmoving activities that could potentially result in soil erosion. The proposed disturbance area is less than 1 acre and therefore, would not be subject to National Pollutant Discharge Elimination System (NPDES) Construction Permit. The proposed project would include construction practices used to control runoff, such as silt fences; berms; culvert conduits; limited removal of native

vegetation; temporary vegetation cover; reapplication of topsoil; and maintenance of all onsite erosion control facilities. Once constructed, the project facility would not redirect stormwater runoff or alter drainage patterns in a manner that would cause erosion or loss of topsoil. Therefore, impacts associated with erosion would be less than significant.

c) Less-than-significant impact with mitigation incorporated. See discussion of checklist items a-ii and a-iii, above.

d) Less-than-significant impact with mitigation incorporated. The U.S. Department of Agriculture Natural Resources Conservation Service soils report indicates that Tierra Watsonville and Watsonville Loam soils lie under the project site. These soils have a low shrink/swell potential and are not generally considered expansive. In addition, implementation of Mitigation Measure **GEO-1** would reduce potential impacts associated with landslides to less than significant.

e) No impact. The proposed project does not include the installation of septic tanks or alternative wastewater disposal systems. Thus, no impact associated with alternative wastewater disposal systems would occur.

3.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✓	

Discussion:

a-b) Less-than-significant impact. Gases that trap heat in the atmosphere are often called greenhouse gases. This layer of gases function much the same as glass in a greenhouse in that they both prevent the escape of heat, which is why this effect is known as the "greenhouse effect". Some greenhouse gases such as carbon dioxide occur naturally and are emitted to the atmosphere through natural processes and human activities. Other greenhouse gases (e.g., fluorinated gases) are created and emitted solely through human activities. The principal greenhouse gases that enter the atmosphere because of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6), which are believed to be most responsible for global warming.

CO_2 is the reference gas for climate change because it gets the most attention and is considered the most important of the greenhouse gases (GHGs). To account for the warming potential of GHGs, GHG emissions are often quantified and reported as CO_2 equivalents (CO_2e). Enhancement of the greenhouse effect can occur when concentrations of these gases exceed the natural concentrations in the atmosphere. Of the GHGs noted above, CO_2 and CH_4 are emitted in the greatest quantities from human activities. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas CH_4 primarily results from off-gassing associated with agricultural practices and landfills.

There is widespread international scientific agreement that human caused increases in GHG have and will continue to contribute to global warming, although there is much uncertainty concerning the magnitude and rate of the warming. Some of the potential effects of global warming may include: loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (California Air Resources Board [CARB], 2008a).

In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill No. 32; California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32), which requires the CARB to design and implement emission limits, regulations, and other measures, such that statewide GHG emissions are reduced to 1990 levels by 2020 (representing an approximate 25 percent reduction in emissions). Senate Bill 97 (SB 97) "2007 Statutes, Ch. 185" acknowledges that local agencies must analyze the environmental impact of GHG emissions under CEQA. Furthermore, the bill requires the State Office of Planning and Research (OPR) to develop CEQA guidelines for analyzing and mitigating GHG emissions, which have now been developed in the form of revisions to the CEQA Guidelines, as reflected above by the addition of this topic to the Environmental Review Checklist.

GHG emissions from construction and operations were estimated using the URBEMIS 2007 computer model. URBEMIS only calculates CO_2 emissions and does not account for other GHG emissions such as NO_x and CH_4. However, based on the U.S. Environmental Protection Agency's (USEPA) Inventory of U.S. Greenhouse Gas Emissions and Sinks, CO_2 emissions account for approximately 99 percent of all GHG emissions from diesel fueled construction equipment (USEPA, 2008). Therefore, for the purpose of this analysis, estimated CO_2 emissions are used as a surrogate for total CO_2e emissions.

Construction of the proposed project would include a new pump station and other associated improvements (e.g., water pipeline connections). To be conservative, it was assumed that construction of the project would take 10 months to complete. Construction-related GHG Emissions would be associated with mobile-source exhaust from construction worker commute trips, haul truck trips, and equipment used on site. There is currently no requirement to quantify these GHG emissions and such emissions would be temporary. However, based on modeling results, the construction of the proposed project could result in up to 121.35 metric tons of CO_2e emissions.

Assuming conservatively that a worker visits the site once per day to inspect and maintain the pump station, the maximum annual CO_2e emissions from mobile sources associated with operations would be less than one metric ton per year. Emergency generator testing would generate up to seven tons of CO_2e per year assuming conservatively that the generator would be tested at100 percent load for all 50 test hours. Electricity usage could result in up to 107.1 metric tons of CO_2e per year; however this assumes conservatively that all three pumps would run continuously for the entire year. Even based on these conservative assumptions, maximum annual emissions from operations would be approximately 115.1 metric tons of CO_2e per year. While the MBUAPCD has not adopted GHG thresholds of significance, this level of GHG emissions is far below any of the adopted standards that are available in other Air Districts in California (i.e., Bay Area Air Quality Management District and South Coast Air Quality Management District). Given that the level of GHG emissions is demonstrably low, the proposed project would not be expected to have a significant impact on the environment or to conflict with state plans adopted for the purpose of reducing greenhouse gas emissions. Therefore, the impact is less than significant.

3.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✓	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			✓	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.			✓	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?				✓

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f. For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	
h. 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?			✓	

Discussion:

a-b) Less-than-significant impact. Construction and operation of the proposed project would involve occasional transport and handling of hazardous substances such as diesel fuels, lubricants, solvents, automobile fluids and e-waste. Handling and transport of these materials could result in the exposure of workers to hazardous materials. However, the proposed project would not create a significant hazard to the public or the environment because project construction and operation would comply with applicable federal, State, and local laws pertaining to the safe handling and transport of hazardous materials, including California Division of Occupational Safety and Health Administration (OSHA) requirements.

The proposed pump station may need to be expanded in the future to include installation of additional pumps inside the pump station structure and a permanent 150 kW emergency generator to enable continuous operation. The proposed diesel generator would require diesel storage onsite. Santa Cruz County Environmental Health Services is the "Certified Unified Program Agency" (CUPA) within the geographic boundaries of the County (including all four Cities). CUPA requires preparation of a Hazardous Material Management Plan (HMMP) Short Form for facilities that store liquid materials less than 55 gallons and a HMMP Standard Form for storage of more than 55 gallons. The HMMP would include information on type of material, quantity, method of storage, and location maps. Compliance with this regulation would ensure that impacts are less than significant.

b) Less-than-significant impact. As discussed above, the proposed project would involve the transport and use of hazardous materials, including diesel fuel and other motor lubricants used during construction and operation in small quantities. The use of these substances is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset or accident. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal and State regulations. Applicable regulations include worker operations safety procedures; handling, storage and

exposure requirements; transportation and disposal requirements under a uniform hazardous waste manifest; and documentation procedures. Compliance with these regulations would provide reasonable assurance that human health and the environment are not exposed to hazardous materials. Therefore, impacts would be less than significant.

The proposed pump station may need to be expanded in the future to include installation of additional pumps inside the pump station structure and a permanent 150 kW emergency generator to enable continuous operation. The proposed generator would be diesel operated and would require diesel storage onsite. As indicated in item (a) above, compliance with applicable regulations would ensure that potential impacts are less than significant.

c) Less-than-significant impact. There are no schools located within one-quarter mile of the project site. The closest schools, such as New Brighton Middle School and Montessori School-Santa Cruz are located within 0.5 miles. Operation of the proposed pump station may involve use of some fuel and lubricants for maintenance. Similarly, construction activities would also involve small quantities of diesel fuel, lubricants, and solvents. As discussed in items (a) and (b) above, all operational and construction activities would be subject to state, federal, and local regulations. Therefore, the potential impact is less than significant.

d) Less-than-significant impact. The project site is not listed as an RCRA generator of hazardous wastes according to the EPA's Envirofacts database (EPA 2011). In addition, the project site is not listed on California's Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances List (DTSC 2011) or the EPA's Superfund National Priorities List (EPA 2011). Accordingly, implementation of the project would not create a significant hazard to the public or the environment. This impact would be less than significant.

e-f) No impact. The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip. Watsonville Municipal Airport is the nearest airport located approximately 8.5 miles southeast of the project site. No impacts would occur.

g) Less-than-significant impact. Operational traffic related to the proposed project would be limited to a single roundtrip on weekdays for routine inspection and/or service. Construction activities would be contained onsite and not result in any temporary road closures that may impact emergency access. The impact of the project on emergency response or evacuation plans would be less than significant.

h) Less-than-significant impact. Review of the Draft Fire Hazard Severity Zone (FHSZ) Map for Santa Cruz County (CALFIRE 2007) shows that the project site is located in a high FHSZ for Local Responsibility Area. There may be a fire fuel source-associated with eucalyptus tree groves that border Park Avenue. The project site lies within 300 feet of Park Avenue and the intervening area contains eucalyptus trees. Central Fire Protection District provides fire protection services to the project area. The Fire District requires a 100-foot defensible space around a structure. The proposed project would comply with the Fire District's requirements

regarding clearance for defensible space and for emergency access to the proposed facility. Impacts associated with the hazards of wildfires would be less than significant.

The pumping capacity of the proposed pump station may need to be expanded in the future via installation of additional pumps inside the pump station structure and a permanent 150-kW emergency generator to enable continuous operation. The addition of a diesel generator and attendant fuel storage containment vessel would occur within the proposed site area. No change to the buffers from trees and other fuel sources for wildfires would result. Fuel storage would occur in self-contained enclosures that meet American Society for Testing and Materials standards for protection and handling (i.e., refueling and testing). The impact relative to the hazards of wildfires due to the foreseeable addition to pumping capacity and fuel storage would be less than significant.

3.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?				✓
b. 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)?			✓	
c. 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?				✓
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?			✓	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f. Otherwise substantially degrade water quality?				✓

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g. 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?				✓
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i. 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?				✓
j. Inundation by seiche, tsunami, or mudflow?				✓

Discussion:

a, f) Less-than-significant impact. Project construction would involve earthwork activities such as site preparation, grading, tree removal and excavation. These construction activities would cause disturbance of surface soils which could cause temporary degradation of water quality. The proposed installation of subdrains prior to excavation would de-water the area to be excavated and limit the amount of water exposed to loose, fine soil. The proposed construction would not encompass an area greater than one acre; therefore, the project would not be subject to a General Construction Permit under the NPDES permit program of the federal Clean Water Act. In general, projects that disturb less than one acre would not under typical circumstances be capable of producing significant volumes of sediment-laden stormwater. Sediment control measures would be applied, such as the use of staked straw liners and silt fences to reduce sediment transport off-site. Based on the limited area of earthwork and the use of standard erosion prevention construction practices, impacts would be less than significant.

b) Less-than-significant impact. The proposed project would not result in an increased demand for groundwater resources or otherwise affect such resources. The project site would result in a small amount of new impervious surfaces, but would not affect a substantial hydrological area. The bedrock consists of the raised coastal Purisima Formation sloping to the coast, and provides only a limited opportunity for groundwater recharge. Therefore, it is reasonable to conclude that project-related impacts to a groundwater recharge area would be less than significant.

c-d) Less-than-significant impact. Tannery Gulch is an intermittent drainage centered approximately 200 feet south of the project site. A perennial seep wetland is also located outside the south boundary of the project site. The proposed project would result in no more than 5,000 square-feet of disturbed or graded surfaces during construction and about 2,000 square feet of impervious surface once completed. The project would alter drainage and require subsurface

drainage systems for conveyance to an existing drainage ditch off-site. However, provided proposed subsurface drainage features are maintained, the volume and frequency of changes to subsurface water drainage would not be substantial or have a substantial effect outside of the project area. Additionally, the proposed project would not add a sufficient amount of impervious area and therefore would not substantially change the surface drainage patterns. As such, impacts would be less than significant.

e) Less-than-significant impact. The proposed project would primarily include excavation, backfill, and construction activities. Standard construction practices would be applied in accordance with the City of Capitola Local Coastal Program. The proposed project would not significantly affect the local stormwater runoff flows over the long term due to its limited area of disturbance. Stormwater at the project site would continue to flow to the existing drainages, such as the existing V-ditch, which would discharge eventually to the southwest. Beyond the project site, there would be no significant change from the existing conditions. The project would not contribute substantially to increased runoff or result in flooding offsite. The impact would be less than significant.

g) No impact. The proposed project or future expansion does not include development of housing. Therefore, no impacts would occur.

h-i) No impact. As shown on Panel No. 06087C0352D of the Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Maps, the subject site is located within Flood Zone X, which is identified as an area outside the 100-year floodplain. Therefore, no impacts to this resource would occur.

j) No impact. Pacific Ocean lies less than 0.25 miles south of the project site. Due to its elevation above mean sea level, the City of Capitola General Plan Safety Element does not identify the project site in tsunami inundation zone. No impacts would occur.

3.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				✓
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.				✓

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

Discussion:

a) No impact. The proposed project would not create new lot subdivisions or roadways that would physically divide an established community. No impacts would occur.

b) No impact. The proposed water conveyance project would not require to the District to adhere to local ordinances or regulations; however, the project would comply with the City of Capitola Local Coastal Program's Land Use Plan. Therefore, no impacts would occur.

c) No impact. The proposed project site is not in a habitat conservation plan or natural community conservation plan area. The proposed project would have no impact.

3.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
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?				✓

Discussion:

a-b) No impact. Based on site observations, no mineral extraction activities occur at or near the project site and mineral extraction is not proposed by the District or the City of Capitola. According to the Santa Cruz GIS Mapping Program, the project site has a mineral class of MRZ-4, "areas where available information is inadequate for assignment to any other MRZ". Due to a lack of known mineral resources or plans for mineral exploration, no impact to this resource would occur due to the proposed project.

3.13 NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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?		✓		
b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				✓
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
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 located within the vicinity or a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

Discussion:

a, c-d) Less-than-significant impact with mitigation incorporated. Noise equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady-state sound level containing the same total energy as a time-varying signal over a given sample period. The peak traffic hour Leq is the noise metric used by California Department of Transportation (Caltrans) for traffic noise impact analyzes.

The Day-Night Average Level (Ldn) is the weighted average of the intensity of a sound, with corrections for time of day and averaged over 24 hours. The time of day corrections require the addition of 10 decibels to sound levels at night between 10 p.m. and 7 a.m. While the Community Noise Equivalent Level (CNEL) is similar to the Ldn, it includes an additional 4.77 decibels to sound levels during the evening hours between 7 p.m. and 10 p.m. The additional sound levels during these evening periods, compared with daytime hours, is due to a decrease in the ambient noise levels during the evening and nighttime hours and a corresponding increase in receptor sensitivity to sound. In other words, the sound seems louder in the evening and

nighttime hours and is weighted accordingly. Due to the additional evening penalty, CNEL values are always higher than Ldn values; however the difference is usually within 1 dBA.

Federal, state, and local agencies regulate noise. The EPA establishes a noise goal of 60 decibels (dBA) for outdoor noise and 45 dBA for interior noise for sensitive uses. California State Department of Public Health and General Plan Guidelines indicate that school, library and residential uses are normally acceptable where exterior noise levels are 60 dBA (Ldn/CNEL) or below with conventional construction. Construction of buildings in areas where noise levels are 60-70 dBA is conditionally acceptable with adequate design features incorporated.

The Capitola General Plan Noise Element has adopted noise criteria planning guidelines to assist in evaluating the compatibility of land use proposals. The City's noise level guidelines are specified as Ldn/CNEL for various land use categories and are rated as normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable. The District is exempt from local ordinances; however, mitigation would be implemented by the District to ensure project-related noise levels do not exceed 65 dBA, the noise level that is considered to be normally acceptable. Mitigation measures may include insulating or soundproofing pump and generator enclosures or obtaining noise attenuating exhaust or muffler systems.

Exact construction equipment is unknown at the time of this writing. However, given the nature of the proposed building it can be assumed that construction activities would require the use of typical construction equipment such as dump trucks, scrapers, bulldozers, compactors and front-end loaders. Typical noise levels for these types of equipment measured 50 feet from the source range from 80 dBA to 88 dBA (Federal Transit Authority 2006). The nearest sensitive receptor is a residential development located approximately 300 feet north of the project site. There are also a number of residences located more than 700 feet southeast of the project site.

The construction noise levels would attenuate as the distance increases from the project site due to existing roadway traffic, vegetation or structures. Existing noise on Highway 1 may obscure some of the construction noise. City of Capitola General Plan identifies Highway 1 as one of the primary roadways that generate the most noise in the city reduce construction impacts to less than significant.

Based on a comment on the Draft IS/MND from the CCC (see Appendix D), noise impacts from construction and traffic on New Brighton State Beach, which is located in the vicinity of the project site, were evaluated. The peak camping and visitation season overlaps with the construction period of the proposed project. An aerial map of the New Brighton State Beach campground (California Department of Parks and Recreation 1990) indicates that the closest campsite is approximately 800 feet from the project boundary within which construction activity would occur, and approximately 1,100 feet from Highway 1 road traffic. With respect to this latter distance, and according to Federal Transit Administration (FTA) guidance (FTA 2006), the existing ambient sound environment due to this road traffic source alone is likely to be 50 $dBAL_{eq}$ during the day and 50 $dBAL_{dn}$. Sounds from wind through trees, wave action, and other

existing naturally occurring or man-made sources would add to this estimate of continuous ambient sound level.

While the exact roster of construction equipment is not known, consistent with Bureau of Land Management (BLM) methodology (BLM 2005), one may reasonably assume that only two of the loudest anticipated construction equipment may be operating simultaneously. For this project, the combination of a front-end loader and a dump truck would have a reference sound level of 90 dBA at 50 feet. Using the aforementioned 800 feet value as the distance that the anticipated project construction noise must travel to the nearest campsite, and assuming the wooded riparian vegetation that characterizes the traversed terrain offers acoustically absorptive ground cover with dense foliage, the expected attenuated construction noise level using algorithms from International Organization of Standardization (ISO) 9613-2 (ISO 1996) would be 48 $dBAL_{eq}$. Logarithmically combined with the existing ambient sound level of 50 $dBAL_{eq}$, the resulting 52 $dBAL_{eq}$ is less than a 2 dBA increase over existing ambient and considered a barely perceptible increase by average healthy human hearing. Further, the likelihood of perceiving this increase due to daytime project construction noise would be reduced—perhaps dramatically—by the sounds associated with campsite activities that include operation of portable generators already allowed by New Brighton State Beach campground rules (California Department of Parks and Recreation 1990).

Based on this further analysis of the level of noise exposure within New Brighton Beach State Park, and mitigation proposed to limit noise propagation, adverse effects to campers and other visitors would not occur during the construction period. To help create conditions that are consistent with the construction noise expectation described above, Mitigation Measure NOI-1 would be applied

NOI-1 Construction equipment shall be properly outfitted and maintained with noise-reduction devices to minimize construction-generated noise. Wherever possible, noise generating construction equipment shall be shielded from nearby residences by noise-attenuating buffers, such as structures or trucks. Stationary construction equipment shall be centrally located on site at the greatest distance possible from nearby noise-sensitive receptors.

Operation of the proposed project would generate noise from stationary sources at the project site. The proposed pumps would be enclosed in a concrete masonry structure. In case of power outage, an existing District portable generator would be brought to the site as a temporary power source and not result in permanent noise increase. If the capacity of the pump station is expanded in the future pursuant to approval of the desalination plant, a permanent 150-kW emergency generator to enable continuous, stationary operation. It is anticipated that the emergency generator would be inside a sound attenuation enclosure and would not generate significant noise. Noise generated and perceived outside of the project boundary would have a less-than-significant impact with mitigation incorporated. Since the proposed project would result in one trip per day, new traffic noise would be insignificant. Accordingly, operational noise impacts would be less than significant with NOI – 2 mitigation measures implemented.

NOI – 2 Mitigation measures may include insulating or soundproofing pump and generator enclosures or obtaining equipment manufacturer's noise attenuating exhaust systems.

b) Less-than-significant impact. Temporary construction activities may result in some ground-borne vibration. However, sensitive receptors are more than 300 feet away. Therefore, vibration impacts would be reduced with distance and from intervening roadways and vegetation. Impacts would be less than significant.

e-f) No impact. The proposed project is not located within an airport land use plan or within two miles of a public airport, public use airport, or private airstrip. Watsonville Municipal Airport is the nearest airport located approximately 8.5 miles southeast of the project site. No impacts would occur.

3.14 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 amounts of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

Discussion:

a) Less-than-significant impact. The proposed pump station would be unmanned and would not require additional staff to service and maintain the facility. The proposed project would allow for more efficient transfer of the District's existing water supply, but would not increase the supply available within the District. Therefore, the project would not induce population growth.

The proposed pump station may need to be expanded in the future to include installation of additional pumps inside the pump station structure and a permanent 150-kW emergency generator to enable continuous operation. The transfer of water would be used by the District for alleviating seawater intrusion into its existing aquifer. Additional pumps and a generator would not provide additional water supply that would induce substantial population growth. The impact would be less than significant.

b-c) No impact. The proposed project site is currently undeveloped. The proposed project would not displace existing housing units and would not require replacement housing.

3.15 PUBLIC SERVICES

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i. Fire Protection?				✓
ii. Police Protection?				✓
iii. Schools?				✓
iv. Parks?			✓	
v. Other public facilities?				✓

Discussion:

a) No impact. The proposed pump station would be unmanned and would not result in additional staff or indirect population growth that would result in an increase in the demand for public services. Schools or other public facilities, such as New Brighton Beach State Park, would not be affected. Accordingly, the project would have no impact on public services and would not require new or physically altered facilities.

3.16 RECREATION

Would the Project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities 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?				✓

Discussion:

a-b) No impact. The proposed pump station would be unmanned and would not result in additional staff. The construction and operation of the proposed project would have no impact on recreational facilities, including recreational activities and amenities located in New Brighton Beach State Park beginning over 700 feet to the south.

3.17 TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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?			✓	
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 county 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:

a-b) Less-than-significant impact. The proposed project would not introduce a new or unplanned land use that would result in measureable, long-term changes in traffic patterns. The proposed project would result in one operational trip, four days a week. Traffic related to construction activities would be temporary which would be approximately 10 months. Accordingly, traffic impacts related to level of service would be less than significant.

The pumping capacity of the proposed pump station may need to be expanded in the future via installation of additional pumps inside the pump station structure and a permanent 150-kW emergency generator to enable continuous operation. Additional pumping capacity and diesel generator fuel delivery would not result in substantially greater additional trips. This impact would be less than significant.

c-d) No impact. The proposed project does not include the design or re-design of a transportation network or the alteration of offsite traffic patterns. The proposed project design would not result in outflow or inflow of traffic from the project site that may result in a hazardous transportation condition. No impacts to existing traffic conditions would occur.

The pumping capacity of the proposed pump station may need to be expanded in the future via installation of additional pumps inside the pump station structure and a permanent 150-kW emergency generator to enable continuous operation. Expansion would not result in new traffic patterns. No impacts would occur.

e) No impact. No facilities are proposed as part of the project that would change emergency access to the project site or that would affect access to nearby uses. Because no changes in emergency access or access to nearby uses would occur as a result of the project, there would be no impact associated with emergency vehicle access. The site has direct access to McGregor Drive.

The pumping capacity of the proposed pump station may need to be expanded in the future via installation of additional pumps inside the pump station structure and a permanent 150-kW emergency generator to enable continuous operation. Expansion would not result in new access to the site. No impacts would occur.

f) No impact. The proposed project would have no impacts on demand for alternative transportation or on programs supporting alternative transportation.

The pumping capacity of the proposed pump station may need to be expanded in the future via installation of additional pumps inside the pump station structure and a permanent 150-kW emergency generator to enable continuous operation. Expansion would not conflict with alternate transportation policies. No impacts would occur.

3.18 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
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:

a-b, d-g) No impact. The proposed project would be unmanned. During the operational phase of the proposed project, staff would be at the project site for only a short period of time, usually less than an hour. Therefore, the proposed project would not generate the need for water, wastewater, or solid waste facilities. Any construction debris will be separated, recycled to the extent feasible, and eventually disposed at the designated landfill. No impacts would occur.

c) Less-than-significant impact. The proposed project would result in slightly more impervious surface area than what exists currently. However, the amount of impervious surfaces would be limited to the pump station and adjacent equipment foundations and not require storm water drainage catchments or off-site diversions. The impact would be less than significant.

3.19 MANDATORY FINDINGS OF SIGNIFICANCE

Would the Project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or wildlife community, reduce the number or restrict the range of an endangered, rare or threatened plant or wildlife, or eliminate important examples of the major periods of California history or prehistory?		✓		
b. 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)?			✓	
c. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?		✓		

Discussion:

a) Less-than-significant impact with mitigation incorporated. As evaluated in this IS/MND, the proposed project and potential future expansion would not substantially 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 of animal community; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history of prehistory. Mitigation measures have been included herein to lessen the significance of potential impacts to cultural and biological resources. The applicant has agreed to implement all required mitigation measures; therefore, less than significant impacts would occur (see Appendix E).

b) Less-than-significant impact. As described in the impact analyses in this section of the IS/MND, any potentially significant impacts of the proposed project and potential future expansion would be reduced to less than significant following incorporation of the mitigation measures listed herein. Accordingly, the proposed project and potential future expansion would not otherwise combine with impacts of related development to add considerably to any cumulative impacts in the region, and impacts would be considered less than significant.

c) Less-than-significant impact with mitigation incorporated. The proposed project and potential future expansion would not directly or indirectly cause environmental effects that would cause substantial adverse effects on human beings. All potential effects of the proposed project are identified as less than significant. The impact analysis included in this IS/MND indicates that for all other resource areas, the proposed project and potential future expansion would either have no impact, less-than-significant impacts, or for impacts that would not affect human beings, less-than-significant impacts with mitigation incorporated.

4.1 REFERENCES

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Appendix A Summary Report for Annual Emissions

Appendix A

Urbemis 2007 Version 9.2.4

Summary Report for Annual Emissions (Tons/Year)

File Name:

Project Name: Capitola Booster Pump Station

Project Location: Santa Cruz County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2012 TOTALS (tons/year unmitigated)	0.03	0.25	0.15	0.00	0.01	0.01	0.03	0.00	0.01	0.01	27.05
2013 TOTALS (tons/year unmitigated)	0.15	0.74	0.51	0.00	0.01	0.04	0.05	0.00	0.04	0.04	94.30

Assumptions:

Santa Cruz County

0.23 Acres of land - from project description.

Light industrial land use in URBEMIS.

Construction begins late 2012 and ends in 2013.

Construction phasing (light grading, paving, building construction, and coating) URBEMIS default.

Equipment list - Urbemis Default

Pump Electricity Consumption and Indirect GHG Emissions							
No. of Pumps	Energy Usage (hp)	Energy Usage (kw)	Total Energy Usage (kw)	Hours/Year	kWHours/Year	PG&E EF (MT CO2/MWH)	MT CO2/Year
3	20	15	45	8760	391940	0.205	80.35
4	20	15	60	8760	522586	0.205	107.13

Generator (natural gas)

150 kW — 26 MMBtu/Year — 34 MMBtu/Year

50 Hours/Year — 75% Conversion Efficiency

Emission factors (lb/Mmbtu)							
Nox	CO	SO2	Methane	VOC	PM10	PM2.5	CO2
4.08	0.317	5.88E-04	1.25	1.18E-01	7.71E-05	7.71E-05	1.10E+02
Emissions (lbs/year)							
Nox	CO	SO2	Methane	VOC	PM10	PM2.5	CO2
139	11	0.02	43	4.0	0.003	0.003	3753
Emissions (tons/year)							
Nox	CO	SO2	Methane	VOC	PM10	PM2.5	CO2
0.070	0.005	0.00001	0.021	0.002	0.000001	0.000001	1.88

CO2e (Metric Tons/Year)	2.11
Total CO2e 3 Pumps	82.46
Total CO2e 4 Pumps	109.24

Emission factors from :

http://www.pge.com/includes/docs/pdfs/shared/environment/calculator/pge_ghg_emission_factor_info_sheet.pdf
http://www.epa.gov/ttn/chief/ap42/ch03/final/c03s02.pdf

Generator (Diesel)

Emissions (tons/year)							
Nox	CO	SO2	Methane	VOC	PM10	PM2.5	CO2
0.029	0.007	0.000	-	0.002	0.001	0.001	3.45

CO2e (Metric Tons/Year)	3.13
Total CO2e 3 Pumps	83.48
Total CO2e 4 Pumps	110.26

1/16/2012 11:17:24 AM

Urbemis 2007 Version 9.2.4

Detail Report for Annual Construction Unmitigated Emissions (Tons/Year)

File Name:

Project Name: Generator

Project Location: Santa Cruz County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES (Annual Tons Per Year, Unmitigated)

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10 Total	PM2.5 Dust	PM2.5 Exhaust	PM2.5 Total	CO2
2012	0.00	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.45
Building 01/01/2012-01/08/2012	0.00	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.45
Building Off Road Diesel	0.00	0.03	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.45
Building Vendor Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Assumptions

Phase: Building Construction 1/1/2012 - 1/8/2012 - Default Architectural Coating Description

Off-Road Equipment:

1 Generator Sets (201 hp) operating at a 0.74 load factor for 10 hours per day

Appendix B-1 Vascular Plants of McGregor Drive Pump Station Study Area

Appendix B-1
Vascular Plants of McGregor Drive Pump Station Study Area

Family	Scientific Name	Common Name	Life history	Status
Anacardiaceae	*Toxicodendron diversilobum*	Pacific poison oak	shrub	native
Asteraceae	*Ageratina adenophora*	ageratina	perennial	non-native
Asteraceae	*Aster chilensis*	California aster	perennial	native
Asteraceae	*Baccharis pilularis*	coyote brush	shrub	native
Asteraceae	*Carduus pycnocephalus*	Italian thistle	annual	Cal-IPC Moderate
Asteraceae	*Cirsium vulgare*	bull thistle	biennial	non-native
Asteraceae	*Conyza canadensis*	Canada horseweed	annual	native
Asteraceae	*Delairea odorata*	Cape ivy	perennial	Cal-IPC High
Asteraceae	*Gnaphalium luteo-album*	weedy cudweed	annual	non-native
Asteraceae	*Hypochaeris radicata*	hairy cat's ear	annual	Cal-IPC Limited
Asteraceae	*Picris echioides*	bristly ox-tongue	annual	Cal-IPC Limited
Asteraceae	*Sonchus asper*	spiny sowthistle	annual	non-native
Asteraceae	*Sonchus oleraceus*	common sowthistle	annual	non-native
Boraginaceae	*Myosotis discolor*	forget-me-not	annual	non-native
Brassicaceae	*Raphanus sativus*	charlock raddish	biennial	Cal-IPC Limited
Caprifoliaceae	*Lonicera hispidula*	honeysuckle	vine	native
Caryophyllaceae	*Kickxia spuria*	fluellin	annual	non-native
Convolvulaceae	*Convolvulus arvensis*	field bindweed	perennial	non-native
Cyperaceae	*Cyperus eragrostis*	umbrella sedge	perennial	native
Dennstaedtiaceae	*Pteridium aquilinum*	bracken fern	perennial	native
Dryopteridaceae	*Dryopteris arguta*	wood fern	perennial	native
Dryopteridaceae	*Polystichum munitum*	sword fern	perennial	native
Equisetaceae	*Equisetum arvense*	common horsetail	perennial	native
Fabaceae	*Genista monspessulana*	French broom	shrub	Cal-IPC High
Fabaceae	*Trifolium angustifolium*	narrowleaf crimson clover	annual	non-native
Fagaceae	*Quercus agrifolia*	coast live oak	tree	native
Juncaceae	*Juncus effusus*	Pacific rush	perennial	native
Lamiaceae	*Mentha pulegium*	pennyroyal	perennial	non-native
Lythraceae	*Lythrum hyssopifolium*	hyssop loosetrife	annual	Cal-IPC Moderate
Myrtaceae	*Eucalyptus globulus*	blue gum	tree	Cal-IPC Moderate
Onagraceae	*Epilobium ciliatum*	fireweed	annual	native
Pinaceae	*Pinus radiata*	Monterey pine	tree	horticultural
Poaceae	*Bromus hordeaceus*	soft brome	annual	Cal-IPC Limited
Poaceae	*Cynosorus echinatus*	dogstail grass	annual	non-native

Appendix B-2 California Department of Fish & Game Natural Diversity Database

Appendix B-2 California Department of Fish and Game
Natural Diversity Database
Selected Elements by Common Name - Portrait
Soquel Quadrangle for McGregor Pump Station

	Common Name/Scientific Name	Element Code	Federal Status	State Status	GRank	SRank	CDFG or CNPS
1	California linderiella *Linderiella occidentalis*	ICBRA06010			G3	S2S3	
2	Dudley's lousewort *Pedicularis dudleyi*	PDSCR1K0D0		Rare	G2	S2.2	1B.2
3	Ohlone tiger beetle *Cicindela ohlone*	IICOL026L0	Endangered		G1	S1	
4	Santa Cruz clover *Trifolium buckwestiorum*	PDFAB402W0			G1	S1.1	1B.1
5	Santa Cruz long-toed salamander *Ambystoma macrodactylum croceum*	AAAAA01082	Endangered	Endangered	G5T1	S1	
6	Santa Cruz tarplant *Holocarpha macradenia*	PDAST4X020	Threatened	Endangered	G1	S1.1	1B.1
7	Zayante band-winged grasshopper *Trimerotropis infantilis*	IIORT36030	Endangered		G1	S1	
8	foothill yellow-legged frog *Rana boylii*	AAABH01050			G3	S2S3	SC
9	mimic tryonia (=California brackishwater snail) *Tryonia imitator*	IMGASJ7040			G2G3	S2S3	
10	monarch butterfly *Danaus plexippus*	IILEPP2010			G5	S3	
11	pallid bat *Antrozous pallidus*	AMACC10010			G5	S3	SC
12	robust spineflower *Chorizanthe robusta var. robusta*	PDPGN040Q2	Endangered		G2T1	S1	1B.1
13	steelhead - central California coast DPS *Oncorhynchus mykiss irideus*	AFCHA0209G	Threatened		G5T2Q	S2	
14	tidewater goby *Eucyclogobius newberryi*	AFCQN04010	Endangered		G3	S2S3	SC
15	western pond turtle *Emys marmorata*	ARAAD02030			G3G4	S3	SC
16	white-rayed pentachaeta *Pentachaeta bellidiflora*	PDAST6X030	Endangered	Endangered	G1	S1	1B.1
17	woodland woollythreads *Monolopia gracilens*	PDAST6G010			G2G3	S2S3	1B.2

Appendix B-3 List of Regionally Occurring Special-Status Species

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period
LISTED AND PROPOSED SPECIES				
Invertebrates				
Ohlone tiger beetle (*Cicindela ohlone*)	FE/--/--	Remnant native grasslands with California oatgrass and purple needlegrass. Substrate is poorly-drained clay or sandy clay over Santa Cruz mudstone parent material.	None. No suitable habitat present in the study area.	December-May
Zayante band-winged grasshopper (*Trimerotropis infantilis*)	FE/--/--	Restricted to sandhill parkland, especially ridges and hills within the Zayante sandhills portion of the Santa Cruz Mountains.	None. No suitable habitat present in the study area.	May-October
Amphibians				
California red-legged frog *(Rana draytonii)*	FT/CSC/--	Lowlands & foothills in or near permanent sources of deep water with dense, shrubby, or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to refugia habitat.	Low. No potential breeding habitat in the project area. Species not observed during current biological survey. Species not known from New Brighton State Beach or Tannery Gulch. Riparian areas and surrounding forest terrestrial communities may provide limited refugia and dispersal habitat. The closest known population is approximately six miles southeast.	April-October

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period
Santa Cruz long-toed salamander (*Ambystoma macrodactylum croceum*)	FE/CE/--	Inhabits seasonal pond at Valencia Lagoon in Aptos, and elsewhere in Monterey County, for breeding and adjacent upland scrub and woodland areas during the nonbreeding season. Adult Santa Cruz long-toed salamanders leave their upland chaparral and woodland summer retreats at the onset of the rainy season in mid- to late-November or December, and begin their annual nocturnal migration to the breeding pond.	None. Limited potential upland foraging habitat present in study area. No breeding habitat. The species is highly restricted in distribution.	October--March
Birds				
Marbled murrelet (*Brachyramphus marmoratus marmoratus*)	FT/--/--	Nests on mossy upper branches of old growth or large stature coast redwood and Douglas-fir trees. Forages on ocean.	None. No habitat occurs in the study area.	March-August
Yellow-billed cuckoo (*Coccyzus americanus*)	FC/--/--	Riparian thickets, woodlands and forests. Feeds on insects, caterpillars and seeds.	Low. Limited woodland habitat adjacent to a riparian area is in the study area. Species is not known from the area.	Summer and fall, winters in South America
Southwestern willow flycatcher (*Empidonax traillii extimus*)	FE/CSC/--	Riparian thickets, woodlands and forests. Feeds on insects, caterpillars and seeds.	Low. Limited woodland habitat adjacent to a riparian area is in the study area. Species is not known from the area.	
Western snowy plover (*Charadrius alexandrines nivosus*)	FT/CSC/--	Sandy foredunes, gravel flats and beaches near ocean or water in coastal and inland California and Great Basin standing waters.	None. The project area lacks potential habitat for this species.	Breeding March to September
California least tern (*Sterna antillarum browni*)	FE/--/--	Forages by diving for fish in the ocean and estuaries. Nesting sites usually open tidal flat or beach. Winters off Pacific coast of South America.	None. No habitat occurs in the project area.	April-August

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period
Least Bell's vireo (*Vireo bellii pusillus*)	FE/CE/--	Forages and nests in riparian thickets and forests, often along streams with willow, mulefat or cottonwood.	Low. Limited potential foraging habitat and no nesting habitat in study area. Species not known from project area.	March to September
Fish				
Tidewater goby (*Eucyclogobius newberryi*)	FE/CSC/--	Flowing often estuarine waters near coast in California.	None. No potential habitat in study area.	Year-round
Coho salmon (*Oncorhynchus kisutch*)	FE/--/--	Coastal streams with good cover, cool, clear water. Federal listing refers to runs in coastal basins of Central California.	None. The species is known from the San Lorenzo River in the study area, but the River will not be affected by the project.	Year-round
Steelhead central California coast ESU (*Oncorhynchus mykiss irideus*)	FT/--/--	Coastal streams with good cover, cool, clear water.	None. No habitat occurs in or near the project area.	Fall-run
Plants				
Marsh sandwort (*Arenaria paludicola*)	FE/CE/1B.1	Marshes and swamps, freshwater and brackish in sandy openings.	Low. Potential marsh habitat in project area but. species is restricted in range, and not observed during current surveys in project area.	May-August
Monterey spineflower (*Chorizanthe pungens* var. *pungens*)	FT/--/1B.1	Chaparral, woodland, coastal dunes, coastal scrub, grassland, often sandy sites.	Unlikely. Species not observed during current survey. No potential suitable habitat in project area.	April-June
Scotts Valley spineflower (*Chorizanthe robusta* var. *hartwegii*)	FE/--/1B.1	Sandy meadows and seeps, mudstone and Purisima outcrop grasslands.	Low. Species not observed during current survey. Species is restricted in range and project site has marginal potential habitat.	April-July

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period
Robust spineflower (*Chorizanthe robusta* var. *robusta*)	FE/--/1B.1	Maritime chaparral, woodland openings or sandy coastal dunes and scrub.	Low. Species not observed during current or previous survey efforts. Limited poor quality potential habitat in project area. Species is known from 1.8 miles northwest of project area.	April-September
Plants (cont)				
Santa Cruz tarplant (*Holocarpha macradenia*)	FT/CE/1B.1	Coastal prairie, coastal scrub, grasslands, often on sandy clay.	Low. Poor potential habitat. Species restricted in range, not observed during current survey in project area.	June-October
White-rayed Pentachaeta (*Pentachaeta bellidiflora*)	FE/CE/1B.1	Oak woodland and grassland, often on serpentinite.	None. Poor potential habitat. Species restricted in range, not observed during current or previous surveys in project area.	March-May
San Francisco popcorn flower (*Plagiobothrys diffusus*)	--/CE/1B.1	Coastal prairie and grasslands.	Unlikely. Limited marginal potential habitat in study area. Species not observed during current survey effort. Species known from population in coastal meadow approximately 1..3 miles north of project area.	March-June
Scotts Valley polygonum (*Polygonum hickmanii*)	FE/CE/1B.1	Known from two occurrences in grasslands on mudstone and sandstone near Scotts Valley	None. No potential habitat. Species restricted in range, not observed during current or previous surveys in project area.	May-October

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period
CANDIDATE AND OTHER SPECIAL-STATUS SPECIES				
Invertebrates				
Monarch butterfly (roosting habitat) (*Danaus plexippus*)	--/--/--	Spring and summer, the monarch butterfly's habitat is open fields and meadows with milkweed. In winter it can be found on the coast of central and southern California, often roosting in wind-protected Eucalyptus groves or pine or cypress trees, and at high altitudes in central Mexico.	Low. A previous monarch roost site is known from approximately 700 feet southeast of project area in New Brighton Beach State Park. Individuals of the species may disperse through project area. While the species is not listed by the USFWS or CDFG, California law (AB 167) recognizes monarch butterfly over-wintering colonies as "special resources" in California. CDFG lists monarch butterfly winter roost sites as sensitive habitats. No roost sites or monarch butterflies observed in the study area during the current survey.	February-November
Reptiles				
Western Pond Turtle (*Emys marmorata*)	--/CSC/--	A thoroughly aquatic turtle of ponds, marshes, rivers, streams, and irrigation ditches with aquatic vegetation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat for egg laying.	Low. No potential creek or pond habitat in the study area. Species not known from intermittent Tannery Gulch. Closest occurrence 1.4 miles northwest in Soquel Creek.	Year -round

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period
Amphibians				
Foothill yellow-legged frog *(Rana boylii)*	--/CSC/--	Fast-moving rivers and streams in chaparral, forests, and woodlands. Partly shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Require cobble-sized substrate for egg-laying preferably where water is calmer. Need at least 15 weeks to metamorphose.	Low. No appropriate stream habitat occurs in or immediately adjacent to the project area. The species is not known from these areas but the species is known from two occurrences 1.7 miles northwest of the project area.	February-September
Birds				
Tri-color blackbird (nesting colony) (*Agelaius tricolor*)	--/CSC/--	Nests in colonies within vicinity of fresh water/ marshy areas. Colonies prefer heavy growths of cattails and tules.	Unlikely. No nesting habitat for this species occurs in the project area. The species was not observed during current survey.	Year-round
Cooper's hawk (*Accipiter cooperii*)	**--/CP/--**	**Male establishes a territory of 1-2 miles in patchy deciduous and coniferous woods. Nest sites are found on forest edges, near agricultural lands, fields, and forest clearings. They feed in open areas and woodlots away from the nest site.**	**Medium. Potential nesting and foraging habitat present in the project area near riparian forest and the species is known from nearby occurrences.**	**Year-round**
Great blue heron (rookery) (*Ardea herodias*)	--/CSC/--	Marsh, swamp, wetlands, and open fields. Commonly found on shore near shallow water.	Low. Limited potential foraging habitat for this species in the project area. No rookery sites observed in project area during current survey.	Year-round
Birds (cont)				
burrowing owl (Athene cunicularia)	--/CSC/--	Inhabits open, dry annual or perennial grasslands, deserts & scrublands characterized by low-growing vegetation. Often uses ground squirrel burrows for nesting.	None. No potential nesting or foraging habitat observed in study area. Species not observed during current survey.	Year-round

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period
Northern harrier *(Circus cyaneus)*	**--/CSC**	**Nests in freshwater and saltwater marshes and grasslands; forages in grasslands, agricultural fields, and marshes.**	**Medium. Potential foraging habitat in project area. Species not observed or known to nest in study area.**	**Year-round**
White-tailed kite (*Elanus leucurus)*	**--/CP/--**	**Nests in dense oak, willow, or other tree stands near open grassland meadows, farmlands, and emergent wetlands.**	**Medium. Potential foraging habitat in project area adjacent to Tannery Gulch riparian corridor. Species not observed or known to nest in study area.**	**Year-round**
Saltmarsh common yellow throat *(Geothlypis trichas sinuosa)*	--/CSC/--	Brackish and freshwater marshes surrounding northern and southern San Francisco Bay Area. Associated with stands of tall wetland vegetation.	Unlikely, known breeding range extends to northern edge of Santa Cruz County, outside project area. No habitat occurs in project area.	Year-round
Loggerhead shrike (*Lanius ludovicianus*)	**--/CSC/--**	**Nests in dense shrubs and brush near open foraging areas such as grasslands.**	**Medium. The species has potential to occur in the study area.**	**Year-round**
Mammals				
Pallid bat (*Antrozous pallidus*)	--/CSC/--	Roosts in rock crevices, caves, mine shafts, under bridges, in buildings and tree hollows.	Low. Limited potential roosting habitat in trees is within project area.	Year-round
Santa Cruz kangaroo rat (*Dipodomys venustus venustus*)	--/CSC/--	Restricted to sand chaparral habitats of sandhill parkland in Santa Cruz County.	None. The closest known occurrence of this species is 5.4 miles northeast of the project area. Appropriate habitat is absent in the study area.	Year-round
San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*)	**--/CSC/--**	**Upland forest and woodland areas in San Mateo and Santa Cruz counties.**	**Medium. No woodrat nests were observed in during the current survey however potential habitat for the species is located within the project area.**	**Year-round**
Mammals (cont)				

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period
American badger (*Taxidea taxus*)	--/CSC/--	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Need sufficient food, friable soils, and open, uncultivated ground. Prey on burrowing rodents. Dig burrows.	Unlikely, suitable habitat is absent from the study area. The study area lies within an urbanized area with limited access to suitable prey species.	Year-round
Candidate and Special-Status Plants				
Bent-flowered fiddleneck (*Amsinckia lunaris*)	--/--/1B.2	Coastal bluff scrub, woodlands and grasslands	Low. Limited marginal potential habitat in the study area. Species not observed during current survey.	March-June
Coast rock cress (*Arabis blepharophylla*)	--/--/4.3	Rocky sites in broadleaf forest, coastal scrub and coastal prairie.	None. No potential habitat in the study area. Species not observed during current survey effort.	February-May
Anderson's manzanita (*Arctostaphylos andersonii*)	--/--/1B.2	Broadleaf forests, chaparral, and openings and edges of coniferous forests, especially in the Santa Cruz Mountains of Santa Clara, San Mateo and Santa Cruz counties.	None. Species not observed during current survey. Species is known from population 2.6 miles northeast of project area.	November-May
Schreiber's manzanita (*Arctostaphylos glutinosa*)	--/--/1B.2	Closed cone coniferous forests and chaparral on diatomaceous shale (The Chalks)	None. No potential habitat in the study area. Species not observed during current survey.	March-April
Ohlone manzanita (*Arctostaphylos ohloneana*)	--/--/1B.1	Closed cone coniferous forests and coastal scrub on siliceous shale.	None. No potential habitat in the study area. Species not observed during current survey.	February-March
Pajaro manzanita (*Arctostaphylos pajaroensis*)	--/--/1B.1	Sandy chaparral.	None. No potential habitat in the study area. Species not observed during current survey.	December-March
Bonny Doon manzanita (*Arctostaphylos silvicola*)	--/--/1B.2	Closed cone coniferous forest, chaparral and coniferous forests on inland marine sands.	None. No potential habitat in the study area. Species not observed during current survey.	February-March

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period
Marsh sandwort (*Arenaria paludicola*)	**--/--/1B.1**	**Freshwater and brackish marshes and swamps in sandy openings.**	**Medium. Potential non-sandy habitat in freshwater wetland of the study area. Species not observed during current survey.**	**May-August**
Candidate and Special-Status Plants (cont)				
Large-flowered mariposa lily (*Calochortus uniflorus*)	--/--/4.2	Coastal prairie, coastal scrub, seeps and grassland.	Low. Project area has low quality potential habitat. Species not observed during current survey.	April-June
Swamp harebell (*Campanula californica*)	--/--/1B.2	Bogs and fens, closed-cone coniferous forest, coastal prairie, marshes and swamps, wet sites.	Low. Potential habitat in study area. Species not observed during current survey.	June-October
Bristly sedge (*Carex comosa*)	--/--/2.1	Coastal prairie, marshes, swamps, lake margins and grassland.	Low. Species not observed during current survey effort.	May-September
Deceiving sedge (*Carex saliniformis*)	--/--/1B.2	Coastal prairie, coastal scrub, seeps, marshes and swamps, including coastal salt	Low. Species not observed during current survey effort.	June-July
Johnny-nip (*Castilleja ambigua* ssp. *ambigua*)	**--/--/4.2**	**Coastal scrub and bluff scrub, coastal prairie, swamps and marshes, vernal pool edges and grassland.**	**Medium. Project area has low quality potential habitat. Species not observed during current survey effort.**	**March-August**
San Francisco Collinsia (*Collinsia multicolor*)	--/--/1B.2	Closed-cone coniferous forests, coastal scrub, sometimes on serpentinite.	Low. No potential suitable habitat in the study area. Species not observed during current survey.	March-May
California bottle-brush grass (*Elymus californicus*)	--/--/4.3	Woodland, broadleaf forest, coniferous forest, riparian woodland.	Unlikely. Project area has low quality potential habitat. Species not observed during current survey effort.	May-August
Ben Lomond buckwheat (*Eriogonum nudum* var. *decurrens*)	--/--/1B.1	Sandy chaparral, woodland, and maritime ponderosa pine sandhills.	None. No potential suitable habitat in the study area. Species not observed during current survey effort.	June-October

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period
Candidate and Special-Status Plants (cont)				
San Francisco gumplant (*Grindelia hirsutula* var. *maritima*)	--/--/1B.2	Coastal bluff scrub and grasslands on sandy or serpentinite soils.	None. No potential suitable habitat in the study area. Species not observed during current survey effort.	June-September
Loma Prieta hoita (*Hoita strobilina*)	--/--/1B.1	Chaparral, woodlands and riparian woodlands, usually on seasonally wet serpentinite locations.	Unlikely. Limited potential habitat in study area. No serpentinite occurs in study area. Species not observed during current survey.	May-July
Kellogg's horkelia (*Horkelia cuneata* ssp. *sericea*)	--/--/1B.1	Closed-cone coniferous forest, maritime chaparral, coastal dunes and coastal scrub, sandy or gravelly openings.	None. No potential suitable habitat in the study area. Species not observed during current survey.	April-September
Pt. Reyes Horkelia (*Horkelia marinensis*)	--/--/1B.2	Coastal dunes, coastal prairie, coastal scrub, sandy sites.	Unlikely. Limited marginal potential habitat in study area. Species not observed during current survey.	May-September
Large-flowered leptosiphon (*Leptosiphon grandiflorus*)	--/--/4.2	Coastal scrub, coastal prairie, coastal dunes, grassland, often on sandy sites.	Unlikely. Limited marginal potential habitat in study area. Species not observed during current survey.	April-August
Smooth lessingia *(Lessingia micradenia* var. *glabrata*)	--/--/1B.2	Serpentinite chaparral, woodland, often along ditches or roadsides.	None. No potential suitable serpentinite habitat in the study area. Species not observed during current survey.	July-November
Arcuate bush-mallow (*Malacothamnus arcuatus*)	--/--/1B.2	Chaparral and woodland.	Unlikely. Limited marginal potential habitat in study area. Species not observed during current survey.	April-September
Candidate and Special-Status Plants (cont)				
Marsh microseris (*Microseris paludosa*)	**--/--/1B.2**	**Closed-cone coniferous forest, woodland, coastal scrub, and grassland.**	**Medium, woodland potential habitat in project area. Species not observed during current survey outside bloom period.**	**April-June**

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period
Woodland woolythreads (*Monolopia gracilens*)	--/--/1B.2	Broadleaf forest and coniferous forest openings, woodland, and grassland, on serpentine.	Low. No potential suitable serpentinite habitat in the study area. Species not observed during current survey outside bloom period.	March-July
Dudley's lousewort (*Pedicularis dudleyi*)	--/CR/1B.2	Maritime chaparral, woodland, coniferous forest.	Low. Limited potential suitable habitat in the study area. Species not observed during current survey effort outside bloom period. Species is known from 1.3 miles southeast near Aptos Creek and Mangels Creek.	April-June
Santa Cruz Mountains beardtongue (*Penstemon rattanii* var. *kleei*)	--/--/1B.2	Chaparral, coniferous forest.	None. No potential suitable habitat in the study area. Species not observed during current survey.	May-June
Monterey Pine (*Pinus radiata*)	--/--/1B.1	Known from three native populations: Monterey Peninsula, Ano Nuevo and Waddell Creek in Santa Cruz County and Cambria in San Luis Obispo County.	None. No potential suitable habitat in the study area. Species not observed during current survey.	Year-round
White-flowered rein orchid (*Piperia candida*)	--/--/1B.2	Broadleaf forest and coniferous forest, sometimes on serpentinite.	Low. Limited marginal potential habitat in the study area. Species not observed during current survey.	May-September
Choris's popcorn flower (*Plagiobothrys chorisianus* var. *chorisianus*)	--/--/1B.2	At least seasonally wet sites of chaparral, coastal prairie and coastal scrub below 600 feet elevation.	Unlikely. Limited marginal potential habitat in study area. Species not observed during current survey outside bloom period.	March-June
Candidate and Special-Status Plants (cont)				
Pine rose (*Rosa pinetorum*)	--/--/1B.2	Closed-cone coniferous forest.	None. No potential suitable habitat in the study area. Species not observed during current survey.	May-July

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period
Maple-leaved checkerbloom (*Sidalcea malachroides*)	--/--/4.2	Broadleaf forest, coastal prairie, coastal scrub, coniferous forest, riparian woodlands, often in disturbed areas.	Unlikely. Potential habitat in study area. Species not observed during current survey.	April-August
San Francisco campion (*Silene verecunda* ssp. *verecunda*)	--/--/1B.2	Coastal bluff scrub, chaparral, coastal prairie and grassland, sandy or rocky sites.	Unlikely. No potential habitat in study area. Species not observed during current survey outside bloom period.	March-June
Santa Cruz microseris (*Stebbinsoseris decipiens*)	--/--/1B.2	Broadleaf forest, closed-cone coniferous forest, chaparral, coastal prairie, grassland, coastal scrub, sometimes on serpentinite.	Unlikely. Limited marginal potential habitat in study area. Species not observed during current survey outside bloom period.	April-May
Santa Cruz clover (*Trifolium buckwestiorum*)	--/--/1B.1	Broadleaf forest, woodland, coastal prairie, on gravelly margins.	Unlikely. Though species is known from 1.9 miles northwest of the project area, limited marginal potential habitat in study area. Species not observed during current survey.	April-October
Sensitive Natural Communities				
Coastal and Valley Freshwater Marsh	**--/S2.1/--**	**Coastal freshwater marshes are important wildlife habitats and are increasingly rare in the California landscape.**	**High, a perennial seep wetland dominated by Pacific rush and other wetland plant species occurs in one portion of the study area which could be impacted by the project and represents a form of coastal freshwater marsh habitat.**	**Year-round**

Appendix B-3 - List of Regionally Occurring Special-Status Species

Species	Listing Status Federal/ State/ CNPS Listing	General Habitat	Potential for Impact	Period of Identification/ Blooming Period

United States Fish and Wildlife Service classifications:

FE = Species in danger of extinction throughout all or significant portion of its range.
FT = Species likely to become endangered within foreseeable future throughout all or significant portion of its range.
PE = Species proposed endangered.
PT = Species proposed threatened.
FC = Candidate information now available indicates that listing may be appropriate with supporting data currently on file.
FSC = Species of concern.

California Department of Fish and Game classifications:

CE = State listed as endangered. Species who's continued existence in California is jeopardized.
CT = State listed as threatened. Species, although not presently threatened with extinction, may become endangered in the foreseeable future.
CR = State listed as rare. Plant species, although not presently threatened with extinction, may become endangered in the foreseeable future.
CSC = California species of special concern. Animal species with California breeding populations that may face extinction in the near future.
CP = Fully protected by the State of California under Section 3511 and 4700 of the CDFG Code.

California Native Plant Society classifications:

List 1A = Plants that are presumed extinct in California.
List 1B = Plants that are Rare, Threatened, or Endangered in California and elsewhere.
List 2 = Plants that are Rare, Threatened or Endangered in California but more common elsewhere.
List 3 = Plants for which more information is needed.
List 4 = Plants of limited distribution.

SOURCE: CDFG, 2011; CNPS, 2011; USFWS, 2011

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Appendix B-4 List of Plant Species with the Potential to be found on the Project Site

Boraginaceae	*Amsinckia lunaris*	Bent-flowered fiddleneck

Life Form: perennial herb
Status: 1B.2
Ecology: Coastal bluff scrub, woodlands and grasslands
Potential: Low
Flowering time: March-June

Caryophyllaceae	*Arenaria paludicola*	Marsh sandwort

Life Form: Perennial herb
Status: Federally Endangered, State Endangered, CNPS 1B.1
Ecology: Freshwater and brackish marshes and swamps in sandy openings

Potential: Medium.
Flowering time: May-August

Liliaceae	*Calochortus uniflorus*	Large-flowered mariposa lily


Life Form: Perennial herb
Status: CNPS 4.2
Ecology: Coastal prairie, coastal scrub, seeps, and grassland
Potential: Low
Flowering time: April-June

Campanulaceae	*Campanula californica*	Swamp harebell


Life Form: Perennial herb
Status: CNPS 1B.2
Ecology: Bogs and fens, closed-cone coniferous forest, coastal prairie, marshes and swamps, wet sites
Potential: Low
Flowering time: June-October

Cyperaceae	*Carex comosa*	Bristly sedge


Life Form: Perennial herb
Status: CNPS 2.1
Ecology: Coastal prairie, marshes, swamps, lake margins, wet sites.
Potential: Low
Flowering time: May-September

Cyperaceae	*Carex saliniformis*	Deceiving sedge


Life Form: Perennial herb
Status: CNPS 1B.2
Ecology: Coastal prairie, coastal scrub, seeps, marshes and swamps, including coastal salt marsh
Potential: Low
Flowering time: June-July

Orobanchaceae	*Castilleja ambigua* ssp. *ambigua*	Johnny nip


Life Form: Annual herb
Status: CNPS 4.2
Ecology: Coastal scrub and prairie, bluff scrub, swamps and marshes, vernal pools, grassland
Potential: Medium
Flowering time: March-August

Plantaginaceae	*Collinsia multicolor*	San Francisco collinsia


Life Form: Annual herb
Status: CNPS 1B.2
Ecology: Closed-cone coniferous forests, coastal scrub, sometimes on serpentine
Potential: Low
Flowering time: March-May

Poaceae	*Elymus californicus*	California bottle-brush grass


Life Form: Annual herb
Status: CNPS 4.3
Ecology: Woodland, broadleaf forest, coniferous forest, riparian woodland
Potential: Low
Flowering time: May-August

Polygonaceae	*Eriogonum nudum* var. *decurrens*	Loma Prieta Hoita


Life Form: Perennial herb
Status: CNPS 1B.1
Ecology: Sandy chaparral, woodland, and maritime ponderosa pine sandhills
Potential: Low
Flowering time: June-October

Fabaceae	*Hoita strobilina*	Loma Prieta hoita

Life Form: Perennial herb
Status: CNPS 1B.1
Ecology: Chaparral, woodlands and riparian woodlands, usually on seasonally wet serpentine locations
Potential: Low
Flowering time: May-July

Rosaceae	*Horkelia marinensis*	Pt. Reyes Horkelia

Life Form: Perennial herb
Status: CNPS 1B.2
Ecology: Coastal dunes, coastal prairie, coastal scrub, sandy sites
Potential: Low
Flowering time: May-September

Polemoniaceae	*Leptosiphon grandiflorus*	Large-flowered leptosiphon

Life Form: annual herb
Status: CNPS 4.2
Ecology: Coastal scrub, coastal prairie, coastal dunes, grassland, often on sandy sites
Potential: Low
Flowering time: April-August

Malvaceae	*Malacothamnus arcuatus*	Arcuate bush mallow

Life Form: shrub
Status: CNPS 1B.2
Ecology: Chaparral, woodland
Potential: Low
Flowering time: April-September

Asteraceae	*Microseris paludosa*	Marsh microseris

Life Form: perennial herb
Status: CNPS 1B.2
Ecology: Closed-cone coniferous forest, woodland, coastal scrub, and grassland.
Potential: Medium
Flowering time: April-June

Asteraceae	*Monolopia gracilens*	Woodland woolythreads

Life Form: Annual herb
Status: CNPS 1B.2
Ecology: Broadleaf forest and coniferous forest openings, woodland, and grassland, on serpentine
Potential: Low
Flowering time: March-July

Orobanchaceae	*Pedicularis dudleyi*	Dudley's lousewort

Life Form: Perennial herb
Status: CNPS 1B.2
Ecology: Maritime chaparral, woodland, coniferous forest
Potential: Low
Flowering time: April-June

Orchidaceae	*Piperia candida*	White-flowered rein orchid

Life Form: Perennial herb
Status: CNPS 1B.2
Ecology: Broadleaf forest and coniferous forest, sometimes on chaparral
Potential: Low
Flowering time: May-September

Boraginaceae	*Plagiobothrys chorisianus* var. *chorisianus*	Chloris's popcorn flower


Life Form: Annual herb
Status: CNPS 1B.2
Ecology: At least seasonally wet sites of chaparral, coastal prairie, and coastal scrub
Potential: Low
Flowering time: March-June

Malvaceae	*Sidalcea malachroides*	Maple-leaved checkerbloom


Life Form: Perennial herb
Status: CNPS 4.2
Ecology: Broadleaf forest, coastal prairie, coastal scrub, coniferous forest, riparian woodlands, often in disturbed areas
Potential: Low
Flowering time: April-August

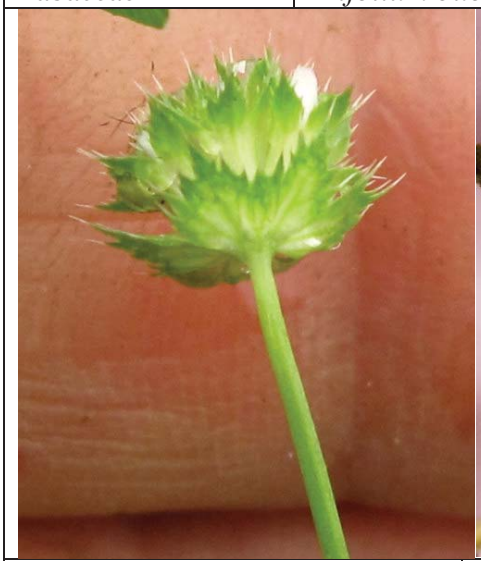
Caryophyllaceae	*Silene verecunda* ssp. *verecunda*	San Fracisco campion

Life Form: Perennial herb
Status: CNPS 1B.2
Ecology: Coastal bluff scrub, chaparral, coastal prairie, and grassland, sandy or rocky sites
Potential: Low
Flowering time: March-June

Asteraceae	*Stebbinsoseris decipiens*	Santa Cruz microseris

Life Form: Annual herb
Status: CNPS 1B.2
Ecology: Broadleaf forest, closed-cone coniferous forest, chaparral, coastal prairie, grassland, coastal scrub, sometimes on serpentine.
Potential: Low
Flowering time: April-May

Fabaceae	*Trifolium buckwestiorum*	Santa Cruz Clover



Life Form: Annual herb
Status: CNPS 1B.1
Ecology: Broadleaf forest, woodland, coastal prairie, on gravelly margins.
Potential: Low
Flowering time: April-October

Appendix B-5 McGregor Drive Pump Station Invasive Plant Management Plan

McGregor Drive Pump Station Invasive Plant Management Plan

Introduction

This Invasive Plant Management Plan provides a framework for removing, containing and preventing the establishment of new invasive plant species from occupying the proposed Soquel Creek Water District (SCWD) pump station site and adjacent areas located on the south side of McGregor Drive in the City of Capitola.

Existing Site Conditions

The northern extent of the project area is vegetated with a canopy of coast live oak (*Quercus agrifolia*) trees, mixed with an open understory of low French broom (*Genista monspessulana*) seedlings, and landscaped fruit trees. The lower, southern portion of the proposed project site, beginning approximately 85 feet south from the edge of pavement of McGregor Drive, has a broad perennial freshwater seep wetland dominated by soft rush (*Juncus effusus var. pacificus*), and other wetland plants that drains to Tannery Gulch, an intermittent drainage.

Invasive plant species at the site include French broom (primarily seedlings) in the coast live oak woodland, Italian thistle (*Carduus pycnocephalus*) along the roadside edge, and English ivy (Hedera helix) in the landscaped trees area of the site. These invasive plant species along with others have the potential to colonize disturbed areas caused by the construction of the McGregor pump station.

Invasive Plants

Invasive plants can have a negative effect on natural ecosystems by affecting biological diversity, displacing native species, hybridizing with native species, altering biological communities, or altering ecosystem processes. The California Invasive Plant Council (Cal-IPC) has developed an invasive non-native plant list and ranking scheme designed to prioritize plants for control, to provide information to those working on habitat restoration, to show areas where research is needed, to aid those who prepare or comment on environmental planning documents, and to educate public policy makers.

French broom, Italian thistle and English ivy are invasive plants present at the site listed by the Cal-IPC California Invasive Plant Inventory Database. The Inventory categorizes plants as High, Moderate, or Limited, reflecting the level of each species' negative ecological impact in California. French broom and English ivy are categorized as high and Italian thistle is categorized as moderate. In addition to the above species, other non-native invasive species in the area may attempt to colonize areas disturbed and/or graded during and after construction of the pump station facilities. To control these pest species and prevent the project from spreading invasive plant species, control methods will be implemented as described in the sections below.

Control Methods

Outlined below are some proven control methods to prevent and eliminate the growth and spread of Invasive plant species. The control methods described below are most effective when tailored to the specific invasive plant species.

- Prevention: Prevention includes source reduction such as using pathogen-free or weed-free seeds or fill, erosion control and using wash stations to prevent reintroductions by vehicles.

- Mechanical/Physical Methods: These methods include hand removal by pulling out the weeds, cutting or mowing the weeds, digging the weeds out, weed flaming and other mechanical methods.
- Cultural Methods: Cultural methods are a manipulation of the habitat to increase pest mortality by making the habitat less suitable to the pest. This can be accomplished by mulching or by revegetating the site with native plants that may inhibit the growth of invasive species
- Chemical Control: Use of herbicides on invasive plant species.

To determine what control methods would likely be the most effective for controlling invasive species at the work site, research was done on the species identified above and effective control methods for these species and what control methods were feasible and most practical for this project.

French broom is a strong competitor for sunlight and nutrients and can thrive in sunny areas with low nutrient soils. This plant produces large amounts of seeds from June through July. Effective control methods for this plant include hand removal of the plant before the seed set of the plant (June-July) and follow up treatments to ensure removal. Mowing of mature plants is not as effective as the stems resprout from the roots. Shading out the species using cultural control methods such as increasing tree canopies or native plant densities are also effective.

English Ivy grows as both a non-flowering perennial woody vine (juvenile) and a flowering woody subshrub (adult). This plant roots at leaf nodes and has the ability to adhere to both artificial and natural surfaces. English ivy can be removed by hand or with loppers. However, the roots will also need to be removed to avoid resprouting. Cultural controls including revegetation of areas where English ivy is removed is effective for controlling this species.

Italian thistle prefers grassy or bare soil roadsides with open sun conditions. Hand removal or mowing of the plants before flowering are effective control measures as are cultural control methods that shade out the species such as using mulches or increasing tree canopy cover.

Overall, prevention, mechanical/physical and cultural control methods were determined to be the best options for this project for controlling invasive plant species because of the size of the area, the ability to control the likely present invasive species and the practicality of these methods.

Control Measures

Listed below in the table are control measures for preventing and eliminating invasive plants at the McGregor pump station site. These site specific measures are designed for the invasive plant species discovered at the site during surveys and for species likely to colonize the site after construction disturbance and grading activities. The measures are meant to avoid and minimize the potential for the project to spread invasive plant species.

Table 1: Control Measures for Preventing and Eliminating Invasive Plants at the McGregor Pump Station Site.

Control Measure	Control Method Category	Implementation and Monitoring
Silt fences will be installed around the entire perimeter of the site fence to help prevent windswept seeds from entering and establishing themselves on-site	Prevention	This measure will be implemented prior to construction when the site fence is installed and monitored by contractor

Vehicles used in construction of the McGregor Pump Station arriving and departing the site will be washed and/or brushed at a designated area within the project site. Cleaning the vehicles can employ the use of a power washer, a brush or other effective means to remove soil, seeds and spores contained on the outside of the vehicles.	Prevention	This measure will be implemented during construction and will be monitored by contractor
Any imported fill material, soil amendments, gravel etc. required for construction/restoration activities that would be placed within 12 inches of the ground surface shall be obtained from a source that can certify the materials as being "weed free."	Prevention	This measure will be implemented during construction and will be monitored by contractor
Existing vegetation shall be cleared only from areas scheduled for immediate construction work (within 10 days) and only for the width needed for active construction activities.	Prevention	This measure will be implemented during construction and will be monitored by contractor
An erosion control mixture will be applied as necessary to all disturbed areas. Disturbed soils shall be revegetated with an appropriate seed mix that does not contain weeds; suitable native vegetation should be seeded or established to help keep soils stable and provide competition for light, space and water. Species planted should be site-specific and emphasize low-growing species that will readily provide ground cover, such as California blackberry or others according to the surrounding or appropriate plant community for the particular location. Disturbed soils that are not replanted with native plants or a native seed mix shall be covered with a layer of mulch.	Cultural Methods	This measure will be implemented after construction of disturbed areas by the contractor. Monitor will document the growth of revegetated native plants during annual monitoring events.
Disturbed soil areas shall be monitored annually for a period of five years after construction. The annual monitoring event shall take place between January 1 and May 31, prior to the expected invasive species setting seed, preferably when the soil conditions are still moist to allow for easier hand removal. During each monitoring event, the monitor must take photographs of the disturbed soil areas at designated photo points, estimate the percent cover of invasive plants and mechanically remove invasive plants at the site. The SCWD may also employ additional cultural controls as appropriate including adding plantings, mulches or tree cover.	Mechanical/Physical Methods	This measure will be implemented by a qualified monitor or biologist after construction. At the completion of five years after construction, a compliance report shall be prepared that documents the invasive plant monitoring at the site, control methods employed, photographs and percent covers estimates for each year monitored.

Success Criteria

The desired outcome for this invasive management plan is for the landscaped native plants and cultural controls to out-compete the invasive plant species and have established native communities that require minimal maintenance. However it is very difficult for a development project with disturbed soils to reach 100 percent eradication of invasive species and therefore the eradication goal for this project will be to have less than 10 percent cover of invasive plant species at the site at the end of the five year monitoring period. Additional remediation and monitoring is required if this criteria is not met after five years of monitoring.

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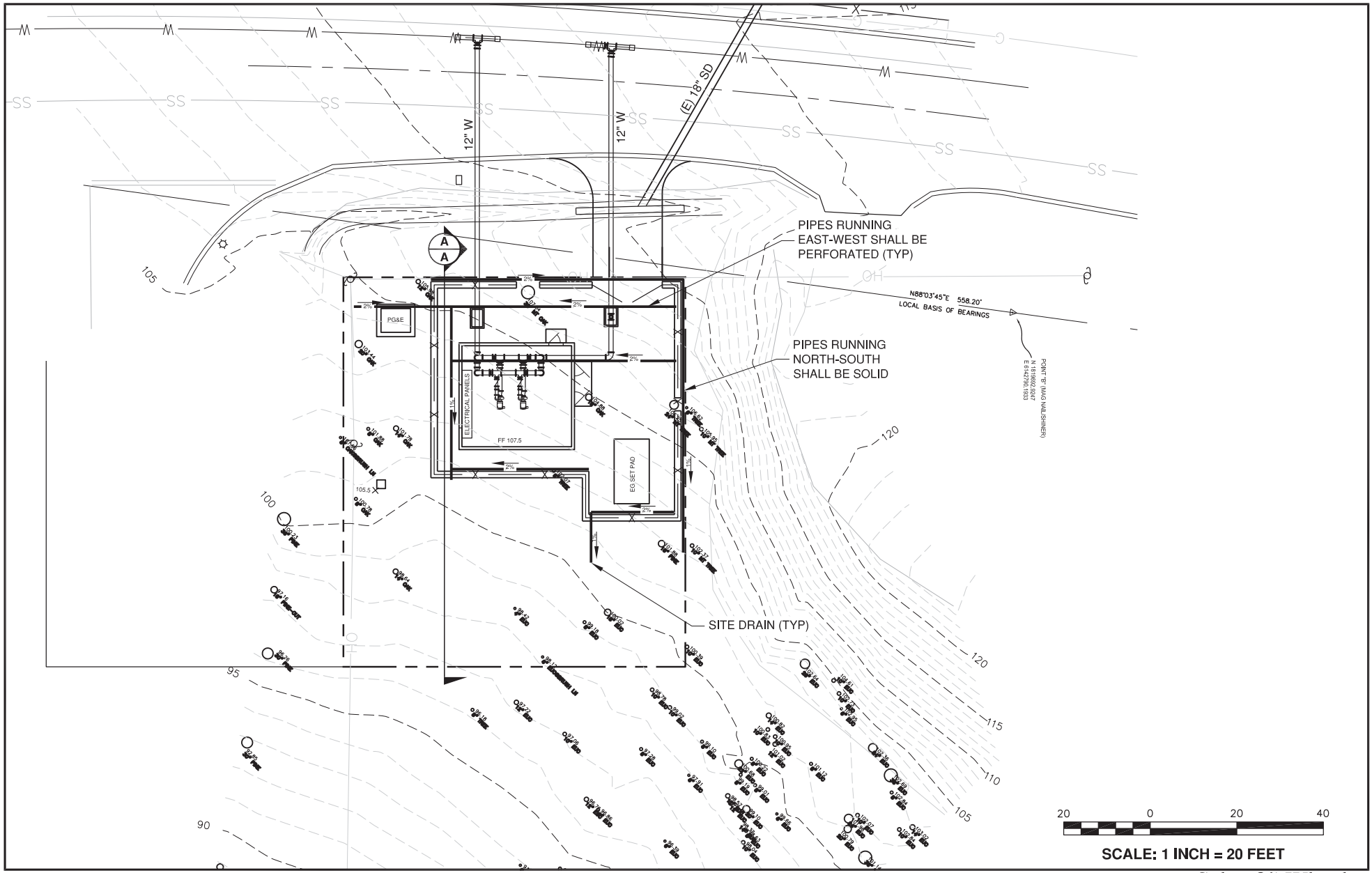
Appendix C Preliminary Subsurface Drainage System Plan

Site Plan



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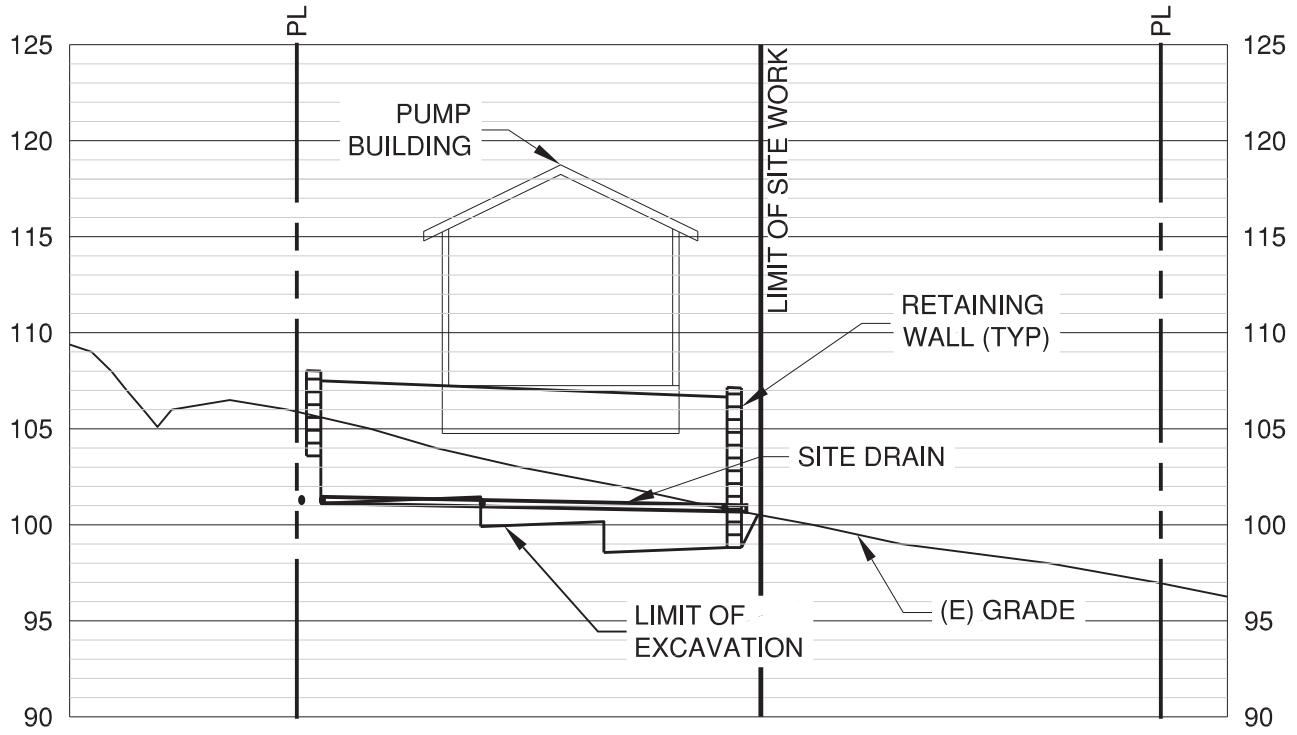

PROFILE A-A

HOR. SCALE:1" = 20'
VER. SCALE:1' = 10'

Appendix D Comment Letters and Summary of Changes to the Draft IS/MND

Appendix D: Comment Letters and Summary of Changes to the Draft IS/MND

Two comment letters were received in response to the Draft Initial Study/Mitigated Negative Declaration (IS/MND) circulated in June 2012. Comment letters received from the California Coastal Commission (CCC) and the California Department of Fish and Game (CDFG), along with letters prepared by the Soquel Creek Water District (District) in response to those comments, are provided at the end of this Appendix.

Key changes to the Draft IS/MND that were considered prior to the lead agency's preparation of the Final IS/MND are summarized below:

1. Section 1.2: Project Description
    a. The reduced size of the final Project site is described in this section and depicted in a revised Figure 3. The Project size was changed from a 0.11-acre area to a 0.08-acre area.
    b. The boundary of the project development area of 0.16-acres was moved north and adjacent to McGregor Drive, and further away from an adjacent seep wetlands area located to the south.
    c. The proposed subsurface drainage system for maintaining the existing hydrologic connectivity was further described and a conceptual plan for the drainage system is provided in Appendix C.
    d. Revises the number of oak trees to be taken from six to three.
    e. Includes proposed actions to remove and control invasive plant species as part of the proposed Project. These actions are further described in Appendix B-5.
    f. Revises Figures:
        i. Revised Figure 3, Site Plan
        ii. Revised Figure 4, Typical Pump Station (formerly Figure 5)
        iii. Added Figure 5, Tannery Gulch Riparian Area
        iv. Added Figure 6, Historical Aerial Photographs of the Project Site
        v. Added Figure 7, Project Vicinity Photograph of Monterey Pine Vegetation Community, Horsetail Understory, and the Ephemeral Ditch
        vi. Added Figure 8, U.S. Army Corps of Engineers and California Coastal Commission Wetlands
        vii. Added Figure 9, Coast Live Oak Trees
2. Section 1.3: Required Approvals
    a. The revised project plan does not include dredge or fill activity within Waters of the U.S.; hence, approval from the U.S. Army Corps of Engineers is no longer listed in this section.
3. Section 3.2 Aesthetics
    a. Discussion Item (a): Revised to indicate a reduction in the number of oak trees to be taken.
    b. Discussion Item (b): Clarified use of fence materials to be used and visual screening of the pump station structures from adjacent roadways and driveways.

c. No change in the Draft IS/MND impact assessment; no significant impacts would result.

4. Section 3.5 Biological Resources
    a. General Discussion: Added a description of biological studies and findings prepared in response to comments from the CCC and CDFG. Rationale was provided based on the subsequent biological field investigation that the location of riparian habitat was well away from potential effects of the proposed project. The added discussion also reported the absence of rare plants during the late June survey, consistent with prior surveys, and provided an updated list in Appendix B-4 of rare and protected species with the potential to be present within the Project site and biological study area. Finally, further discussion of proposed actions to remove and control invasive plant species is provided, and a more detailed invasive plant species removal and control plan as provided as Appendix B-5.
    b. Discussion Item (c): Discussion of the revised Project area boundary and its proximity to adjacent seep wetlands is provided, including consideration of proposed subsurface drainage system features proposed to maintain existing hydrological connectivity with adjacent areas. The discussion describes the biological survey conducted in response to CDFG comments, during which U.S. Army Corps of Engineers- and CCC-define wetlands boundaries were determined south of the proposed Project area. Subsequently, BIO-2 to prepare a wetlands delineation was removed.
    c. Discussion Item (e): The reduction in the number of oaks to be taken is discussed payment of an in-lieu fee to the City's community tree and forest management account is added.
    d. No change in the Draft IS/MND impact assessment; no significant impacts would result.
5. Noise
    a. General Discussion: Text is added further describing the rationale for expected attenuation of construction noise, specifically at the nearest camp sites within New Brighton State Beach.
    b. No change in the Draft IS/MND impact assessment; no significant impacts would result.
6. Appendix Items
    a. Added Appendix B-4: Updated list of rare and protected plant species with the potential to be found within the Project site (during additional survey work)
    b. Added Appendix B-5: Invasive Plant Species Removal and Control Plan
    c. Added Appendix C: Preliminary Subsurface Drainage System Plan
    d. Added Appendix D: Comment Letters and Summary of Changes to the Draft IS/MND
    e. Added Appendix E: Mitigation Monitoring and Reporting Plan

CALIFORNIA COASTAL COMMISSION
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June 22, 2012

Soquel Creek Water District
Attn: Michael Wilson
5180 Soquel Drive
Soquel, CA 95073

Subject: Comments on the Initial Study/Mitigated Negative Declaration for the McGregor Pump Station Project

Dear Mr. Wilson:

We have reviewed the above mentioned document and have a few comments. The proposed project consists of the construction and operation of a booster pump station on an undeveloped site on McGregor Drive that is adjacent to the main entry for New Brighton State Beach. The booster pump station would provide for improved water transfer system operation and reliability. We have the following comments:

- The Initial Study states that much of the project construction will occur from June 15 through October 15, which is the peak camping and visitation season for New Brighton State Beach. Construction noise and associated construction activities may have an impact to the park users. Will construction activities, including heavy vehicles and transportation of equipment and materials disrupt the quiet, natural park and camping experience? Will there be impacts related to RV/camper trailer and vehicle access to and from the site? Please evaluate.

- The location of the proposed pump station appears to be located within the identified and mapped oak woodland habitat. If this is the case, is there another, more appropriate area at the site to locate the new development? The City's Local Coastal Program (LCP), Section 17.95.010 (A) General Regulations states that new development shall sited to achieve the long-term protection of environmentally sensitive areas, and (C) new development shall maintain maximum setbacks from natural areas. LCP Section 17.95.010 (E) states that in order to provide technical expertise concerning specific habitat protection, the city shall require the services of a qualified professional to help define the boundaries of sensitive habitat areas and evaluate the impacts of proposed development.

- Section 17.95.050 (B) of Tannery Gulch Riparian Corridor Regulations requires a development setback of 50 feet from the outer edge of oak woodland and riparian areas. As noted above, the location of the proposed pump station appears to be located within the identified and mapped oak woodland habitat. Please provide evidence to show that the location of the proposed development is setback 50-feet from the listed habitat.

- In the Public Facilities (PF) District, LCP Section 17.42.030 requires Architectural and Site Review for the establishment and conduct of any use in the PF districts as provided for in

Chapter 17.63 (Architectural and Site Revi ew). As per LCP Section 17.63.090 (C-1) the location, height, and m aterials of the proposed fencing must insure harmony with, and conceal adjacent unsightly developm ent, specifically utility installations. In addition, considerations relating to architectural character (F-2) calls fo r the appropriate use of materials to insure compatibility with the site. The City of Capitola Development Standard 17.42.080 – 17.42.130 establishes a m ore restrictive requirem ent to ensure that new developm ent is designed in harmony with surrounding, adjacent uses of land. Ha s the City of Capitola's Architectural Review and Site Com mittee considered the proposed design of the pum p station? If the pum p station is approved to be developed in this area, there seems to be an opportunity to consider design themes that are more reflective of a natural, oak woodland setting, or in keeping with the local history or character of the area (1930's California Conservation Corps design them e of the State housing at New Brighton). The photo for the proposed design of the pump station (Figure 5 in the Initial Study) is m ore reflective of a utilitarian, corporation yard design, which will be constructed of cinder-block.

- The removal of six (6) Coast Live Oaks (Quercus agrifolia) located within the riparian area is prohibited as per Section 17.95.050 (D) unless the rem ovals are considered to be in the public interest. Has the City of Capitola been consulte d regarding the proposed rem oval of the oaks to accommodate the placem ent of the pum p station and have they subm itted evidence (from the Community Development Director) stating that the trees to be removed are in the public interest and complies with good forestry practices? The initial study states that all other significant trees will be protected during construction activities and that these activities and associated equipment will not be allowed within the drip-lines (of th ese significant trees), which we are supportive of since soil compaction and damage to the root system may lead to further issues or problems with the existing trees. Additionally, a landscape plan prepared by a qualified landscape designer or architect should be developed for m itigation of tree replacement and enhancement of habitat as per Section 17.95.050 (F).

Thank you for the opportunity to com ment on the a bove referenced Initial Study/Mitigated Negative Declaration. I hope these comments are helpful in providing planning, design and development guidance and input for the proposed McGregor Pum p Station Project. Please do not hesitate to contact m e at the email or phone number below if you have any questions.

John Akeman
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SOQUEL CREEK
WATER DISTRICT

Board of Directors
Dr. Thomas R. LaHue, *President*
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Laura D. Brown, *General Manager*

September 12, 2012

Ms. Susan Craig
Supervising Coastal Planner
California Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

Re: Response to Coastal Commission Comments dated June 22, 2012, on the Initial Study/Mitigated Negative Declaration (IS/MND) for the McGregor Drive Pump Station Project

Dear Ms. Craig:

The Soquel Creek Water District respectfully submits its responses to the comments and recommendations provided by Mr. Akeman of your staff regarding the above-mentioned project. Since receipt of these comments, the District has revised elements of its proposed project, including a reduction in the footprint of land disturbance to further avoid conflicts with environmental resources. With the assistance of our environmental consultant, URS Corporation, and their biological resource specialist, we have also reassessed the habitat and vegetation types found in the vicinity of the proposed project.

The proposed McGregor Drive Pump Station is a key part of the District's overall plan for providing a comprehensive, reliable water distribution system to convey water to all four service areas of the Soquel Creek Water District. The pump station will allow for efficient transfer of water between Service Area 1 and 2, playing an important role in overall groundwater management. The proposed project is further described in the Draft IS/MND.

Based on the revised project parameters and further assessment of potentially affected biological resources, we have prepared the following responses to each of the comments presented in Mr. Akeman's letter dated June 22, 2012.

Comment #1: The Initial Study states that much of the project construction will occur from June 15 through October 15, which is the peak camping and visitation season for New Brighton State Beach. Construction noise and associated construction activities may have an impact to the park users. Will construction activities, including heavy vehicles and transportation of equipment and materials disrupt the quiet, natural park and camping experience? Will there be impacts related to RV/camper trailer and vehicle access to and from the site? Please evaluate.

Response to Comment #1: The Draft IS/MND evaluates construction and operational noise sources and potential effects. Comment #1 is in regard to construction noise effects to park campers/visitation. The Draft IS/MND indicates that construction activities would require the use of equipment such as dump trucks, scrapers, bulldozers, compactors and front-end loaders.

Typical noise levels for these types of equipment measured 50 feet from the source range from 80 dBA to 88 dBA (Federal Transit Administration, 2006). The IS/MND considered the nearest sensitive receptor to be a residential development located approximately 300 feet north of the project site (across Highway 1); there are also a number of residences located more than 700 feet west of the project site. The nearest visitor area and campsite at New Brighton Beach State Park is approximately 800 feet south-southeast. No change or interruptions to visitor access to the State Park would occur during either construction or operation of the proposed project.

Project construction noise levels at potential receiver locations would generally attenuate as the distance increases from the project site due to geometric divergence, acoustical air and ground absorption, and potential intervening natural terrain and man-made features. Ambient sound at receiver locations, which includes the road traffic noise from Highway 1, may obscure or mask this naturally attenuated construction noise, as discussed below.

An aerial map of the New Brighton State Beach campground[1] indicates that the closest campsite is approximately 800 feet from the project boundary within which construction activity would occur, and approximately 1,100 feet from Highway 1 road traffic. With respect to this latter distance, and according to Federal Transit Administration guidance,[2] the existing ambient sound environment due to this road traffic source alone is likely to be 50 dBA L_{eq} during the day and 50 dBA L_{dn}.(day-night average sound level).Sounds from wind through trees, wave action, and other existing naturally occurring or man-made sources would add to this estimate of continuous ambient sound level.

While the exact roster of construction equipment is not known, it can be reasonably assumed that only two of the loudest pieces of construction equipment may be operating simultaneously. For this project, the combination of a front-end loader and a dump truck would have a reference sound level of 90 dBA at 50 feet. Using the aforementioned 800 feet value as the distance that the anticipated project construction noise must travel to the nearest campsite, and assuming that the wooded riparian vegetation that characterizes the traversed terrain offers acoustically absorptive ground cover with dense foliage, the expected attenuated construction noise level using algorithms from International Organization of Standardization (ISO) 9613-2[3] would be 48 dBA L_{eq}. Logarithmically combined with the existing ambient sound level of 50 dBA L_{eq}, the resulting 52 dBA L_{eq} is less than a 2 dBA increase over existing ambient and considered a barely perceptible increase by average healthy human hearing. Further, the likelihood of perceiving this increase due to daytime project construction noise would be reduced—perhaps dramatically—by the sounds associated with campsite activities that include operation of portable generators

[1] http://www.parks.ca.gov/pages/542/files/NewBrightonCampgroundMap.pdf
[2] FTA, 2006, *Transit Noise and Vibration Impact Assessment*, Table 5-7.
[3] ISO, 1996, "Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation", 9613-2.

already allowed by New Brighton State Beach campground rules.[4]

Based on this further analysis of the level of noise exposure within New Brighton Beach State Park, and mitigation proposed to limit noise propagation, adverse effects to campers and other visitors would not occur during the construction period.

Comment #2: The location of the proposed pump station appears to be located within the identified and mapped oak woodland habitat. If this is the case, is there another, more appropriate area at the site to locate the new development? The City's Local Coastal Program (LCP), Section 17.95.010 (A) General Regulations states that new development shall be sited to achieve the long-term protection of environmentally sensitive areas, and (C) new development shall maintain maximum setbacks from natural areas. LCP Section 17.95.010 (E) states that in order to provide technical expertise concerning specific habitat protection, the city shall require the services of a qualified professional to help define the boundaries of sensitive habitat areas and evaluate the impacts of proposed development.

Response to Comment #2: In response to this comment and LCP Section 17.95.010 (E), in particular, the District requested input from a URS Corporation biologist with expertise in habitat identification and protection. The URS biological resource consultant conducted on-site field studies at the project site and adjacent areas to assess potentially affected habitat types, including riparian corridors, wetlands, oak woodlands and other vegetative habitat areas. In addition, biological studies prepared in 2007 for a broader region by Biotic Resources Group were reviewed and prior habitat boundary maps were refined where appropriate.

While prior habitat mapping identified areas adjacent to the proposed project site to be riparian oak woodland, further analysis indicates that non-native Monterey Pine and Coast Live Oak habitat at or near to the proposed project site are not defined as riparian and, therefore, is not part of the Tannery Gulch Riparian Corridor, which is identified as an environmental sensitive area in LCP Section 17.95.050. The biological field investigation conducted on June 29, 2012, recommends the mapped areas defined in 2007 as Oak Riparian Woodland, and surrounding an ephemeral roadside ditch, be changed to a non-native Monterey Pine vegetation community with pockets of Coast Live Oak woodland community to the north and south. This area adjacent to the project site doesn't qualify as riparian habitat because neither the tree overstory nor the understory found in the ephemeral ditch meet the qualitative value of a riparian area. In addition, the prior designation does not match either the County's or State Park General Plan's classical definition of riparian habitat, as further described below.

The rationale for removing the riparian designation involves the nature of the ditch itself and its surrounding vegetation. The ditch, which runs parallel to McGregor Road, draining west, is an asphalt-lined channel whose main purpose appears to be capturing roadside run off from McGregor Drive. It is also connected to a culvert that drains runoff from the onramp to

[4] http://www.parks.ca.gov/pages/542/files/NewBrightonCampgroundMap.pdf

southbound Highway 1. Aside from carrying storm runoff, there is no indication of any additional water source. The drainage channel bends south at the interchange of McGregor Drive and the New Brighton State Beach entrance road and runs parallel to the entrance road (as shown on Caltrans as-built drawings from 1963 for the Park Avenue underpass). The channel remains asphalt for portions of this area but has eroded away in areas. While the drainage ditch likely discharges eventually into the Tannery Gulch riparian area, which has established itself around the perennial Borregas Creek, the Gulch is several hundred feet downhill of the project site (see Figure 1).

The vegetation present around the ephemeral ditch does not meet the definition of riparian vegetation. The trees surrounding the ephemeral channel consists mainly of Monterey pine (*Pinus radiata*), which was planted in the 1950s and 1960s (California Department of Parks and Recreation, 1990), as well as coast live oak (*Quercus agrifolia*). These pines have been trimmed and, in one case, topped, making their condition moderate at best. The pines were planted on top of an area utilized as an orchard as late as 1940 (see Picture 1 below); some orchard trees were found in the project site during the site visit. The Monterey Pine trees are partially covered with poison oak (*Toxicodendron diversilobum*) and the vegetation community is underlain by a mat of common horsetail (*Equisetum arvense*). There is no shrub understory (see Picture 2 below).

The common horsetail is prevalent in Coastal Commission-defined wetlands located in a slightly elevated area west of a depressed seep. The seep drains south, through a swale, towards Tannery Gulch. The swale is topographically separated from the ephemeral ditch by about 30 feet of upland area and several feet of elevation. These two features do not have a hydrologic connection. The depressed, perrenial seep is classified as soft rush marsh habitat in the draft IS/MND and was identified by URS as U.S. Army Corps of Engineers jurisdictional wetlands Horsetail is a plant that likes moist areas but can also grow in more disturbed upland habitats, such as a roadside area. It is rated as facultative on the Army Corps of Engineers 2012 National Wetland Plant List. The raised area dominated by horsetail appears to be moist enough to support the horsetail but does not receive enough water for the more hydric emergent soft rush (*Juncus effusus var. pacificus),* a FACW species which is prevalent in the perennial seep area (see Figure 2). While both of these environments have habitat value, neither of these habitats qualifies as riparian habitat, as they both lack riparian trees and shrubs (the soft rush marsh has almost no tree cover at all).

Contrast this with the Tannery Gulch riparian community, which consists of 20- to 30-foot tall red willow (Salix lasiandra) and arroyo willow (Salix lasiolepis). Big-leaf maple (*Acer macrophyllum*) and California buckeye (*Aesculus californica*) are other species present, and more diminutive arroyo willow and dogwood (*Cornus sp.)* form a mid-canopy (State of California, 1990). The Santa Cruz County definition of typical riparian corridor vegetation includes black cottonwood (*Populus trichocarpa*), alder (*Alnus sp.*), sycamore (*Platanus recemosa*), box elder (Acer negundo), creek dogwood and willow, none of which are located

within the project site (County of Santa Cruz, 2012). However, the willows, big leaf maple and dogwood are found downstream (and downhill) in the Tannery Gulch riparian area.

Similarly, the New Brighton State Beach General Plan described Tannery Gulch as established along a seasonal stream with a canopy compose of red willow (*Salix lasiandra*) and arroyo willow (*Salix lasiolepis*) over 20 feet high. Other associated species include blue elderberry (*Sambucus Mexicana*), big-leaf maple (*Acer macrophyllum*), and California buckeye (*Aesculus californica*), with dense blackberry, Douglas' sagebrush, and gold-back fern (*Pityrogramma triangularis*), among others, as understory. The General Plan contrasts this with Coast live oak that occurs on slopes above Tannery Gulch, which are found at or near the proposed project location.

In conclusion, the ephemeral ditch that runs parallel to the entrance road appears to strictly carry roadside runoff, and has no secondary sources of water. This ephemeral channel and its surrounding habitat lack the hydrology, vegetation, and habitat quality necessary to be considered riparian. Given this refinement in the habitats present at and adjacent to the proposed project, these non-riparian areas are not consistent with the definition of the environmentally sensitive area further south within the Tannery Gulch Riparian Area. Therefore, it is our assessment that Section 17.95.050 would not apply. [References: County of Santa Cruz Planning Department. *Riparian Corridors*, http://www.sccoplanning.com/html/env/riparian.htm. Accessed August 23, 2012; California Department of Parks and Recreation, May 1990. *New Brighton State Beach General Plan.*]

Comment #3: Section 17.95.050 (B) of Tannery Gulch Riparian Corridor Regulations requires a development setback of 50 feet from the outer edge of oak woodland and riparian areas. As noted above, the location of the proposed pump station appears to be located within the identified and mapped oak woodland habitat. Please provide evidence to show that the location of the proposed development is setback 50 feet from the listed habitat.

Response to Comment #3: See response to Comment #2, above.

Comment #4: In the Public Facilities (PF) District, LCP Section 17.42.030 requires Architectural and Site Review for the establishment and conduct of any use in the PF districts as provided for in Chapter 17.63 (Architectural and Site Review). As per LCP Section 17.63.090 (C-1) the location, height, and materials of the proposed fencing must insure harmony with, and conceal adjacent unsightly development, specifically utility installations. In addition, considerations relating to architectural character (F-2) calls for the appropriate use of materials to insure compatibility with the site. The City of Capitola Development Standard 17.42.080 – 17.42.130 establishes a more restrictive requirement to ensure that new development is designed in harmony with surrounding, adjacent uses of land. Has the City of Capitola's Architectural Review and Site Committee considered the proposed design of the pump station? If the pump station is approved to be developed in this area, there seems to be an opportunity to consider design themes that are more reflective of a natural, oak woodland setting, or in keeping with the

local history or character of the area (1930's California Conservation Corps design theme of the State housing at New Brighton). The photo for the proposed design of the pump station (Figure 5 in the Initial Study) is more reflective of a utilitarian, corporation yard design, which will be constructed of cinder-block.

Response to Comment #4: The Draft IS/MND found that the proposed project would not have a significant impact to scenic resources, or upon the existing visual character of the site and its surroundings. As stated in the New Brighton State Beach General Plan in 1990, the tile-roof State Park System buildings date from the late 1940s, and consist of two houses, one office, garages and several maintenance structures. Residence #1 was constructed by the Civilian Conservation Corps (CCC) in the late 1930s, and is described as a structure consisting of a simple, stucco, tile-roof design. An existing picnic ramada was also constructed by the CCC during that period.

Per LCP 17.42.030 Architecture and Site Review within a Public Facilities District the proposed project would be consistent with Chapter 17.63.090 (C-1), as mentioned above. This would primarily be through the use of opaque fencing materials that would generally conceal the pump's masonry unit enclosure and any external elements within the fenced facility; however, the masonry unit roof may be seen from McGregor drive or the Park entry. The value of including tile-roof materials in the masonry structure is dubious, as the visual shielding from the fence materials would obscure any potential association of this structure with other older structures further within the park, and instead may distort the context of existing 1930s and '40s-era utilitarian structures.

Comment #5: The removal of six (6) Coast Live Oaks (*Quercus agrifolia*) located within the riparian area is prohibited as per Section 17.95.050 (D) unless the removals are considered to be in the public interest. Has the City of Capitola been consulted regarding the proposed removal of the oaks to accommodate the placement of the pump station and have they submitted evidence (from the Community Development Director) stating that the trees to be removed are in the public interest and complies with good forestry practices? The initial study states that all other significant trees will be protected during construction activities and that these activities and associated equipment will not be allowed within the drip-lines (of these significant trees), which we are supportive of since soil compaction and damage to the root system may lead to further issues or problems with the existing trees. Additionally, a landscape plan prepared by a qualified landscape designer or architect should be developed for mitigation of tree replacement and enhancement of habitat as per Section 17.95.050 (F).

Response to Comment #5: As stated previously, the project site and adjacent areas are not considered to be within the Tannery Gulch Riparian Area. Hence, Section 17.95.050 does not apply. However, the District would agree to replacement of oak trees to be taken due to the proposed project to be consistent with Capitola Municipal Code 12.12.190 Tree Replacement Ratio.

Because the project site size has been reduced, the number of oak trees affected has been reduced. Of nine oak trees present within the property to be acquired, only three are now within or adjacent to the proposed project site and would be impacted as a result of the pump station footprint (see Figure 3). The impacted trees, #1, #2, #9, ranging from 15 to 37 inches in diameter at breast height (DBH), would need to be removed to accommodate the pump station. Consistent with Capitola Municipal Code 12.12.190, it is proposed that replacement of removed trees be provided by planting container-size oak trees, within the project site or the project vicinity, at a 2:1 replacement ratio. The oaks would be planted with inoculate to stimulate tree root growth and protected from deer grazing by wire fencing. In addition, the District will include in its maintenance plan a requirement that these replacement trees be irrigated for two years.

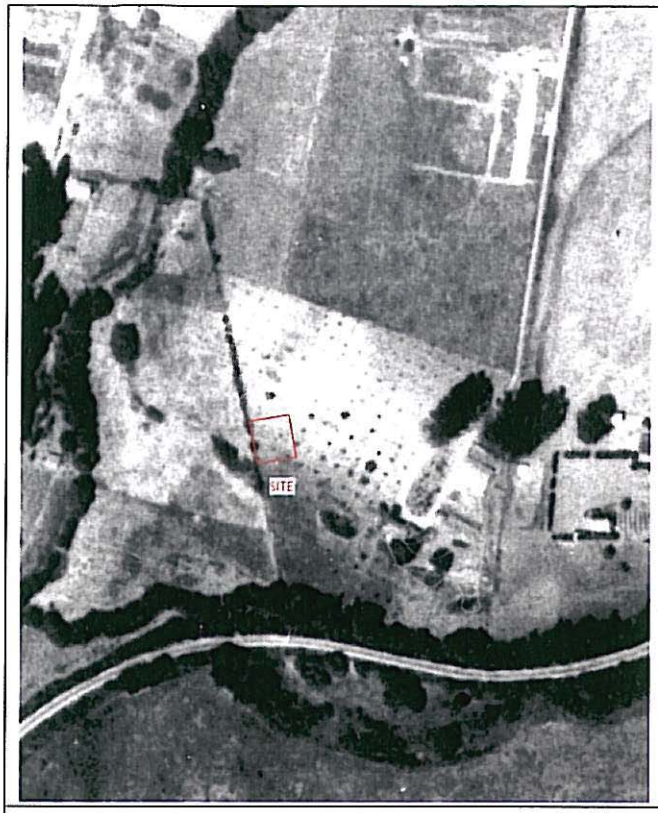
Likely tree planting locations would include along the ephemeral channel paralleling McGregor Drive (in the ruderal habitat) or along the southeastern edge of the project site. The ephemeral channel area, which is currently ruderal habitat, would keep the contiguity of the Coast Live Oak Woodland intact. Also, it would help obscure the pump station from McGregor Drive. Planting along the eastern project site boundary could involve the removal of Eucalyptus trees in order to provide sufficient area for additional oak tree habitat.

Thank you for reviewing these responses. We would be happy to review this information further with you, should you have any remaining questions or comments regarding this project. Feel free to contact Mr. Michael Wilson, Interim Engineering Manager, at (831) 475-8501 x122. Thank you.

Sincerely,

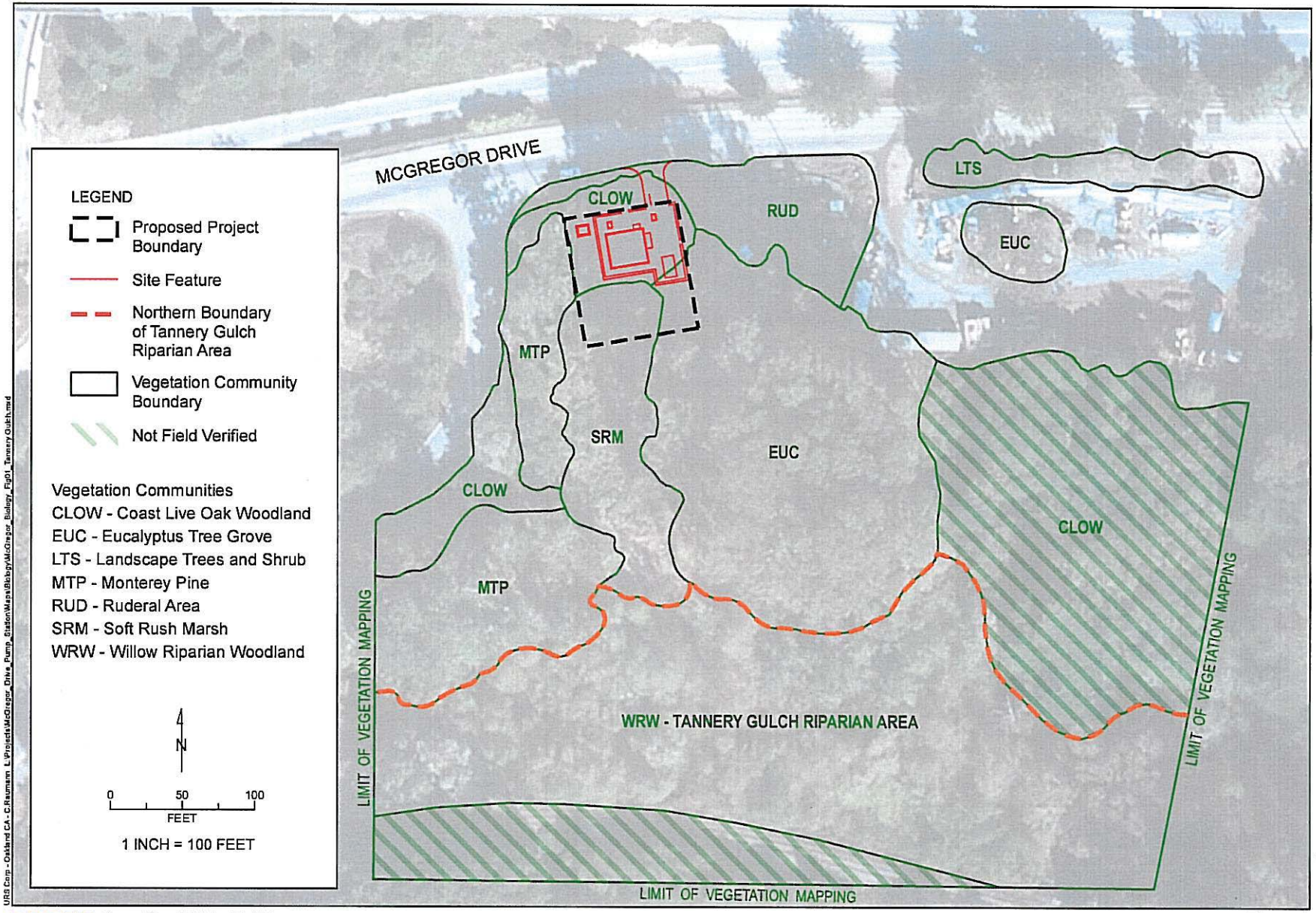
Taj Dufour
Interim General Manager
Soquel Creek Water District

cc:
Michael Wilson, Soquel Creek Water District
John Chamberlain, URS Corporation
Melanie Carrido, The Covello Group



Picture 1. Aerial of the project site in 1940.

Picture 2. View of the Monterey Pine vegetation community, horsetail understory, and the ephemeral ditch in the foreground.



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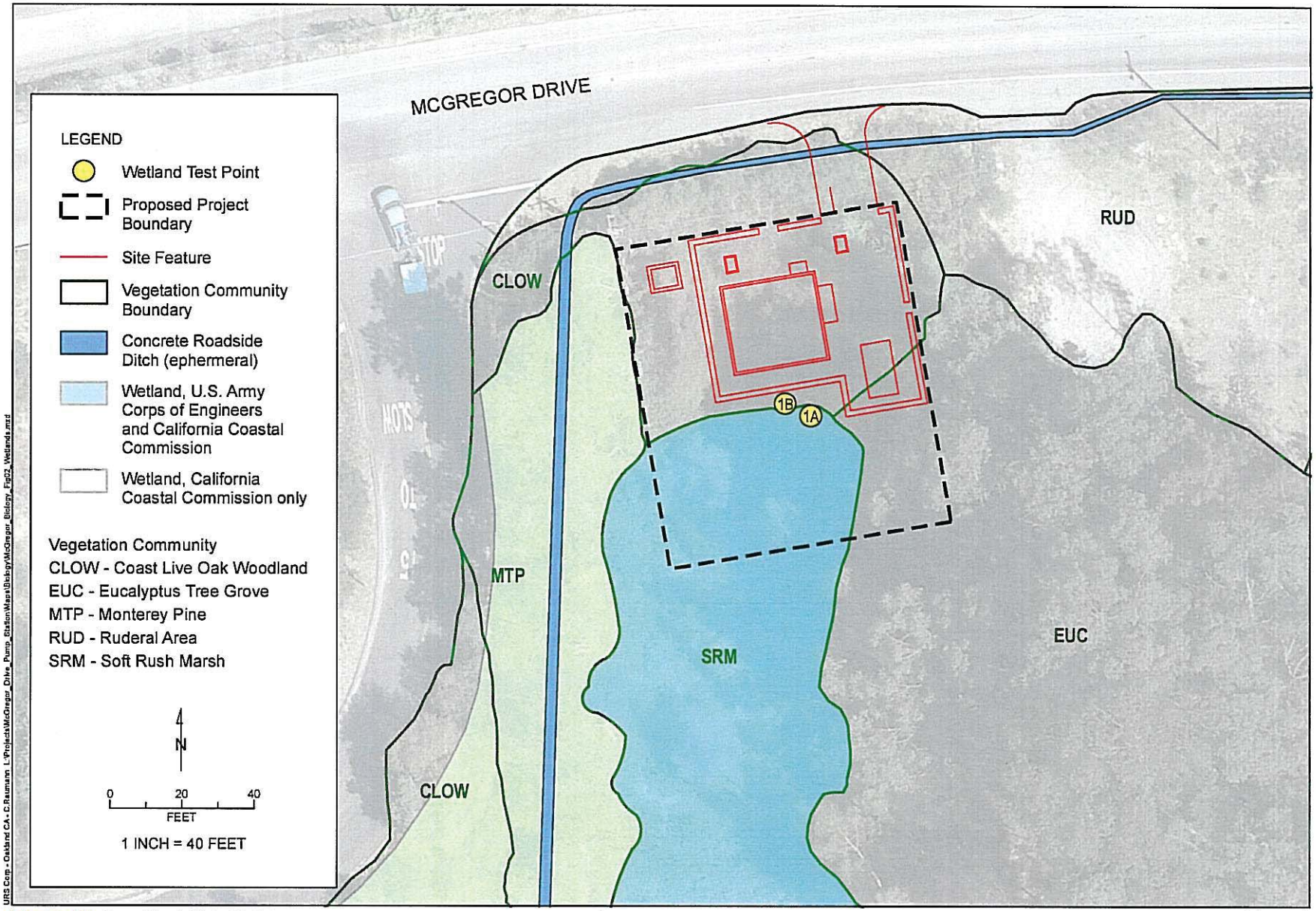
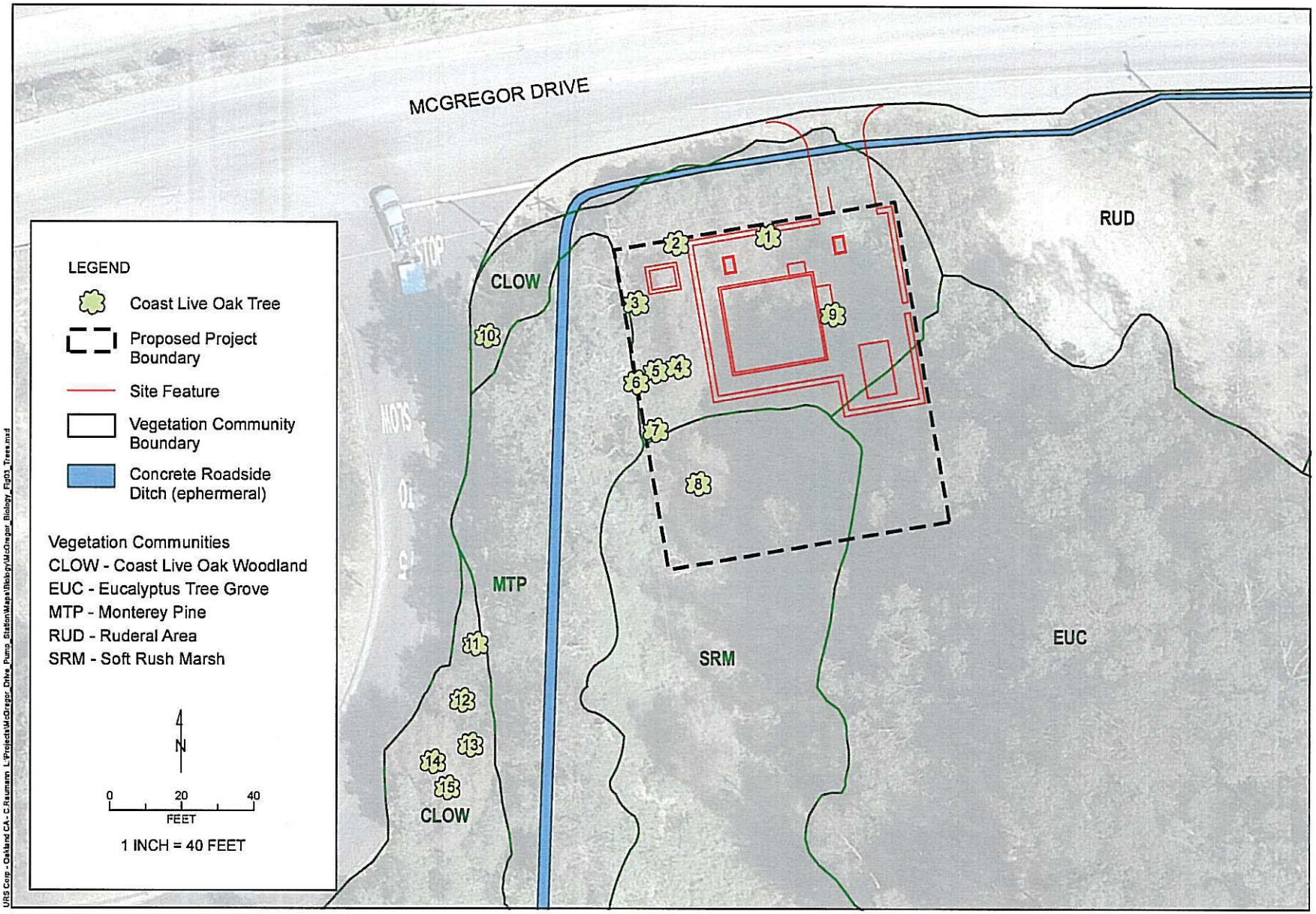
URS Soquel Creek Water District
McGregor Pump Station

Figure 1
Tannery Gulch



URS Soquel Creek Water District
McGregor Pump Station

Figure 2
U.S. Army Corps of Engineers and California Coastal Commission Wetlands



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URS Soquel Creek Water District
McGregor Pump Station

Figure 3
Coast Live Oak Trees

State of California – The Natural Resources Agency
DEPARTMENT OF FISH AND GAME
Bay Delta Region
7329 Silverado Trail
Napa, CA 94558
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EDMUND G. BROWN JR., *Governor*
CHARLTON H. BONHAM, *Director*

June 11, 2012

Mr. Michael Wilson
Soquel Creek Water District
5180 Soquel Drive
Soquel, CA 95073

Dear Mr. Wilson:

Subject: McGregor Pump Station Project, Mitigated Negative Declaration, SCH #2012052038, Santa Cruz County

The Soquel Creek Water District proposes to acquire approximately 0.16 acres of a 4.31-acre city-owned parcel, adjacent to New Brighton State Beach, to build a pump station that moves water between Service Areas 1 and 2 (Project). The Project will excavate and replace soils with compacted engineered fill on approximately 4,740 square feet. The site is covered with vegetated coast live oak and landscaped fruit trees. The Project will remove five mature and one immature coast live oaks. Located along the southern portion of the Project, a retaining wall is proposed to be built at the interface of a broad perennial freshwater seep wetland and the excavated area. The Project site is within 150 feet of State Route 1 and immediately east of the entrance to New Brighton State Beach. The terrain has a southern aspect, gently sloping towards the Pacific Ocean with an elevation ranging from 80 to 100 feet above mean sea level.

As Trustee for the State's fish and wildlife resources, the Department of Fish and Game (DFG) has jurisdiction over the conservation, protection, and management of the fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of such species for the benefit and use by the people of California. In this capacity, DFG administers the California Endangered Species Act (CESA), the Lake and Streambed Alteration Program (LSA), the Native Plant Protection Act, and other provisions of the Fish and Game Code that afford protection to the State's fish and wildlife public trust resources. Pursuant to our jurisdiction, DFG submits the following comments and recommendations regarding the Project.

To avoid impacts to sensitive wetlands and coast live oaks, DFG recommends moving the pump station either to the more highly disturbed area on the same city-owned parcel or to another site where a reduction of impact to natural resources can be achieved.

Currently, there is insufficient information in the biological assessment to determine whether state listed or rare plant species are present. Due to timing of the plant survey in the drier part of the year (September 30, 2011), conditions for identifying most flowering plant species were not met. More appropriately timed plant surveys should be performed.

BIO-5 neither addresses nor mitigates for loss of the mature coast live oaks. DFG recommends either: replacing trees at a 6:1 ratio inch-for-inch as measured at breast height with native stock on land protected in perpetuity; or provide a conservation easement on-site to protect 0.96 (0.16 acres x 6) acres of coast live oak woodland.

DFG has concerns that the area of excavation and fill, and placement of the retaining wall adjacent to the freshwater seep wetlands may interfere with wetland hydrology. DFG recommends a multi-year monitoring plan be developed to study the effects of the Project on these wetlands and mitigate for wetland loss, if any, based on monitoring results at a 3:1 ratio through a DFG approved mitigation bank.

Grading activities provide opportunity for establishment of invasive plant species such as French broom, which is established within the Project area. DFG recommends the Project develop and implement an invasive plant eradication program on the parcel to remove French broom and other invasive plant species which may become established.

If you have any questions, please contact Ms. Melissa Farinha, Environmental Scientist, at mfarinha@dfg.ca.gov or (707) 944-5579; or Mr. Craig Weightman, Acting Environmental Program Manager, at cweightman@dfg.ca.gov or (707) 944-5577.

Sincerely,

Scott Wilson
Acting Regional Manager
Bay Delta Region

cc: State Clearinghouse

SOQUEL CREEK WATER DISTRICT

Board of Directors
Dr. Thomas R. LaHue, *President*
Bruce Daniels, *Vice President*
Dr. Don Hoernschemeyer
Dr. Bruce Jaffe
Richard Meyer

Taj Dufour, Interim General Manager

January 25, 2013

Mr. Scott Wilson
Acting Regional Manager
California Department of Fish and Wildlife, Bay Delta Region
7329 Silverado Trail
Napa, CA 94558

Re: Amended response to California Department of Fish and Wildlife (CDFW, formerly CDFG) Comments dated June 11, 2012, on the Draft Initial Study/Mitigated Negative Declaration; McGregor Drive Pump Station Project (SCH #2012052038, Santa Cruz Co)

Dear Mr. Wilson:

The Soquel Creek Water District (District) respectfully submits this amended response to CDFW Comment #3 that was previously discussed in our December 4, 2012, letter containing responses to recommendations provided by your staff regarding the above-mentioned project. The District has adjusted its proposed project to reduce the footprint of land disturbance. The site boundary has also been moved slightly to the north to further avoid the potential for conflicts with environmental resources. Comment #3 and the amended portion of our response follows.

Comment #3: BIO-5 neither addresses nor mitigates for loss of the mature coast live oaks. DFG recommends either: replacing trees at a 6:1 ratio inch-for-inch as measure at breast height with native stock on land protected in perpetuity; or provide a conservation easement on-site to protect 0.96 (0.16 acres x 6) acres of coast live oak woodland.

Amended Response to Comment #3:

In addition to the good-faith efforts previously mentioned to avoid and minimize effects to biological resources to the maximum extent possible, the District proposes to pay the City an in-lieu fee of $600 per each of the three oak trees to be taken, as directed by the City's Community Development Director in January 2013. In the City of Capitola, in-lieu fees are deposited into the City's community tree and forest management account administered by the public works director and used for recovering staff costs for processing, planting and maintaining tree replacements off site and to replace lost tree canopy coverage. This would be done instead of the District conducting tree replacements and monitoring, as suggested in our prior letter. BIO-5 has been renumbered as BIO-4 and includes payment to the City's tree fund.

We intend to issue a Final IS/MND in the next few weeks and will forward a copy to you. If you have any questions or comments regarding this project, please contact Mr. Michael Wilson, Interim Engineering Manager, at (831) 475-8501 x122. Thank you.

Sincerely,

Taj A. Dufour, P.E.
Interim General Manager

cc: Michael J. Wilson, P.E., Interim Engineering Manager

SOQUEL CREEK
WATER DISTRICT

Board of Directors
Dr. Thomas R. LaHue, *President*
Bruce Daniels, *Vice President*
Dr. Don Hoernschemeyer
Dr. Bruce Jaffe
Daniel F. Kriege

Laura D. Brown, *General Manager*

December 4, 2012

Mr. Scott Wilson
Acting Regional Manager
California Department of Fish and Game
Bay Delta Region
7329 Silverado Trail
Napa, CA 94558

Re: Response to CDFG Comments dated June 11, 2012, on the Initial Study/Mitigated Negative Declaration; McGregor Drive Pump Station Project (SCH #2012052038, Santa Cruz Co)

Dear Mr. Wilson:

The Soquel Creek Water District respectfully submits responses to the comments and recommendations provided by your staff regarding the above-mentioned project. Since receipt of these comments, the District has revised elements of its proposed project, including a reduction in the footprint of land disturbance to further avoid conflicts with environmental resources. With the assistance of a biological resource consultant, we have also conducted additional on-site investigations to confirm the habitat types present and the potential for state-protected resources to be affected by the proposed project.

Based on further assessment of potentially affected biological resources and the revised project plans to further avoid or minimize effects to those resources, we have prepared the following responses to each of the comments presented in your letter.

Comment #1: To avoid impact to sensitive wetlands and coast live oaks, DFG recommends moving the pump station either to the more highly disturbed area on the same city-owned parcel or to another site where a reduction of impact to natural resources can be achieved.

Response to Comment #1: The District is limited in the number of feasible pump station sites that are unencumbered, available and technically viable for water transfers between Service Areas 1 and 2. Functional pumping locations between each Service Area lie principally along the water transfer main within the right-of-way of McGregor Drive, a frontage road near State Route 1. In general, prospective pump station locations are either occupied by other commercial or recreational uses, or are planned for such development to their owner. For example, the ruderal area immediate east of the proposed pump station site is planned by the City of Capitola for development as a hotel. East of the hotel site for 3,400 feet is reserved State of California frontage to McGregor Drive that is also unavailable for District use.

Locations that are not yet developed and may be available were identified during the initial site review process; however, it is not clear that use of any such undeveloped sites would result in a further reduction of impacts to natural resources. To minimize effects, the District has reduced the size of its proposed project at its preferred site to further separate the project from wetlands and to minimize the taking of live oaks. Where a conflict could not be avoided, reasonable and adequate project design features have been added to ensure the level of effect remains less than significant. These features are detailed in our responses to other DFG comments below.

Comment #2: Currently, there is insufficient information in the biological assessment to determine whether state listed or rare plan species are present. Due to timing of the plant survey in the drier part of the year (September 30, 2011), conditions for identifying most flowering plant species were not met. More appropriately timed plant surveys should be performed.

Response to Comment #2: In response to this DFG comment in your letter dated June 11, 2012, a field investigation was conducted by two biologists on June 29, 2012. This time period overlapped with many rare plants identified during a CNPS/CNDDB record search. While the timing of this field investigation is not within the prime flowering or bloom period of April and May, rain and mild temperatures persisted in the area late into the spring and during June of this year. No Federal- or state-protected plant species were identified during this second plant survey. These findings and other biological resource information will be provided in greater detail in a Final Initial Study/Mitigated Negative Declaration (IS/MND).

Comment #3: BIO-5 neither addresses nor mitigates for loss of the mature coast live oaks. DFG recommends either: replacing trees at a 6:1 ratio inch-for-inch as measure at breast height with native stock on land protected in perpetuity; or provide a conservation easement on-site to protect 0.96 (0.16 acres x 6) acres of coast live oak woodland.

Response to Comment #3:

The proposed project's area of disturbance has been reduced, as shown in the attached Figure 1. Consequently, the number of oak trees affected has been reduced. The original Project design called for the removal of six coast live oak (*Quercus agrifolia*) trees. However, the updated Project design would now result in the removal of three oak trees (Trees 1, 2, and 9 shown in Figure 1). Nine oak trees are present within the area to be acquired; hence, the remaining six trees and the addition of replacement trees would remain unaffected, at a minimum, throughout the District's ownership of the parcel to be acquired.

Tree impacts are regulated under Section 1600 of the California Fish and Game Code and the Oak Woodland Conservation Act. While no specific mitigation ratio is mandated under the Section 1600 Code, we understand the DFG recommends a 6:1 inch-for-inch replacement ratio (measured as diameter at breast height). The District's goal is to achieve no net loss of native trees. As mentioned above, the District first seeks to avoid and minimize biological effects through design alterations, and then address remaining tree impacts, at a minimum, through the City's tree ordinance. The District will adhere to ordinances associated with the City's Local Coastal Program (LCP) that address tree removal in the current location. The City LCP, as defined at Municipal Code 12.12.190, states that trees would need to be replaced at a minimum ratio of 2:1, and that replacement trees would be native trees.

In addition to good-faith efforts to avoid and minimize biological resources to the maximum extent possible, the District proposes to plant coast live oak trees at a ratio of 2:1 for each of the three impacted oak trees *and* to monitor tree plantings for five years. Trees would be planted in a manner consistent with guidelines published in *Regenerating Rangeland Oaks in California* by D.D. McCreary in 2009 (see University of California Agriculture and Natural Resources, page 62). The District retains biological expertise through its on-call environmental services contract. These contractors routinely provide mitigation implementation and monitoring support for the District well master plan and other projects. These services include the monitoring for success of mature replacement oak trees over 5 years to achieve a 100 percent survival rate over that time. This process would be applied to the 2:1 planned replacement of each of the three oak trees.

A proposed monitoring plan is outlined in the attached pages. The factors to be considered in the planting plan include plant sourcing and container size as well as location, timing, configuration, and preparation of planting sites (e.g. weeding, fertilization, and mulching). Plant protection would also be considered when needed. Tree planting locations would be on-site.

Comment #4: DFG has concerns that the area of excavation and fill, and placement of the retaining wall adjacent to the freshwater seep wetlands may interfere with wetland hydrology. DFG recommends a multi-year monitoring plan be developed to study the effects of the Project of these wetlands and mitigate for wetland loss, if any, based on monitoring results at a 3:1 ratio through a DFG approved mitigation bank.

Response to Comment #4:

The original Project design abutted wetland habitat. The proposed pump station project boundary has since been reduced so the southern edge nearest to this feature is further north. In addition to increasing the distance of project disturbance from these wetlands, the revised project design will include subsurface drainage features to allow seep flows within the envelope of the fill pad or near its retaining wall foundation to traverse beneath the site and exit at the toe of the downhill fill pad.

No direct or indirect effects to wetlands or wetland values are expected to result from the proposed construction of the McGregor Drive pump station; however, confirmation of this is being coordinated with the U.S. Army Corps of Engineers and will be concluded prior to making a decision to implement the project.

Comment #5: Grading activities provide opportunity for establishment of invasive plant species such as French broom, which is established within the Project area. DFG recommends the Project develop and implement an invasive plant eradication program on the parcel to remove French broom and other invasive plant species with may become established.

Response to Comment #5:

The District is aware that French broom is an invasive species and is present on-site as well as in surrounding areas. While perpetual efforts for full eradication from the site is not feasible given its prevalence throughout the area, the District intends to contract with appropriate professionals and staff to implement an invasive plant eradication plan during construction and a 5-year monitoring period, then as-needed during routine landscaping or site maintenance.

The plan will seek to remove, contain and prevent establishment of new invasive species from occupying the pump station and adjacent areas. It will generally consist of: removal of invasive species, including roots, before flowering over two seasons; cleaning construction equipment arriving and departing the site using a power washer to remove seeds and spores; and to stake silt fences at the perimeter of the site fence to help prevent windswept seeds from entering and establishing themselves on-site. Other steps may be used consistent with the California Invasive Plant Council recommendations for similar project and site conditions. The plan will be included in the Final IS/MND to be provided to the DFG and others prior to a final decision to implement the project.

We intend to issue a Final IS/MND in the next few weeks for your final review. We would be happy to review the information in this response or in the Final IS/MND with you, should you have any remaining

questions or comments regarding this project. Feel free to contact Mr. Michael Wilson, Interim Engineering Manager, at (831) 475-8501 x122. Thank you.

Sincerely,

Taj Dufour
Interim General Manager
Soquel Creek Water District

cc:
Michael Wilson, Soquel Creek Water District
John Chamberlain, URS Corporation
Melanie Carrido, The Covello Group

Proposed Oak Tree Planting and Monitoring

Year 1

Plant Sourcing and Container Size: The trees would be obtained from a local nursery (e.g. per Appendix A in McCreary 2009). A total of six oak trees in 5-10 gallon buckets would be purchased. Trees over 6 inches in diamber, rather than seedlings, would be planted to increase their chance of survival. Initial tree height, DBH, and condition will be recorded, as well as photographed.

Location, Timing and Configuration of Planting: Within six months of after project completion, replacement oak trees would be planted in appropriate locations on the District-owned lands (ensuring ease of maintenance and their protection in perpetuity). The current recommended location is between the Project construction area and McGregor Drive, immediately east of the pump station adjacent to the State Park entrance roadway. This would serve to replace the lost canopy of Trees 1 and 2 (see Figure 1) and provide screening of the Project building from the roadway. It would also protect the replacement plantings from grazing deer; though a deer are present regionally, they would generally stay away from the roadway. Trees would be planted in the late fall after the first significant precipitation event to ensure that roots received sufficient continued soil moisture for establishment. Trees would be planted a natural pattern with open spaces in between and not be oriented in a straight line. While no exact guideline for spacing distance exists, this would lend a more natural appearance to the oak woodland.

Planting Preparation: Prior to tree planting, a 6-foot diameter area around each planting bore hole would be cleared of weeds. As soil at the planting locations may be compacted, light equipment would be used as needed to dig sufficiently deep holes for the tree plantings. A

Fertilization: A soil analysis will be done to determine whether other amendments are appropriate for optimal survival conditions. A mycorrhizal inoculum would be added to the root ball during planting, as would slow-release fertilizer tablets.

Water Management: Once the tree was planted, an earthen basin would be formed around each tree to maximize water retention and avoid runoff of irrigation water. The area cleared around each tree would be mulched to maximize soil moisture and suppress weed growth. Finally, each tree would be given a deep watering (slow prolonged watering to saturate deep into the soil). Should there be an extended period without precipitation during the first winter the District would deep-water the trees. Also, if the rainy season was shorter than usual, the District would deep-water to extend soil saturation for the trees as needed. Watering in the summertime would not be recommended.

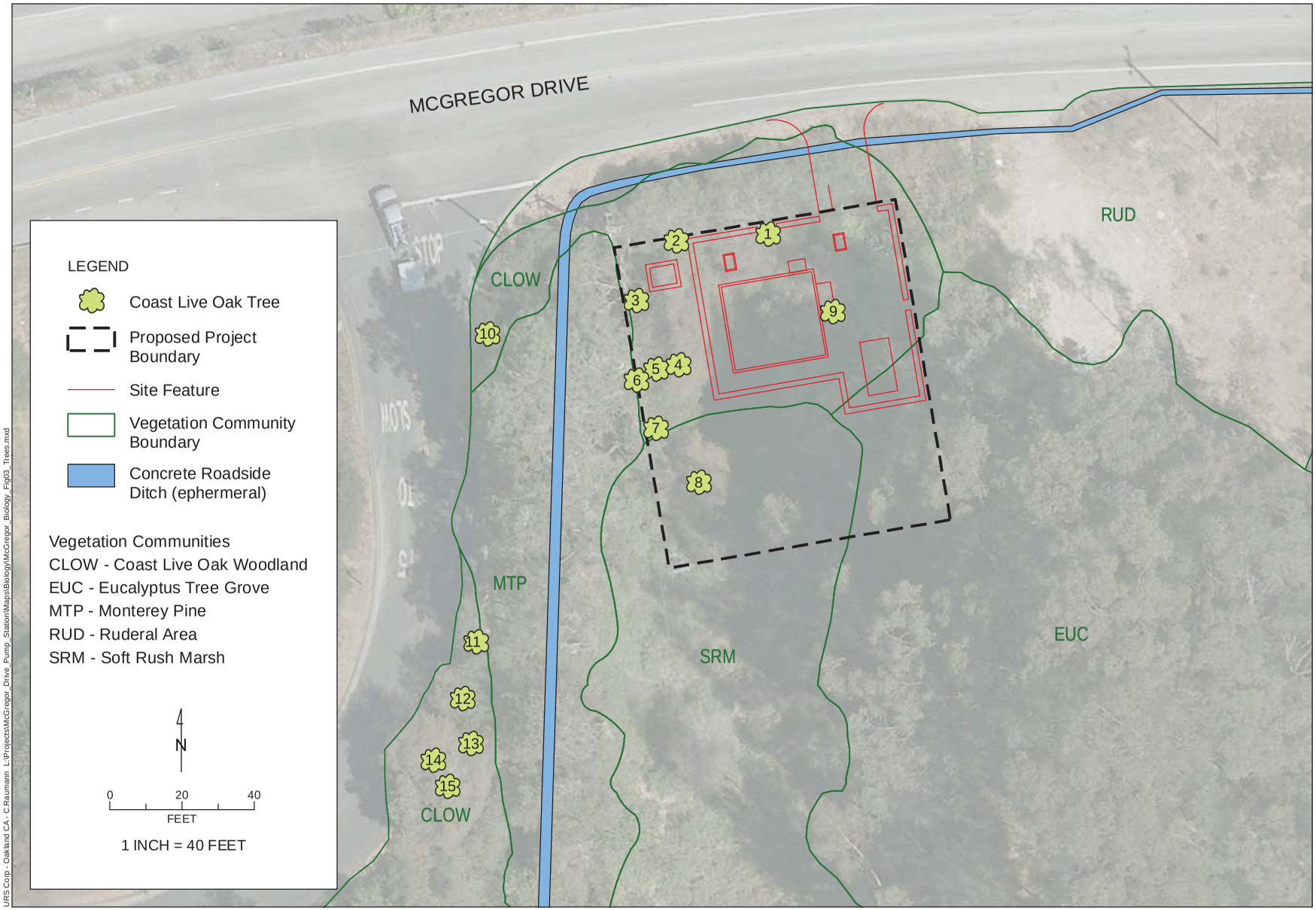
Animal Protection: To protect against deer browsing, each tree would be outfitted with a vaca cage consisting of one 't' post, one 3-foot piece of rebar, and 5 feet of field fencing.

Year 2

Year 2 Maintenance: During Year 2, the established six-foot diameter area surrounding each mitigation oak tree would be mowed, or weeded by hand, in late fall. An additional late spring mowing would be performed at the Districts' discretion. Should the winter feature extended periods without rainfall, further deep-watering would be performed at the District's discretion. Dead trees would be replaced in kind; the

replacement planting would follow the same planting regime described above and monitoring would occur for two years.

Monitoring Documentation: The District would document the condition of the replacement trees (including photographs) for the first two years following planting. Tree height and diameter, as well as the health condition of the trees would be recorded. The District would send a brief summary of the findings to the City Community Development Director as documentation of efforts to adhere to the City Code. If the trees were found to be healthy (e.g. no signs of disease, no stunting) and appeared larger than when they were planted (e.g. evidenced by increased height and diameter and canopy cover), the District would ask the City for authorization to cease further mitigation efforts. If tree mortality or disease was present, and/or if not growth was occurring, the District would contact the City and the CDFG for further action.



URS Corp - Oakland CA - C:\Raumann L:\Projects\McGregor_Drive_Pump_Station\Maps\Biology\McGregor_Biology_Fig03_Trees.mxd

URS Soquel Creek Water District
McGregor Pump Station

Figure 1
Coast Live Oak Trees

Appendix E Mitigation Monitoring and Reporting Plan

Appendix E

Mitigation Monitoring and Reporting Program

Proposed Soquel Creek Water District McGregor Drive Booster Pump Station

The following Mitigation Monitoring Reporting Program (MMRP) has been prepared for the McGregor Drive Booster Pump Station. The MMRP identifies project impact mitigation measures and implementation plans to be undertaken by the District as the CEQA lead agency.

The MMRP is incorporated into the Final Initial Study/Mitigated Negative Declaration (IS/MND), identified as SCH# 2012052038, as an appendix. The District's implementation of this MMRP will reduce the potential environmental effects to a less-than-significant level.

Together, the Final IS/MND dated January 2013 and this MMRP provide a basis for the District to determine that the proposed project would not have a significant effect on the environment.

Mitigation Monitoring and Reporting Program				
Mitigation Number	**Mitigation Measure**	**Responsible Party**	**Mitigation Timing**	**Implementation Procedures**
BIO-1	Prior to initiating any construction activity during the nesting period (February 1st to August 31st), a pre-construction nesting bird survey for the presence of raptors and MBTA species shall be conducted by a qualified biologist within 30 days prior to construction activities to establish the status of these species on the project site and to identify any active nests within 200 feet of the project site. If ground-disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey during the nesting period, the site shall be resurveyed. If occupied raptor nests or other nesting MBTA are observed within 200 feet of the proposed project site, the CDFG shall be consulted to develop measures, including establishing an appropriate buffer distance to avoid disturbance of nesting species, prior to the initiation of any construction activities.	District	If project construction is scheduled to begin during the period of February 1 to August 31, conduct a preconstruction survey within 30 days prior to the commencement of ground disturbing activities. Resurvey required if ground disturbing activities are halted for more than 30 days after the preconstruction survey.	If nesting birds are found, the qualified biologist shall establish buffer zone per measure in consultation with CDFG. The non-disturbance buffer zone shall be maintained until the biologist verifies the completion of nesting activities. The District shall retain results of survey in a project file. A qualified biologist shall repeat procedure immediately above if construction is delayed or suspended for more than 30 days within the nesting period.
BIO-2	Construction activities, involving major ground-disturbance, shall occur during the dry/low flow season between June 15 and October 15 in order to decrease the risk of sediment transport and erosion related to construction activities within the project area.	District	During construction contract preparation	The District shall include the required construction timing for major ground-disturbing activities in construction contracts and bid documents.
BIO-3	The District shall prevent any additional potential fill, erosion and sedimentation from entering the wetland area, other than the impact permitted for construction of the project, if any. Construction exclusion fencing shall be installed to separate the work area from the portion of the wetland not within the footprint of the proposed pump station. The District shall prevent erosion and sedimentation to the adjacent wetland habitats by installing construction fencing backed by silt fencing between the wetland and the work area. The boundary of the wetland will be staked by a qualified biologist and the biologist shall monitor the installation of the exclusion fence and silt fence materials. The fence and materials will be inspected and maintained throughout the construction period before being removed following the completion of construction.	District	During construction contract preparation and throughout the construction period	The District shall incorporate into construction contract specifications. A qualified biologist shall monitor installation of exclusion fence, and silt fence materials. District shall periodically inspect to ensure that measures are effectively implemented during the entire construction phase. The District shall document compliance in a project file.

Mitigation Monitoring and Reporting Program				
Mitigation Number	**Mitigation Measure**	**Responsible Party**	**Mitigation Timing**	**Implementation Procedures**
BIO-4	The project applicant shall conform to the following standards prior to and during project construction: **1)** Existing vegetation not planned for removal and designated to remain shall be protected by using temporary barriers during grading, construction or related activities; **2)** Off pavement movement of heavy equipment and machinery shall be minimized to avoid unnecessary soil compaction; and **3)** Grading or operation of heavy equipment within the dripline of any existing tree not planned for removal shall be prohibited to the extent feasible. **4)** Contribute to the City of Capitola community tree and forest management account as determined necessary by the Community Development Director for the loss of three oaks.	District	Prior to and during construction activities.	The Contractor shall place temporary barriers, limit equipment use and areas of grading as indicated in this mitigation measure. The District will contribute $600 per oak tree taken to the City of Capitola's community tree and forest management account.
CR-1	An inadvertent discovery clause for cultural resources shall be incorporated into the construction contract for the proposed project. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the District shall consult with a qualified archaeologist to assess its significance as defined by Public Resources Code SS5024.1 Title CCR, Section 4852 or Public Resources Code section 21083.2. If any find is determined to be significant, representatives of the District and the qualified archaeologist would meet to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.	District	During construction contract preparation. If historic subsurface cultural resources are uncovered during construction activities.	The District shall include an inadvertent discovery clause in construction contracts and bid documents. The Contractor shall halt work within 50 feet of the resources and the District shall consult with a qualified archaeologist to assess the significance of the find and document compliance with current professional standards in a project file.

Mitigation Monitoring and Reporting Program				
Mitigation Number	**Mitigation Measure**	**Responsible Party**	**Mitigation Timing**	**Implementation Procedures**
CR-2	An inadvertent discovery clause for paleontological resources shall be incorporated into the construction contract for the proposed project. The District shall notify a qualified paleontologist of unanticipated discoveries, made by construction personnel and subsequently document the discovery as needed. In the event of an unanticipated discovery of a breas, true, and/or trace fossil during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find.	District	During construction contract preparation. If historic subsurface cultural resources are uncovered during construction activities.	The District shall include an inadvertent discovery clause in construction contracts and bid documents. The Contractor shall halt work within 50 feet of the resources and the District shall consult with a qualified archaeologist to assess the significance of the find and document compliance with current professional standards in a project file.
CR-3	If human remains of Native American origin are discovered during project construction, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resources Code Section 5097). If any human remains are discovered in any location on the project site, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: 1. The Santa Cruz County coroner has been informed and has determined that no investigation of the cause of death is required; and 2. If the remains are of Native American origin: • The descendants of the deceased Native Americans have made a recommendation regarding the disposition of remains and any associated grave goods, as provided in Public Resources Code Section 5097.98; or • The NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being	District	During construction contract preparation. If human remains are uncovered during construction activities.	The District shall include a clause in construction contracts and bid documents that if human remains of Native American origin are discovered, it is necessary to comply with state laws relating to the disposition of Native American burials and Public Resources Code Section 5097. The District shall ensure that the Contractor ceases further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, as described for this mitigation measure.

Mitigation Monitoring and Reporting Program				
Mitigation Number	**Mitigation Measure**	**Responsible Party**	**Mitigation Timing**	**Implementation Procedures**
	notified.			
GEO-1	Prior to any construction activity, the project applicant shall incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the most recent version of the California Building Standards Code. All onsite soil engineering activities shall be conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist.	District	During project design and prior to construction activity.	The District shall confirm that a design-level geotechnical study has been conducted and confirm that recommendations are incorporated as part of the project design and as-built construction documentation for the project file. The District shall ensure that all onsite soil engineering activities are conducted under the supervision of a licensed Geotechnical Engineer or Certified Engineering Geologist
NOI-1	Construction equipment shall be properly outfitted and maintained with noise-reduction devices to minimize construction-generated noise. Wherever possible, noise generating construction equipment shall be shielded from nearby residences by noise-attenuating buffers, such as structures or trucks. Stationary construction equipment shall be centrally located on site at the greatest distance possible from nearby noise-sensitive receptors.	District / Construction Contractor	During construction contract preparation and throughout the construction period.	The District shall incorporate into construction contract specifications. The District shall periodically inspect to ensure that measures are implemented during the entire construction phase. The District shall document compliance in a project file.
NOI-2	Mitigation measures may include insulating or soundproofing pump and generator enclosures or obtaining equipment manufacturer's noise attenuating exhaust systems.	District	During design and prior to initial operation of the pump station.	The District shall confirm and document that noise attenuating insulation, enclosures or systems have been incorporated into final designs for the project and properly installed for use prior to operation of the pump station.

S T A F F R E P O R T

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 5, 2013

SUBJECT: **410 BAY AVENUE #13-102 APN: 036-06-235**
Design Permit to construct a single-family dwelling with a secondary dwelling unit in the RM-M (Multiple Family) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: Gerry Jensen and Heather Haggerty
Representative: Gerry Jensen

APPLICANT PROPOSAL

The applicant is proposing to construct a 2,688-square-foot single-family residence with a secondary dwelling unit at 410 Bay Avenue in the RM-M (Multiple Family) zoning district. A single-family residence in the RM-M zoning district is subject to the development standards contained in the R-1 single-family residence zoning district. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

BACKGROUND

On August 14, 2013, the Architectural and Site Review Committee reviewed the application.

- City Architect Derek Van Alstine suggested that additional details of exterior material be provided on the elevations. He also stated concern that the design of the proposed green roof could easily be converted into a rooftop deck. The applicant added details to the elevations. The original green roof design was removed.
- City Landscape Architect Susan Suddjian approved of the overall proposed landscape plan and efforts toward low water use. She commented that the landscape plan should be revised to label the trees and quantities more clearly. She suggested including pavers between the driveway and front door and modifying the retention under the front parking space. The applicant updated the landscape plan to incorporate all of the suggestions made by Susan Suddjian.
- City Public Works Director Steve Jesberg suggested that the driveway and sidewalk cuts be ADA accessible. The applicant modified the cuts as requested.
- City Building Official Mark Wheeler stated concern for the green roof design. The original design included a spiral staircase leading to a green roof. The green roof was set 3’ below the top of the parapet roof. This design does not comply with the International Building Codes (IBC) requirement of 3’ 6” rails for safety. The applicant removed the green roof from the project due to access, safety, and FAR concerns.

SITE AND STRUCTURAL DATA

Floor Area Ratio (FAR)		
Lot Size		5,518 sq. ft.
Maximum FAR Allowed	49%	2,703 sq. ft.
Proposed FAR	48%	2,688 sq. ft.

Proposed Square Footage	
First Floor	1,672
Second Floor	940
Total Basement	315
Total	2,927
Less Basement Exception	250
Plus upper floor deck beyond 150 sq. ft.	11
Gross Floor Area	**2,688**
Upper Floor Deck Exception	150
Proposed Upper Floor deck	161

Building Height		
	R-1 District	**Proposed**
Residential	25'-0"	24'-10"

Parking		
	Required	**Proposed**
Residential (2,601 sq. ft. – 4,000 sq. ft.)	4 spaces total Minimum 1 covered 3 uncovered	4 spaces total 1 covered 3 uncovered

Secondary Dwelling Unit		
	Required	**Proposed**
Unit Size	500 sq. ft. maximum	493 sq. ft.

DISCUSSION

The applicant is proposing a new 2,688 square-foot, single-family home with a secondary dwelling unit. The primary residence is 2,195 square feet. The secondary dwelling unit is 493 square feet, in compliance with the 500 square-foot maximum. The secondary dwelling unit contains a kitchen, living room, one bedroom, and one bathroom. Access to the secondary dwelling unit is from exterior doors on the front and rear of the home, as well as interior doors between the attached dwelling unit and the primary home.

A single-family home between 2,601 square feet and 4,000 square feet is required to have four on-site parking spaces. The four on-site parking spaces include one interior space within a single car garage and three uncovered, exterior parking spaces. The interior parking space is 10’ x 20’. The single car garage will be accessed from the driveway. Three uncovered parking spaces are proposed in front of the home. Two spaces are located within the proposed 20’ x 20’ driveway and one space on turf block in the south-east corner of the property. The driveway complies with the maximum driveway width of 20’, per Section 17.51.130.A.13.

Proposed exterior materials for the single-family home include wood board and batten, fiberglass doors, vinyl windows, a parapet standing-seam metal roof, and a metal garage door. A color and materials board will be presented during the Planning Commission meeting. The applicant’s original design included a spiral staircase leading to the parapet roof with a green roof located 3’ below the

top of the parapet. The spiral staircase provided convenient access to the green roof but was not in compliance with the International Building Code (IBC). Areas intended for access must have a 3' 6" railing for safety. If the parapet wall were brought into compliance, the area would be considered accessible and count toward the Floor Area Ratio (FAR) for the home. Staff supported the inclusion of a green roof in the project and advised the applicant to redesign roof with limited access to comply with both the FAR and the IBC. The applicant decided to remove the green roof due to access, safety, and FAR concerns.

The landscape plan includes bamboo trees along the rear property line of the home, 2 acer palmatum (15 gallons) trees, 6 crape myrtle trees, and a mix of perennials and shrubs throughout the front yard. Ground cover includes a mix of artificial turf and blue stone crushed drain rock.

CEQA REVIEW

Section 15303(a) of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone. This project involves construction of a new single-family residence subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #13-102 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of construction of a new 2,688 gross-square-feet, single-family home with an attached secondary dwelling unit. The maximum Floor Area Ratio for the property is 2,703 square feet. The FAR of the primary residence is 2,195 square feet. The secondary dwelling unit is 493 square feet. The secondary dwelling unit may not exceed 500 square feet.

2. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on September 5, 2013, except as modified through conditions imposed by the Planning Commission at the time of the hearing. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit. Final building plans shall reflect the set of plans approved by the Planning Commission. All construction shall be completed according to the approved plans on which building permits are issued.

3. Any modifications to approved plans after the issuance of any building permit must be specifically requested and approved in writing prior to execution. Minor modifications to the design permit (i.e. minor material change, color change) shall require Community Development Department approval. Any significant changes (increase in size, modification to massing) shall require Planning Commission approval.

4. Prior to building permit sign off, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

5. Hours of construction shall be Monday through Friday 7:30 a.m. – 9 p.m., and Saturday 9 a.m. – 4 p.m., per city ordinance.

6. The utilities shall be underground to the nearest utility pole in accordance with PG&E and Public Works Department requirements. A note shall be placed on the final building plans indicating this requirement.

7. An encroachment permit shall be acquired for any work performed in the right-of-way.

8. The existing sidewalk will be cut for driveway access onto the property at 410 Bay Avenue. The sidewalk replacement shall be built to ADA standards.

9. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director.

10. The project shall implement Low Impact Development BMP's outlined in the *Slow it. Spread it. Sink it. Homeowner's Guide to Greening Stormwater Runoff* by the Resource Conservation District of Santa Cruz County. The applicant shall provide details on the BMPs implemented and with a goal of not allowing more than 25% of total impervious area from discharging directly from the site.

11. The final landscape plan shall be submitted with the building permit application and will include the specific number of plants of each type and their size, as well as the irrigation system to be utilized. Front yard landscaping and all trees shall be installed prior to final building occupancy.

12. Planning fees associated with permit #13-102 shall be paid in full prior to building permit issuances.

13. Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance. Any appropriate fees shall be paid prior to building permit issuance.

14. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director.

15. This permit shall expire 24 months from the date of issuance, unless an application for an extension is submitted prior to expiration pursuant to Municipal Code section 17.81.160.

FINDINGS

A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.**

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the RM-M (Multi-family) and R-1 (Single Family Residence) Zoning Districts. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

B. **The application will maintain the character and integrity of the neighborhood.**

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the RM-M (Multi-family district) and R-1 (Single Family Residence) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed single-family residence with a secondary dwelling unit compliments the existing mix of single-family and multi-family residential in the neighborhood in use, mass and scale, materials, height, and architecture.

C. **This project is categorically exempt under Section 15303(a) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

This project involves construction of a new single-family residence in the RM-M (multi-family residence) Zoning District. Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone.

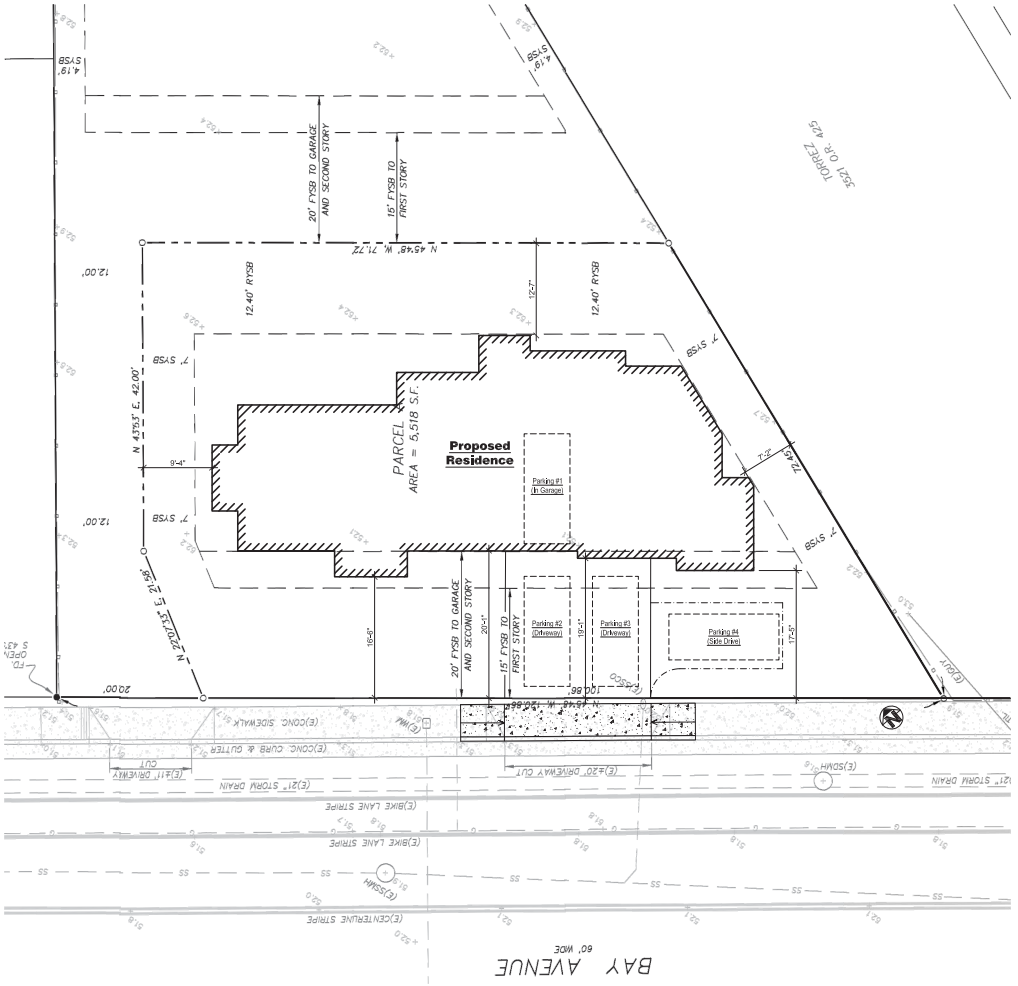
ATTACHMENTS

A. Project Plans

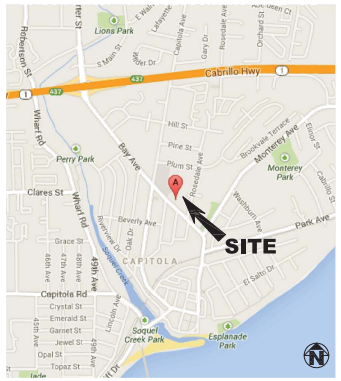
Report Prepared By: **Katie Cattan**
Senior Planner

Haggerty Residence

410 Bay Avenue
Capitola, CA 95010



1. Site Plan / Plot Plan
1/8" = 1'-0"



2. Vicinity Map
NTS

BUILDING DATA

PROPERTY INFORMATION

ASSESSOR'S PARCEL NUMBER	036-06-235
OCCUPANCY	Residential
TYPE OF CONSTRUCTION	V-B
ZONING	R-1
ALLOWABLE HEIGHT (FEET)	25'-0"
PROPOSED HEIGHT (FEET)	24'-10"
FLOOR AREA RATIO	0.49% (17:15,100)
LOT SIZE (SQ. FT.)	5,518 SF
ALLOWABLE BLDG. AREA (SQ. FT.)	2,704 SF (49%)
PROPOSED BUILDING AREA (F,A,R)	
First Floor:	1,672 SF
2nd Floor:	940 SF
Basement (only area >250sf):	315 - 250 = 65 SF
PROPOSED BUILDING AREA:	2,677 SF (2,927 SF)
SF added for Deck > 150sf:	11 SF
PROPOSED BUILDING AREA:	2,688 SF (2,938 SF)
SECONDARY DWELLING UNIT: (Included in Building Area above)	493 SF
ALLOWABLE DECK (excluded in SF):	150 SF
PROPOSED DECK (includes shwr):	161 SF
DECK AREA COUNTED AS SF:	11 SF - add to floor area above
REQUIRED PARKING:	4 (1 Covered)
SPRINKLERED:	Yes

NOTE:
1. Floor areas are taken to the face of exterior sheathing on first & second floors, interior face of finish on basement walls.

NOTE: McKim Design Group is not a licensed surveyor and did not survey this property. Information shown with regards to the property lines and improvement locations was taken from documents provided by the owner. The owner and contractor are responsible for confirming the location of all property lines and improvements, including existing improvements, prior to beginning work and together assume responsibility for any issues that arise related to the property lines, setbacks, and construction within these areas.

SHEET INDEX

ARCHITECTURAL

PROJECT SUMMARY

This project includes the construction of a new 2-story single family residence with a basement.

PROJECT DIRECTORY

OWNER	Heather Haggerty 1753 Michon Drive San Jose, CA 95124	Ph: 408.608.4210
ARCHITECT	McKim Design Group 4595 Cherry Ave. 1st Floor San Jose, CA 95118 Kirk S. McKim, Architect	Ph: 408.927.8110 Fax. 408.927.8112

McKim Design Group
4595 Cherry Ave, 1st Floor, San Jose, CA 95118
ph. (408) 927-8110 fax (408) 927-8112

Architect Seal

LICENSED ARCHITECT — Kirk S. McKim — No. C-25022 REN. 4-30-15 — STATE OF CALIFORNIA

Project Title

HAGGERTY RESIDENCE
410 Bay Avenue
Capitola, CA

Client

HEATHER HAGGERTY
1753 MICHON DRIVE
SAN JOSE, CA 95124

No	Revisions/Submissions	Date

Drawing Title

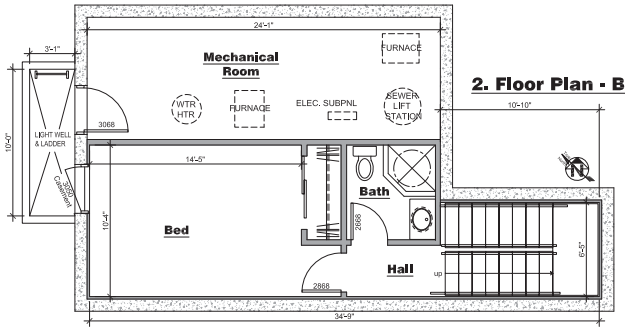
TITLE SHEET
SITE PLAN / PLOT PLAN

Project No.	Date
1316	July 26, 2013

Regulatory Agency Approval

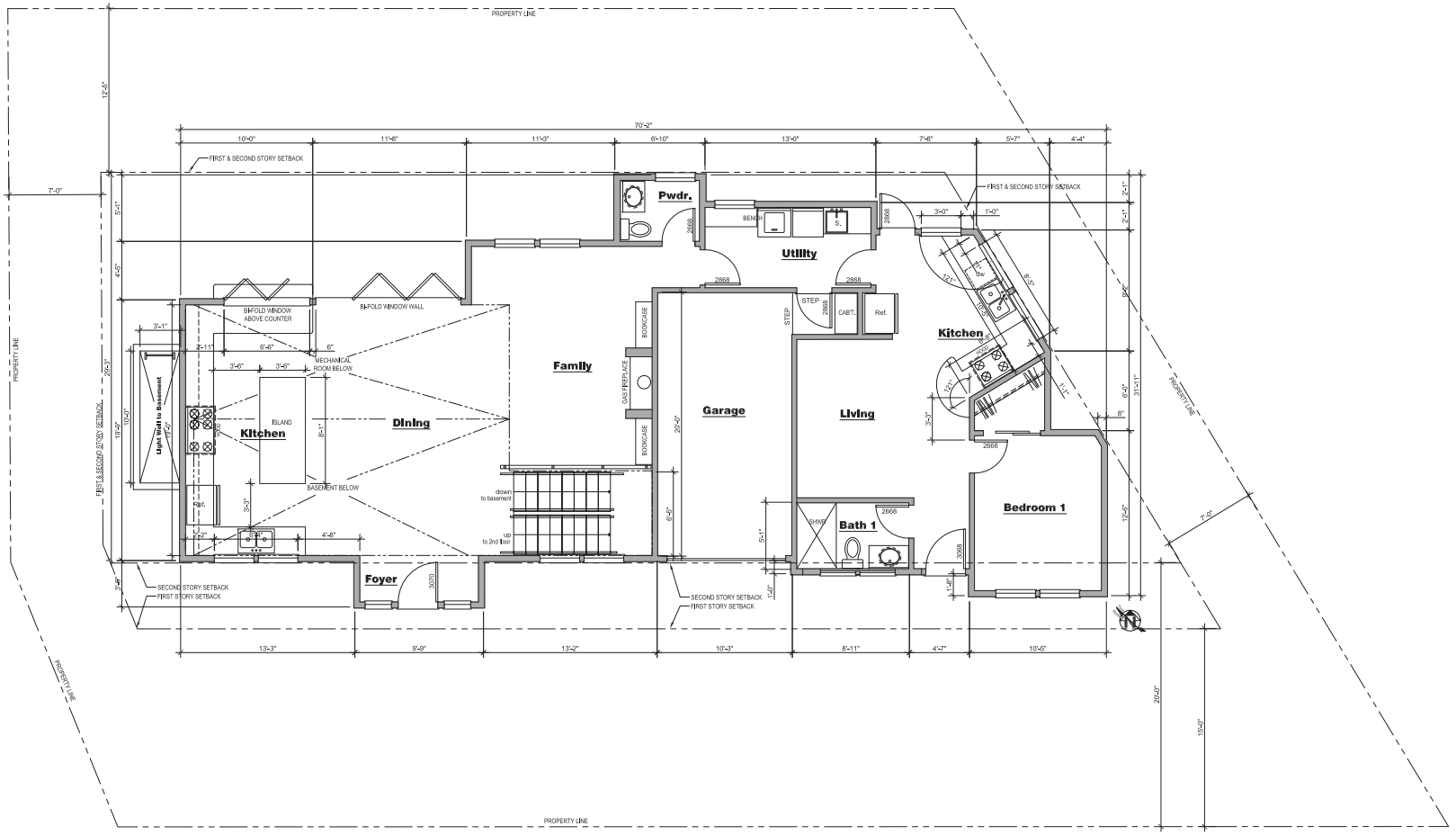
SD

Drawing Number
A-0.0



2. Floor Plan - Basement

1/4" = 1'-0"



1. Floor Plan - Ground/First Floor

1/4" = 1'-0"

McKim Design Group
4595 Cherry Ave, 1st Floor, San Jose, CA 95118
ph. (408) 927-8110 fax (408) 927-8112

Architect Seal

LICENSED ARCHITECT
Kirk S. McKim
No. C-25022
REN. 4-30-15
STATE OF CALIFORNIA

Project Title

HAGGERTY RESIDENCE

410 Bay Avenue
Capitola, CA

Client

HEATHER HAGGERTY
1753 MICHON DRIVE
SAN JOSE, CA 95124

No	Revisions/Submissions	Date

Drawing Title

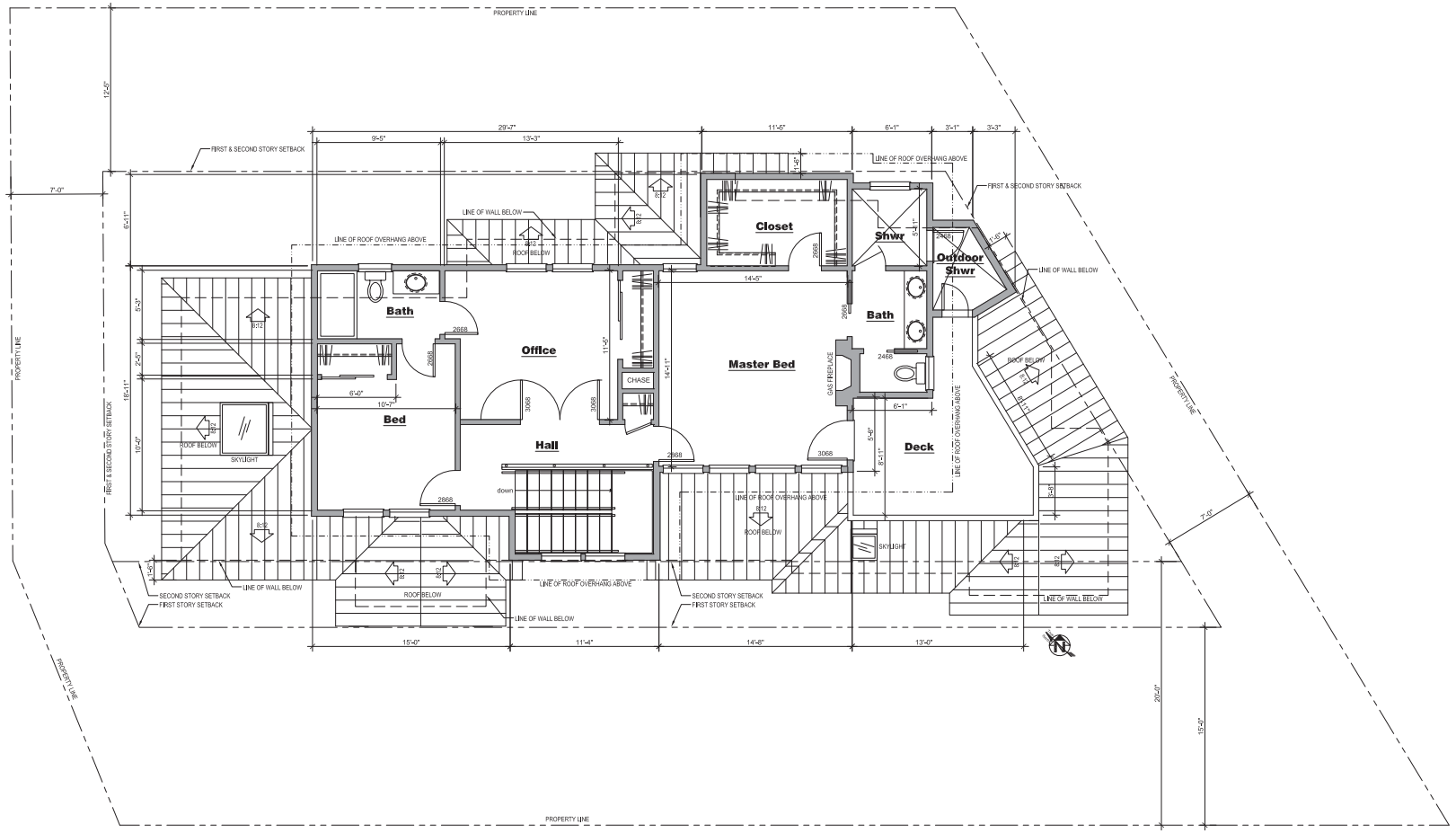
FLOOR PLANS
BASEMENT & FIRST

Project No.	Date
1316	July 26, 2013

Regulatory Agency Approval

SD

Drawing Number
A-2.0



1. Floor Plan - Second Floor & First Floor Roof Plan

1/4" = 1'-0"

McKim Design Group
4595 Cherry Ave, 1st Floor, San Jose, CA 95118
ph. (408) 927-8110 fax (408) 927-8112

Architect Seal

LICENSED ARCHITECT
KIRK S. McKIM
No. C-25022
REN. 4-30-15
STATE OF CALIFORNIA

Project Title

HAGGERTY RESIDENCE

410 Bay Avenue
Capitola, CA

Client

HEATHER HAGGERTY
1753 MICHON DRIVE
SAN JOSE, CA 95124

No	Revisions/Submissions	Date

Drawing Title

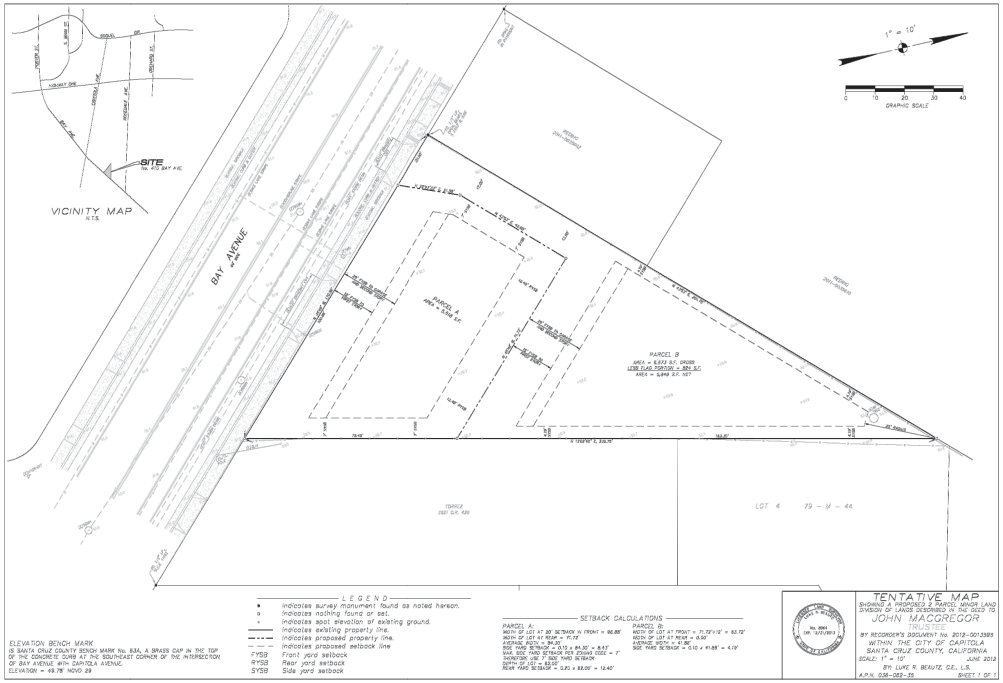
FLOOR PLAN - 2ND FLOOR
ROOF PLAN - 1ST FLOOR

Project No.	Date
1316	July 26, 2013

Regulatory Agency Approval

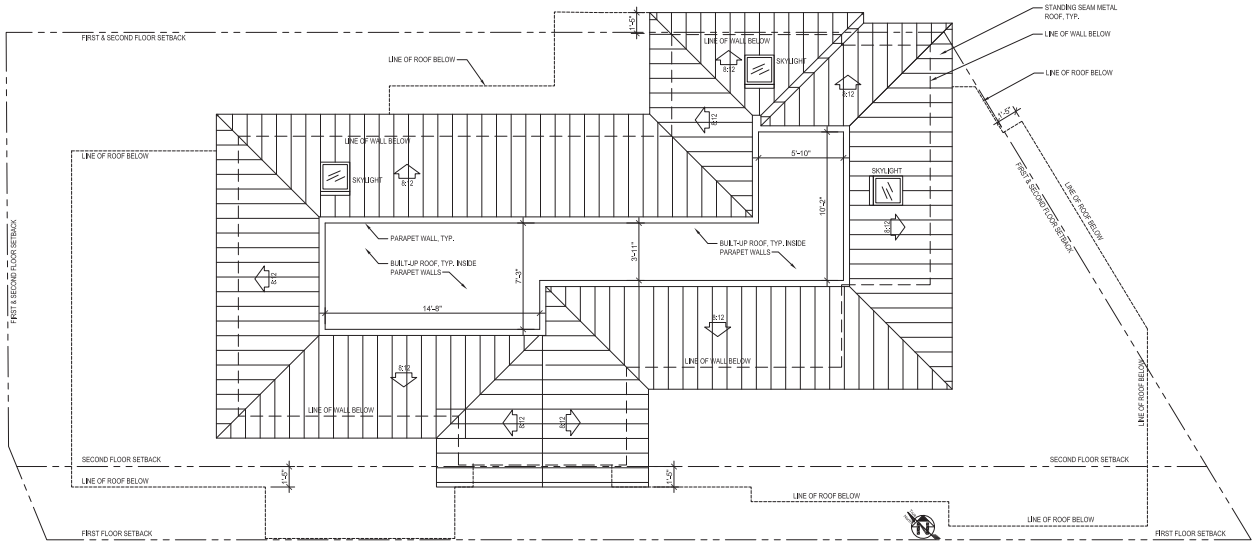
SD

Drawing Number
A-2.1



3. Plot Map - For Reference

1" = 20'-0"



1. Roof Plan - Second Floor

1/4" = 1'-0"

McKim Design Group
4595 Cherry Ave, 1st Floor, San Jose, CA 95118
ph. (408) 927-8110 fax (408) 927-8112

Architect Seal

LICENSED ARCHITECT
MARK S. MCKIM
No. C-25022
REN. 4-30-15
STATE OF CALIFORNIA

Project Title

HAGGERTY RESIDENCE

410 Bay Avenue
Capitola, CA

Client

HEATHER HAGGERTY
1753 MICHON DRIVE
SAN JOSE, CA 95124

No	Revisions/Submissions	Date

Drawing Title

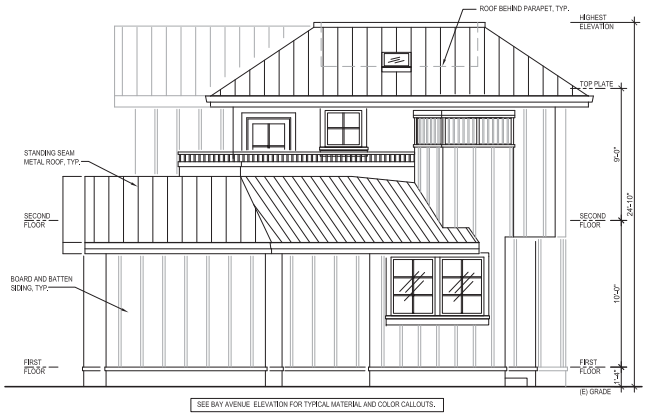
ROOF PLAN - 2nd FLOOR PLOT PLAN

Project No.	Date
1316	July 26, 2013

Regulatory Agency Approval

SD

Drawing Number
A-3.0



4. Side Elevation - East Elevation

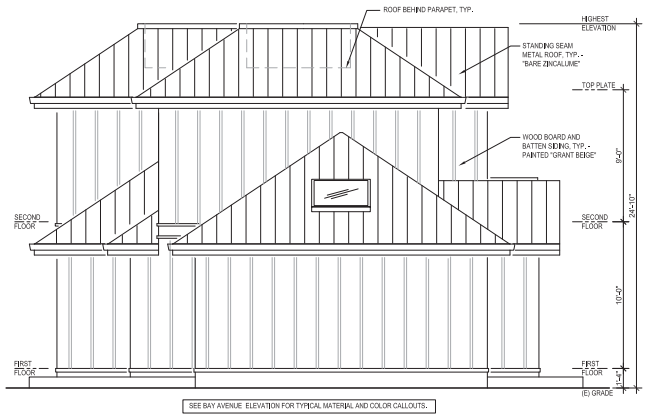
1/4" = 1'-0"

2. Rear Elevation - North Elevation

1/4" = 1'-0"

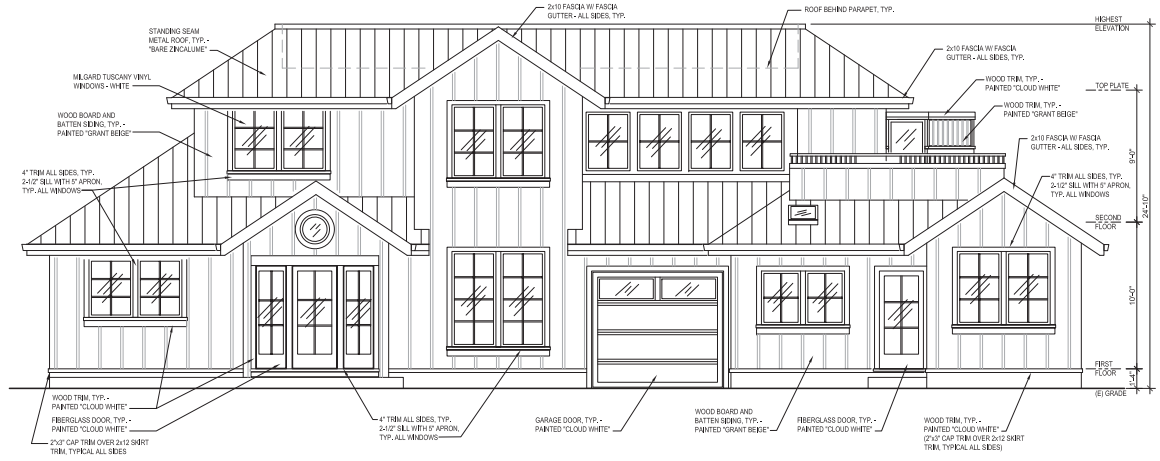
Material List:

1. Siding: Wood Board & Batten - Painted "Grant Beige"
2. Trim & Accent: Wood - Painted "Cloud White"
3. Roofing: ASC Metal Roofing & "Green" Roofing - Exposed Metal Roofing to be "Bare Zincalume" color (Aluminum Color), "green" roofing NOT visible
4. Windows & Doors: Milgard Tuscany Vinyl - Factory White Color
5. Rear Patio Door: (not visible from street) Panoramic Door - White Color
6. Main Entry Doors: Therma-Tru Fiberglass - Painted "Cloud White"
7. Garage Door: Manuf. by Clopay - Painted "Cloud White"



3. Side Elevation - West Elevation

1/4" = 1'-0"



1. Bay Avenue Elevation - South Elevation

1/4" = 1'-0"

McKim Design Group
4595 Cherry Ave, 1st Floor, San Jose, CA 95118
ph. (408) 927-8110 fax (408) 927-8112

Architect Seal

LICENSED ARCHITECT Mark S. McKim No. C-25022 REN. 4-30-15 STATE OF CALIFORNIA

Project Title

HAGGERTY RESIDENCE

410 Bay Avenue
Capitola, CA

Client

HEATHER HAGGERTY
1753 MICHON DRIVE
SAN JOSE, CA 95124

No	Revisions/Submissions	Date

Drawing Title

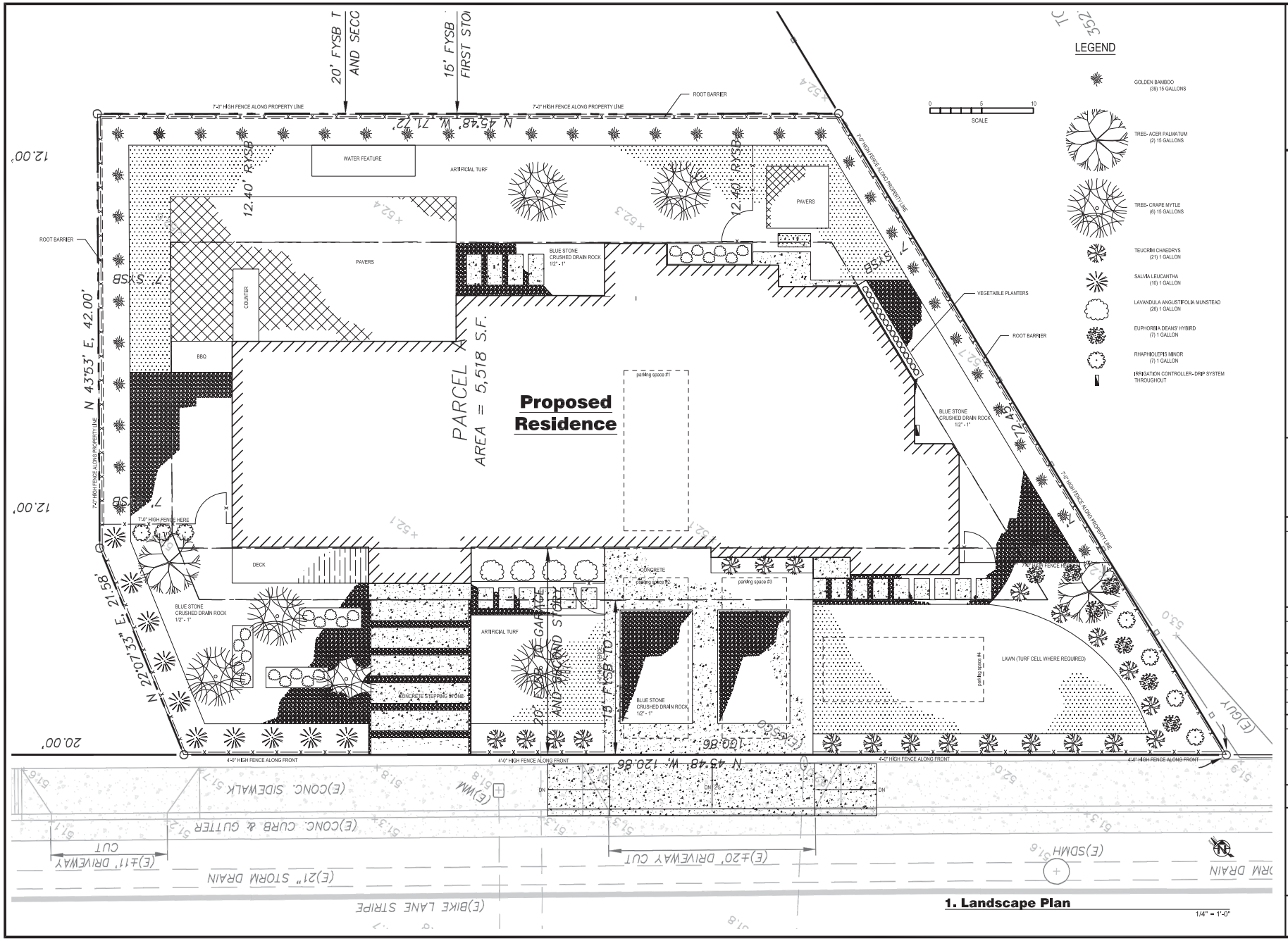
EXTERIOR ELEVATIONS

Project No.	Date
1316	July 26, 2013

Regulatory Agency Approval

SD

Drawing Number A-4.0



1. Landscape Plan

1/4" = 1'-0"

McKim Design Group
4595 Cherry Ave, 1st Floor, San Jose, CA 95118
ph. (408) 927-8110 fax (408) 927-8112

Architect Seal

LICENSED ARCHITECT
Mark S. McKim
No. C-25022
REN. 4-30-15
STATE OF CALIFORNIA

Project Title

HAGGERTY RESIDENCE

410 Bay Avenue
Capitola, CA

Client

HEATHER HAGGERTY
1753 MICHON DRIVE
SAN JOSE, CA 95124

No	Revisions/Submissions	Date

Drawing Title

LANDSCAPE PLAN

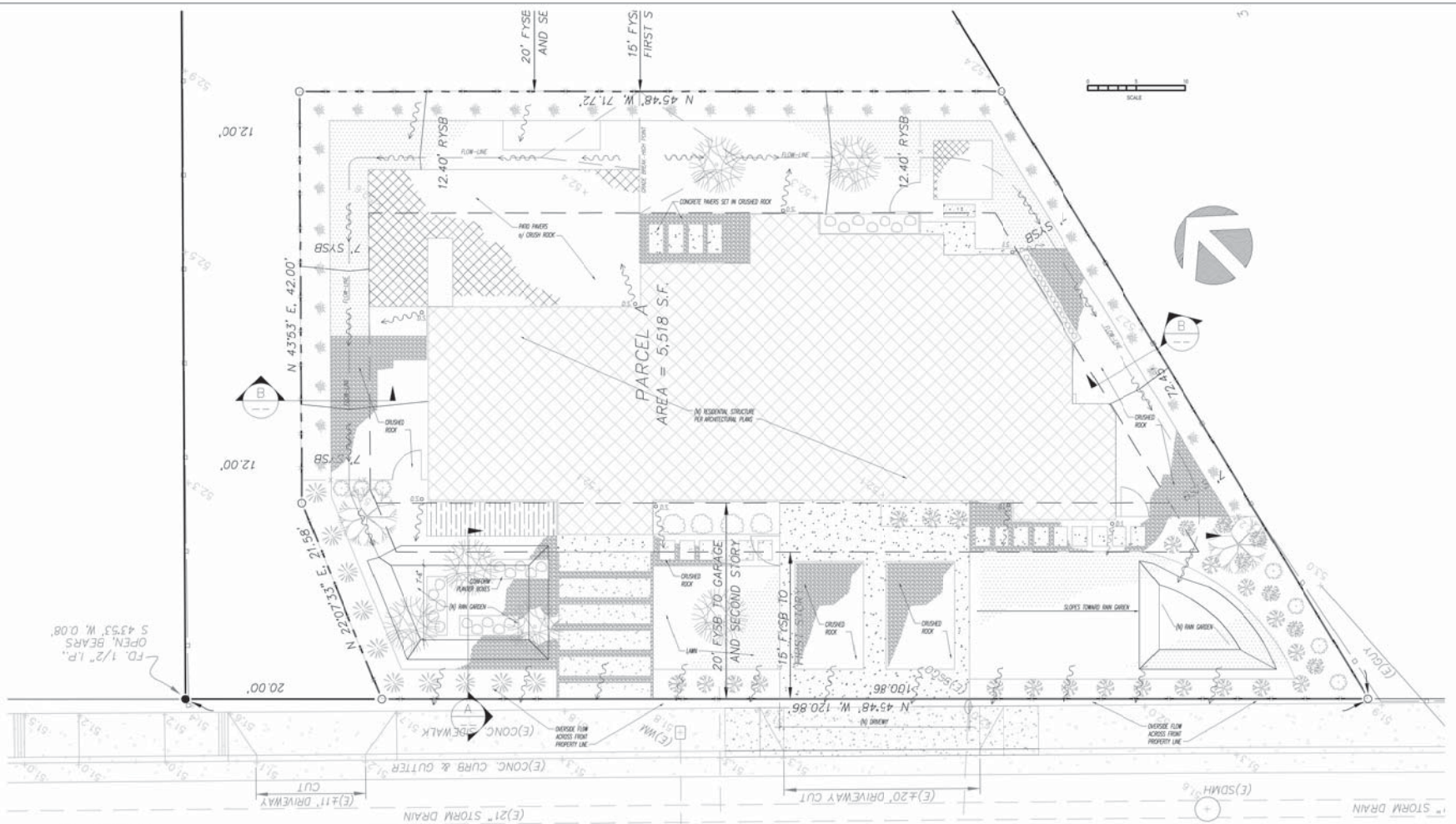
Project No. 1316

Date July 26, 2013

Regulatory Agency Approval

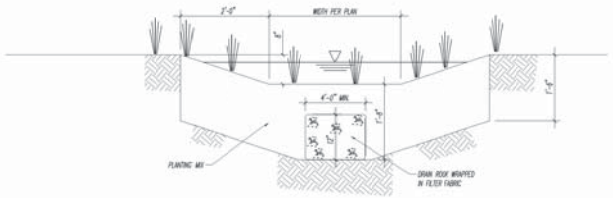
SD

Drawing Number LA-1.0



SITE PLAN

SCALE: 1" = 5'-0"



A WATER GARDEN SECTION

SCALE: 3/4" = 1'-0"

B DRAINAGE SWALE

SCALE: 3/4" = 1'-0"

Date	Revision
07/29/13	SUBMITTAL

Consultant:
DECKER ENGINEERS
1261 LINCOLN AVENUE
SUITE 220
SAN JOSE, CA 95125
(408)885-1599

REGISTERED CIVIL ENGINEER No. 54525 12/31/13 STATE OF CALIFORNIA

Project:
NEW SINGLE-FAMILY RESIDENCE
JENSEN RESIDENCE
410 BAY AVENUE
CAPITOLA, CALIFORNIA 95010-3303

Sheet Title
DRAINAGE & EROSION CONTROL

Job No.:	E180-05.01
Issue Date:	07-29-2013
Drawn By:	MDD
Project Architect:	KIRK McKIM
Checked By:	MDD
File Name	C-1 Drainage & Erosion.dwg
Plot Date	08-27-2013

Sheet No.: C1

HAGGERTY RESIDENCE

McKIM DESIGN GROUP

STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 5, 2013

SUBJECT: **1855 41st Avenue, E-1 #13-105 APN: 034-261-37**
Design Permit in the CC (Community Commercial) Zoning District.
Environmental Determination: Categorical Exemption
Property Owner: The Macerich Company
Representative: Roger Nelson, filed: 08/02/2013

PROPOSAL

The applicant has applied for a Design Permit for an exterior remodel of the Chili's restaurant. The Chili's restaurant is located at 1855 41st Avenue within the Capitola Mall. The property is within the CC (Community Commercial) zoning district. Exterior modification to the siding and awning are proposed. No changes to the site, building footprint, or circulation are proposed.

BACKGROUND

On August 14, 2013, the Architectural and Site Review Committee reviewed the application. The following direction was provided:

- Public Works Director, Steve Jesberg, reviewed the site plan and did not request any modifications.
- City Architect, Derek Van Alstine, reviewed the colors and materials board and approved of the overall design.
- City Landscape Architect, Susan Suddjian, reviewed the site plan and did not request any modifications.

DISCUSSION

Chili's Restaurant, located at 1855 41st Avenue, submitted a sign permit on May 1, 2013. The Sign Permit was approved in accordance with §17.57.020.B1. During the review of the Sign Permit, staff required the applicant to submit an application for a Design Permit for the extensive exterior modifications proposed for the building. The Capitola Mall was approved through a Conditional Use Permit. Any modifications to the previously approved design must be approved by the Planning Commission. There is no change of use within the application. The exterior remodel of the Chili's restaurant requires Design Permit approval by the Planning Commission.

The following exterior modifications are proposed within the Chili's remodel:

1. Replace existing green tile with stucco textured panels;
2. Add two rows of trim to separate new paint colors;
3. Apply new paint on existing exterior stucco; and
4. Remove existing awning; and install new fabric awning panels.

Section 17.63.090 outlines the considerations in the review of Design Permit applications. There are no modifications to the site, landscaping, and circulation. The following underlined considerations apply to the design permit for the remodel of Chili's Restaurant at 1855 41st Avenue:

B. Considerations relating to outdoor advertising:

1. The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and the appearance and harmony with adjacent development;

Staff Analysis: The existing awning will be replaced by a new awning with greater vertical emphasis. The new awning is made of 6'9" tall fabric panels that extend the width of the front facade from the entrance of the restaurant to the north corner of the building. The awning compliments the updated signs and new color scheme along the front façade of the building.

F. Considerations relating to architectural character:

1. The suitability of the building for its purpose,
2. The appropriate use of materials to insure compatibility with the intent of the title;

Staff Analysis: The proposed mix of new materials, including stucco panels, fabric awning, and fresh paint will modernize the existing, outdated façade. The new materials complement the existing architecture of the mall and are appropriately located within the existing horizontal bands of the building.

L. Consideration of design guidelines for special commercial or residential areas contained in the general plan, coastal plan, area plans or other approved design policies;

Staff Analysis: The 41st Avenue Guidelines are applicable to the application. There are no proposed modifications to the site, therefore the site, landscape and parking guidelines are not applicable. The application complies with the 41st Avenue architecture guidelines, specifically guideline 8 which is applicable to the mall:

41st Avenue Guideline #8: Projects containing many buildings or single large structures shall provide variety in building shape, height, roof lines, and setbacks. Fronts of buildings shall provide variety and interest.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** application #13-105 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of a design permit for the exterior remodel to the siding and installation of a new awning for the Chili's Restaurant located in the Capitola Mall at 1855 41st Avenue.

2. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on September 5, 2013, except as modified through conditions imposed by the Planning Commission at the time of the hearing. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit. Final building plans shall reflect the set of plans approved by the Planning Commission. All construction shall be completed according to the approved plans on which building permits are issued.

3. Any modifications to approved plans after the issuance of any building permit must be specifically requested and approved in writing prior to execution. Minor modifications to the design permit (i.e. minor material change, color change) shall require Community Development Department approval. Any significant changes (increase in size, modification to massing) shall require Planning Commission approval.

4. Prior to building permit sign off, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Zoning Administrator or Community Development Director. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.

5. Planning Fees associated with permit #13-105 shall be paid in full prior to building permit issuance.

6. This approval shall terminate two years after granting the request, if such right or privilege has not been exercised in good faith within that time. Such termination will take effect without further city action if a timely request for extension of time has not been made or is denied.

FINDINGS

A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.**

The Planning Commission finds that the proposed exterior modifications comply with the zoning ordinance. The proposed modifications to the exterior elevations are limited to the exterior of the building with no changes in height, setbacks, and/or use. Updating existing commercial within commercial districts is reflective of the purposes of the General Plan.

B. **The application will maintain the character and integrity of the neighborhood.**

The Community Development Department Staff and Planning Commission have reviewed the plans to ensure that the exterior modifications maintain the character and integrity of the Capitola Mall. The new materials complement the existing architecture of the mall and are appropriately located within existing horizontal bands of the building.

C. **The new exterior materials, as designed and conditioned, are necessary and appropriate for the subject commercial site, in order to allow the site and the businesses located within it to be competitive with other businesses of a similar nature located elsewhere, and/or to be competitive with industry standards governing sale of the merchandise offered at the site.**

The new exterior materials are necessary and appropriate for the Capitola Mall, allowing it to be competitive with other regional malls. The proposed mix of new materials, including stucco panels, fabric awning, and fresh paint will modernize the existing, outdated façade.

D. **The new exterior materials, as designed and conditioned, will not have a significant adverse effect on the character and integrity of the surrounding area.**

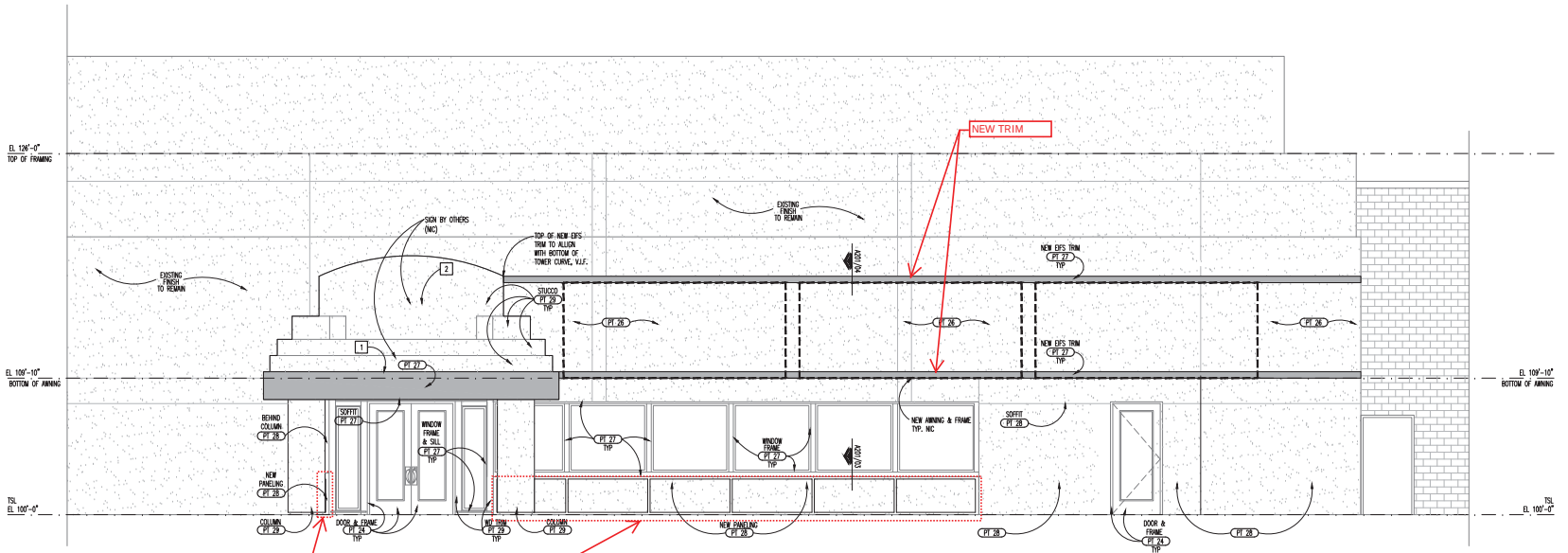
The new exterior materials are appropriate for a commercial retail center of this size, and will not have an adverse effect on the character and integrity of this commercial area.

E. **This project is categorically exempt under the Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations**.

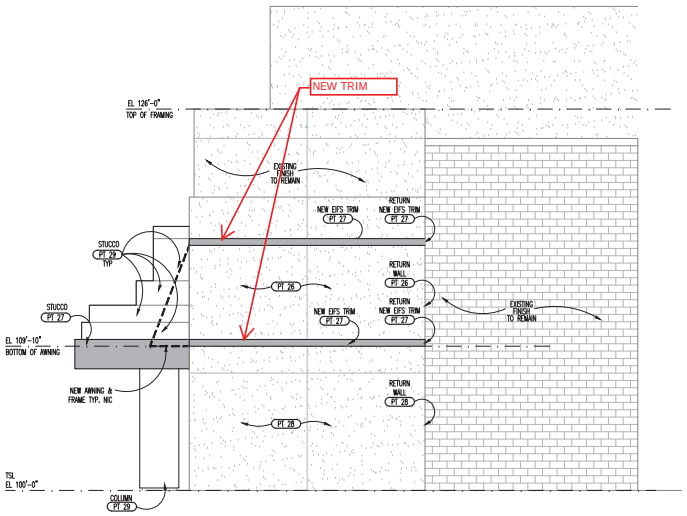
This project involves the installation of new siding and a canopy on an existing commercial retail building. Section 15301(a) exempts existing facilities.

Report Prepared By: Katie Cattan
Senior Planner

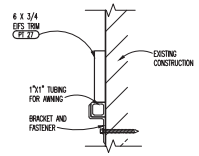
Attachment A – Exterior Elevations
Attachment B – Photoshop Image
Attachment C – Existing façade images



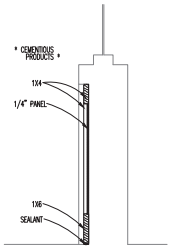
01 FRONT ELEVATION
SCALE:1/4"=1'-0"



02 RIGHT ELEVATION
SCALE:1/4"=1'-0"



04 NEW EIFS TRIM AND AWNING INSTALLATION
SCALE:1"=1'-0"



03 NEW PANEL SECTION
SCALE:1"=1'-0"

FINISH SCHEDULE

HILL COUNTRY REIMAGE
11/12/12

PAINTS & SPECIAL FINISHES

TYPE	COLOR NAME	ORDER #	PALETTE #	PRODUCT #	BRAND	FINISH
PT 1	CRIMSON RED	A0291	31YR 10/591	3006-8500N RED	GLIDDEN	SEMI-GLOSS
PT 2	CHIPPENDALE	A0525	50YR 07/162	4216-0500L	GLIDDEN	SEMI-GLOSS
PT 3	COPPER PENNY	A0909	90YR 23/274	4216-0400L	GLIDDEN	SEMI-GLOSS
PT 4	WRIGHT STONE	A1778	10YR 30/106	4212-0300	GLIDDEN	EGGSHELL
PT 5	ZEPPELIN	A1830	30YR 46/036	4216-0100L	GLIDDEN	SEMI-GLOSS
PT 6	WHITE SWAN	A1863	60YY 83/082	4216-0100L	GLIDDEN	SEMI-GLOSS
PT 7	THYME	A0949	70YY 46/160	4212-0100	GLIDDEN	EGGSHELL
PT 8	NOT USED					
PT 9	ORANGE MINERAL	A0504	60YR 19/557	3002-8539N YELL	GLIDDEN	EGGSHELL
PT 10	NOT USED					
PT 11	ROUGH HEWN	A1812	20YY 24/177	4212-0400	GLIDDEN	EGGSHELL
PT 12	COASTAL TRAIL	A0657	00YY 25/352	4212-0400	GLIDDEN	EGGSHELL
PT 13	DEEP ONYX	A2015	00NN 07/000	1200-0500N	GLIDDEN	FLAT
PT 14	CHIPPENDALE	A0525	50YR 07/162	4216-0500	GLIDDEN	EGGSHELL
PT 15	DEEP ONYX	A2015	00NN 07/000	4212-0500	GLIDDEN	EGGSHELL
PT 16	OAKLEY BROWN	A0674	80YR 14/140	4212-0400	GLIDDEN	EGGSHELL
PT 17	CRIMSON VELVET	A0412	30YR 11/393	3002-8500N RED	GLIDDEN	EGGSHELL
PT 18	CRIMSON VELVET	A0412	30YR 11/393	3006-8500N RED	GLIDDEN	SEMI-GLOSS
PT 19	CAROLINA	A0869	60YY 28/443	3002-8539N YELLOW	GLIDDEN	EGGSHELL
PT 20	PEYOTE ORANGE	A2553	80YR 24/439	6403-0400N DEEP	GLIDDEN	EGGSHELL
PT 21	COLONIAL RED (WI)	A0299	10YR 09/250	3002-8500N RED	GLIDDEN	EGGSHELL
PT 22	COLONIAL RED (Ext)	A0299	10YR 09/250	3006-8500N RED	GLIDDEN	SEMI-GLOSS
PT 23	SILVER LEAF	MS-L375	-----	-----	MARTHA STEWART LIVING	EGGSHELL
PT 24	RAPTURE	A0278	07YR 10/489	DC379 FINISH DC201 PRIMER	GLIDDEN	GLOSS
PT 25	COPPER PENNY	A0909	90YR 23/274	DC379 FINISH DC201 PRIMER	GLIDDEN	GLOSS
	COPPER PENNY	A0909	90YR 23/274	6403-0400V	GLIDDEN	EXT SATIN
PT 26	RAPTURE	A0278	07YR 10/489	6403-0500V	GLIDDEN	EXT SATIN
PT 27	DARK SIDE	A1834	30YY 05/044	6403-0500V	GLIDDEN	EXT SATIN
	DARK SIDE	A1834	30YY 05/044	DC379 FINISH DC201 PRIMER	GLIDDEN	STOREFRONT
PT 28	SURREY BEIGE	A0769	30YY 36/185	6403-0300V	GLIDDEN	EXT SATIN
	SURREY BEIGE	A0769	30YY 36/185	2365-0400	GLIDDEN	EXASTOMERIC
PT 29	AUTHENTIC BROWN	A1708	60YR 09/086	6403-0500V	GLIDDEN	EXT SATIN
PT 30	DARK SIDE	A1834	30YY 05/044	4212-0100	GLIDDEN	EXT SATIN

ROOF PAINT SPECIFICATION: SURFACE PREP: REFER TO SHEET A201.
PRIME: 1 COAT OF DEVRAN 201 UNIVERSAL EPOXY PRIMER AT 2.0 – 3.0 MILS DFT (DEVRAN 203 WATERBORNE EPOXY PRIMER AT 3.0 – 4.0 MILS DFT IN VOC REGULATED AREAS)
FINISH: 2 COATS (TO ENSURE FULL COVERAGE) OF DEVFLEX 4212 HIGH PERFORMANCE ACRYLIC SATIN DTM IN COLOR A1834, DARK SIDE. DFT SHOULD BE 2.0 – 3.0 MILS PER COAT.

NOTES: PAINTS AND GLAZING LIQUIDS ARE TO BE PURCHASED THROUGH A BRINKER INTERNATIONAL ACCOUNT WITH GLIDDEN PROFESSIONAL. (NO SUBSTITUTIONS) SUPPLIER: GLIDDEN PROFESSIONAL WEB SITE: GLIDDENPROFESSIONAL.COM
CONTACT: ANDY BURNS (407) 430-5226 EMAIL: ANDREW.BURNS@GLIDDENPROFESSIONAL.COM
SUPPLIER: MATTHEWS PAINT CONTACT: (800) 323-6593

WOOD STAIN

TYPE	COLOR NAME	PRODUCT #	BRAND
WS 1	BAC WIPING STAIN CHESTNUT BASE	564A51-5012-46219	SHERWIN WILLIAMS

CUSTOM MANUAL MATCH: BAC COLORANT OZ 32 64 12RC 81–BLACK & 7 L. APPLY STAIN/LET DRY AT LEAST 3 HOURS. APPLY (1) COAT OF MINWAX SANDING SEALER SANDING SEALER, LET DRY UNTIL NEXT NIGHT. SAND WITH 220 GRIT SAND PAPER/WIPE WITH TAC CLOTH. APPLY (2) COATS OF MINWAX FAST DRYING BLACK & COLD LABLE POLYURETHANE "SATIN". LET DRY 4 TO 6 HOURS BETWEEN COATS.
CONT NOTES: STAINS ARE TO BE PURCHASED THROUGH A BRINKER INTERNATIONAL ACCOUNT WITH SHERWIN WILLIAMS. (NO SUBSTITUTIONS). SUPPLIER: SHERWIN WILLIAMS, CONTACT: BRETT HUCKELBURY (214) 553-3940, WEB SITE: WWW.SHERWIN-WILLIAMS.COM

WALL COVERING

TYPE	COLOR	PRODUCT
WC 1	BC24–91 FLASHING	SONORA ALEXANDER PATTERNS – CORNICE

PROVIDE & INSTALL LUAN BACKING. PAINT WITH WHITE PRIMER PRIOR TO INSTALLING WALL COVERING. INSTALL WALL COVERING AND 3/8" QUARTER ROUND AROUND EDGE OF EXISTING TRIM. PAINT PT 6.
SUPPLIER: KOROSEAL INTERIOR PRODUCTS GROUP PHONE NUMBER: (330) 664–2076
CONTACT: 1st: MICHELLE GROSS, 2nd: BETH WALLIN, 3rd: JENNIFER OKUNDAJ, WEB SITE: WWW.KOROSEAL.COM

PLASTIC LAMINATE

TYPE	COLOR
PL 1	FLUTED, BERMUDA BRONZE
PL 2	HAMMERED IL OIL RUBBED BRONZE
PL 3	PEPPER & STAR ON BACKGROUND – (1) PEPPER, (1) STAR & ORDER FILLERS AS REQUIRED.

SUPPLIER: KENMARK CORPORATION CONTACT: LONNIE TRAMONTE (214) 477–8074 WEB SITE: WWW.KENMARKINC.COM
USE SPRAY–ON AEROSOL ADHESIVE: 3M 77

BRUCE HARDWOOD

TYPE	PRODUCT
BH 1	PATTERN MELLOW #CS01416, 2 1/4"
BH 2	MATCH EXISTING CHERRY CS028 – 20% RANDOM PATTERN BRUCE HDWD FLR. NATURAL CS010 – 50% RANDOM PATTERN BRUCE HDWD FLR. GUNSTOCK CS001 – 30% RANDOM PATTERN BRUCE HDWD FLR.

BH 1: SUPPLIER: BPI, BRETT NELSON, CONTACT: (972) 871–8922 X1025
BH 2: SUPPLIER: BRUCE HARDWOOD FLOORING WEB SITE: WWW.BRUCE.COM CONTACT: (PURCHASE FROM ANY LOCAL SUPPLIER)

CHAIR RAIL

TYPE	PRODUCT
CR 1	TO BE ORDERED FROM ROBIN IRVINE @ LAURITZEN & MARIN

ROBIN IRVINE (ROBIN@MARIN.COM): 817–921–0218

PVC – CHAIN LINK FENCE SLATS

TYPE	COLOR NAME	PRODUCT #	BRAND
PV1	BOTTOM LOCK, BROWN		PEKCO FENCE PRODUCTS

SUPPLIER: PEKCO FENCE PRODUCTS, CONTACT: 800–822–7528 FOR TACOMA, WA | CONTACT: 800–755–7528 FOR ATHOL, ME

NOTES

DINING ROOM MAIN CEILING, ENTRY TOWER CEILING: AS IS KOA STAIN 1700–0500 INTERIOR ALK BY GLIDDEN PROFESSIONAL
CONCRETE FLOOR STAIN: AS IS "TILE RED" DRY SHAKE COLOR HARDENER. IF PATCHING UNDER REMOVED WALLS USE COLOR REFRESHER A–26, "BRICK RED". FOR ATOMIC RANCH USE COLOR MISSION TAN OR ANTIQUE AMBER – PRODUCTS BY L.M. SCOFIELD
TILE FLOOR: DAL–TILE, ICT, INC. 548–NS SALTILLO SATIN 4X8. ICT, INC. 548–NS SALTILLO SATIN 12X12. CONTACT: JANE RUFFIN/ JANE.RUFFIN@DALTILE.COM
PROPERLY PREPARE ALL SURFACES PRIOR TO PAINTING, INCLUDING BUT NOT LIMITED TO: CLEANING, DEGLAZING, AND PRIMING SURFACES. FOR WOOD PREPARE ALL INTERIOR SURFACES TO INCLUDE NAIL HOLES, CAULKING SEAMS AND SANDING THE CRACKLE FINISH.
USE ONLY GLIDDEN PROFESSIONAL, GRIPPER, INT/EXT PRIMER SEALER, 3210–1200 WHITE/3210–1300 GREY PRIMER. PAINTING SUBCONTRACTOR IS TO USE WHITE OR GREY COLORED PRIMER BEST SUITED FOR THE COLORED FINISH COAT ON ALL INTERIOR SURFACES.
HARDIEPLANK LAP SIDING: 6.25" WIDE HARDIEPLANK LAP SIDING – SELECT CEDARMILL WITH 5" EXPOSURE. REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION REQUIREMENTS. CONTACT: 1–888–J–HARDIE
SW/TOP SPECIFICATION: SEE WS 1.

KEY NOTES

1	G.C. TO VERIFY ELECTRICAL CONNECTION POINT FOR NEW SIGNAGE. GC IS TO INSTALL CONCEALED ELECTRICAL POWER FOR NEW SIGN. COORDINATE LOCATION AND REQUIREMENTS WITH SIGN VENDOR.
2	G.C. TO VERIFY CONNECTION POINT FOR NEW SIGNAGE @ CANOPY. G.C. TO PROVIDE POWER FOR SIGNAGE IF POWER IS NOT AVAILABLE.

CORE STATES GROUP
2005 Market Street, Suite 300
Philadelphia, PA 19103
Phone: (215) 609-0100
Fax: (215) 609-0101
jschaffer@core-esg.com

LICENSED ARCHITECT
ANTHONY M. RITTER
NO. C-27936
EXP. 09-30-13
STATE OF CALIFORNIA

CHILI'S HILL COUNTRY REIMAGE
CAPITOLA MALL
1855 41ST AVENUE
CAPITOLA, CA 95010
RESTAURANT #0670

chili's

SPECIAL

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS–NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

ISSUE TO BRINKER 07/02/2013

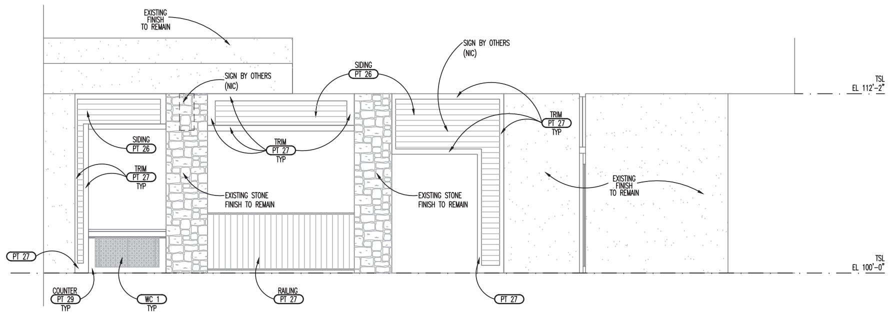
NO	REVISION	
1	04/15/2013 LANDLORD COMMENTS	AMG

PROJECT NUMBER
14327

SHEET NUMBER
A201

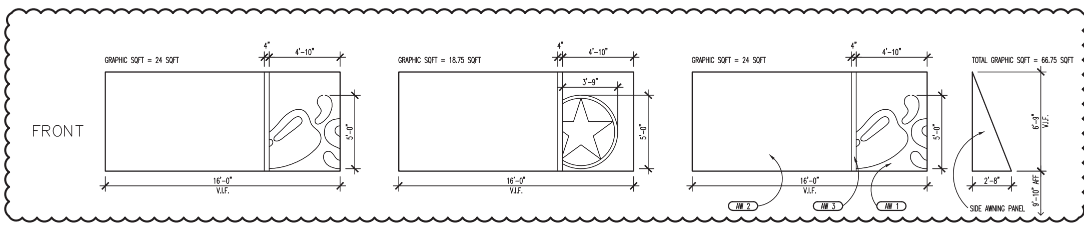
ORIGINAL ISSUE DATE –01/18/2013
DATE OF THIS PRINTING – 7/31/2013

CHA PROTOTYPE REFERENCE: DELTA 18 08/10/2012



01 INTERIOR MALL ELEVATION

SCALE:1/4"=1'-0"



** FIELD VERIFY ALL DIMENSIONS **
LOGO DECALS TO START 2" FROM BOTTOM EDGE OF AWNING
PEPPER S LOGO TO START FROM RIGHT SIDE – EXACTLY 1/2 OF "S" SHOWING
STAR LOGO TO START FROM LEFT – EXACTLY 3/4 OF IMAGE SHOWING

** BOTTOM OPENINGS OF AWNING IS TO BE COMPLETELY ENCLOSED WITH BIRD MESH/SCREEN. BIRD MESH/SCREEN INSTALLATION IS TO ALLOW ACCESS TO SERVICE EXISTING LIGHTING.**

1

02 AWNING PROFILES – PROTOYPE 10

SCALE:1/4" = 1'-0"

AWNING FABRIC

SUNBRELLA
CUSTOM FABRIC: (AW 1) -CHILI'S TRESCO, GRASS #SB1412-0060

STANDARD FABRIC: (AW 2) JOCKEY RED, (AW 3) NATURAL

1. USE GORTEX THREAD.
2. #1 PLAIN GROMMETS INSTALLED NO MORE THAN 6" O.C.
3. SEAMS TO BE FLAT SEAMED. FABRIC SHOULD NOT REST ON TOP OF OTHER FABRIC W/ RAW EDGE DISPLAYED.

CONTACT NICK BOUCHARD
INNOVATIVE INDUSTURIAL SOLUTUONS, INC.
BRANCH MANAGER
ADDRESS: 1137 CONVEYOR LN UNIT #107, DALLAS TX 75247
PH: (214) 819-9400 (WORK)
EMAIL: NICK@IISFLA.COM

AWNING GRAPHIC

3M CONTROLE TAC – 180 TINT TO MATCH PMS 575

SEE CONSTRUCTION MANAGER FOR CURRENT GRAPHIC FILES FOR AWNINGS.

CONTACT: WWW.3MGRAPHICS.COM
PH: 1-800-374-6772

FRAMING SPECIFICATIONS

1. 1" .093 SQUARE ALUMINUM TUBING (6063TS ALUMINUM ALLOY).

1A. ALL UPRIGHTS ARE 30" ON CENTER WITH 36" MAXIMUM ON CENTER.

2. 100% FULL PENETRATION WELDED .093 SQUARE ALUMINUM TUBING FRAMES

3. PROJECTION BAR. DIMENSIONS ARE 1" .093 SQUARE ALUMINUM TUBING THERE IS A 1"x3"x1/8" THICK MOUNTING BRACKET WELDED AT WALL END. PROJECTION BAR IS MOUNTED TO THE WALL WITH 2- 1/4"x2" LAG BOLTS INTO 2"X6" WINDOW HEADER. IT IS MOUNTED TO THE FRONT OF THE AWNING WITH 1-#14x2" TEK SCREWS THRU SIDE OF RAFTERS.

4. Z BRACKET

5. Z BRACKETS ATTACHED TO FRAME WITH 2-#14X1" TEK SCREWS AND Z-BRACKET ATTACHES TO BUILDING WITH 1- #14X4" LAG BOLT.

6. AWNINGS ARE NUMBERED STARTING ON LEFT SIDE OF BUILDING.

7. AWNINGS MUST BE LACED

8. PROJECTION BARS ARE TO BE LOCATED AT EACH UPRIGHT EXCEPT AT THE LEFT AND RIGHT ENDS.

9. AWNING CONTRACTOR TO USE A ROPE RAIL ALONG THE TOP OF THE FRAME TO GUIDE THE FABRIC ONTO THE FRAME.

NOTE:
DESIGN & COMPLIANCE WITH LOCAL & STATE JURISDICTIONS FOR AWNING FRAMES, CUPS, 2 BRACKETS, WELDS, ETC. IS AWNING FABRICATOR & INSTALLER RESPONSIBILITY.

FINISH SCHEDULE

HILL COUNTRY REIMAGE
11/12/12

PAINTS & SPECIAL FINISHES

TYPE	COLOR NAME	ORDER #	PALETTE #	PRODUCT #	BRAND	FINISH
PT 1	CRIMSON RED	A0291	31YR 10/591	3006-8500N RED	GLIDDEN	SEMI-GLOSS
PT 2	CHIPPENDALE	A0525	50YR 07/162	4216-0500L	GLIDDEN	SEMI-GLOSS
PT 3	COPPER PENNY	A0609	90YR 23/274	4216-0400L	GLIDDEN	SEMI-GLOSS
PT 4	WRIGHT STONE	A1778	10YY 30/106	4212-0300	GLIDDEN	EGGSHELL
PT 5	ZEPPELIN	A1830	30YY 46/036	4216-0100L	GLIDDEN	SEMI-GLOSS
PT 6	WHITE SWAN	A1863	60YY 83/062	4216-0100L	GLIDDEN	SEMI-GLOSS
PT 7	THYME	A0949	70YY 46/160	4212-0100	GLIDDEN	EGGSHELL
PT 8	NOT USED					
PT 9	ORANGE MINERAL	A0504	60YR 19/557	3002-8539N YELL	GLIDDEN	EGGSHELL
PT 10	NOT USED					
PT 11	ROUGH HEWN	A1812	20YY 24/177	4212-0400	GLIDDEN	EGGSHELL
PT 12	COASTAL TRAIL	A0657	00YY 25/352	4212-0400	GLIDDEN	EGGSHELL
PT 13	DEEP ONYX	A2015	00NN 07/000	1200-0500N	GLIDDEN	FLAT
PT 14	CHIPPENDALE	A0525	50YR 07/162	4216-0500	GLIDDEN	EGGSHELL
PT 15	DEEP ONYX	A2015	00NN 07/000	4212-0500	GLIDDEN	EGGSHELL
PT 16	OAKLEY BROWN	A0574	80YR 14/140	4212-0400	GLIDDEN	EGGSHELL
PT 17	CRIMSON VELVET	A0412	30YR 11/393	3002-8500N RED	GLIDDEN	EGGSHELL
PT 18	CRIMSON VELVET	A0412	30YR 11/393	3006-8500N RED	GLIDDEN	SEMI-GLOSS
PT 19	CAROLINA	A0889	60YY 28/443	3002-8539N YELLOW	GLIDDEN	EGGSHELL
PT 20	PEEKING ORANGE	A0503	60YR 24/439	6403-0400V DEEP	GLIDDEN	EGGSHELL
PT 21	COLONIAL RED (Int)	A0299	10YR 09/250	3002-8500N RED	GLIDDEN	EGGSHELL
PT 22	COLONIAL RED (Ext)	A0299	10YR 09/250	3006-8500N RED	GLIDDEN	SEMI-GLOSS
PT 23	SILVER LEAF	MS-L375	----	----	MARTHA	EGGSHELL
					STEWART LIVING	
PT 24	RAPTURE	A0278	07YR 10/489	DC379 FINISH	GLIDDEN	GLOSS
				DC201 PRIMER		
PT 25	COPPER PENNY	A0609	90YR 23/274	DC379 FINISH	GLIDDEN	GLOSS
				DC201 PRIMER		
	COPPER PENNY	A0609	90YR 23/274	6403-0400V	GLIDDEN	EXT SATIN
PT 26	RAPTURE	A0278	07YR 10/489	6403-0500V	GLIDDEN	EXT SATIN
PT 27	DARK SIDE	A1834	30YY 05/044	6403-0500V	GLIDDEN	EXT SATIN
	DARK SIDE	A1834	30YY 05/044	DC379 FINISH	GLIDDEN	STOREFRONTS
				DC201 PRIMER		
PT 28	SURREY BEIGE	A0769	30YY 36/185	6403-0300V	GLIDDEN	EXT SATIN
	SURREY BEIGE	A0769	30YY 36/185	2260-0400	GLIDDEN	ELASTOMERIC
PT 29	AUTHENTIC BROWN	A1708	60YR 09/086	6403-0500V	GLIDDEN	EXT SATIN
PT 30	DARK SIDE	A1834	30YY 05/044	4212-0100	GLIDDEN	EXT SATIN

ROOF PAINT SPECIFICATION: SURFACE PREP: REFER TO SHEET A201.
PRIME: 1 COAT OF DEVRAN 201 UNIVERSAL EPOXY PRIMER AT 2.0 – 3.0 MILS DFT (DEVRAN 203 WATERBORNE EPOXY PRIMER AT 3.0 – 4.0 MILS DFT IN VOC REGULATED AREAS)
FINISH: 2 COATS (TO ENSURE FULL COVERAGE) OF DEVFLEX 4212 HIGH PERFORMANCE ACRYLIC SATIN DTM IN COLOR A1834, DARK SIDE. DFT SHOULD BE 2.0 – 3.0 MILS PER COAT.

NOTES: PAINTS AND GLAZING LIQUIDS ARE TO BE PURCHASED THROUGH A BRINKER INTERNATIONAL ACCOUNT WITH GLIDDEN PROFESSIONAL. (NO SUBSTITUTIONS) SUPPLIER: GLIDDEN PROFESSIONAL WEB SITE: GLIDDENPROFESSIONAL.COM
CONTACT: ANDY BURNS (407) 430-5226 EMAIL: ANDREW.BURNS@GLIDDENPROFESSIONAL.COM
SUPPLIER: MATTHEWS PAINT CONTACT: (800) 323-6593

WOOD STAIN

TYPE	COLOR NAME	PRODUCT #	BRAND
WS 1	BAC WIPING STAIN CHESTNUT BASE	S64N51-5012-46219	SHERWIN WILLIAMS

CUSTOM MANUAL MATCH: BAC COLORANT OZ 32 64 128; B1-BLACK 6 7 1. APPLY STAIN/LET DRY AT LEAST 3 HOURS. APPLY (1) COAT OF MINWAX SANDING SEALER SANDING SEALER. LET DRY UNTIL NEXT NIGHT. SAND WITH 220 GRIT SAND PAPER/WIPE WITH TAC CLOTH. APPLY (2) COATS OF MINWAX FAST DRYING BLACK & GOLD LABLE POLYURETHANE "SATIN". LET DRY 4 TO 6 HOURS BETWEEN COATS.
COAT NOTES: STAINS ARE TO BE PURCHASED THROUGH A BRINKER INTERNATIONAL ACCOUNT WITH SHERWIN WILLIAMS. (NO SUBSTITUTIONS). SUPPLIER: SHERWIN WILLIAMS, CONTACT: BRETT HUCKELBURY (214) 553-3940, WEB SITE: WWW.SHERWIN-WILLIAMS.COM

WALL COVERING

TYPE	COLOR	PRODUCT
WC 1	9C24-91 FLASHING	SONDRA ALEXANDER PATTERNS – CORNICE

PROVIDE & INSTALL LUAN BACKING. PAINT WITH WHITE PRIMER PRIOR TO INSTALLING WALL COVERING. INSTALL WALL COVERING AND 3/8" QUARTER ROUND AROUND EDGE OF EXISTING TRIM. PAINT PT 6.
SUPPLIER: KOROSEAL INTERIOR PRODUCTS GROUP PHONE NUMBER: (330) 664-2076
CONTACT: 1st: MICHELLE GROSS, 2nd: BETH MULLAN, 3rd: JENNIFER OKUNSKI, WEB SITE: WWW.KOROSEAL.COM

PLASTIC LAMINATE

TYPE	COLOR
PL 1	FLUTED, BERMUDA BRONZE
PL 2	HAMMERED II, OIL RUBBED BRONZE
PL 3	PEPPER & STAR ON BACKGROUND – (1) PEPPER, (1) STAR & ORDER FILLERS AS REQUIRED.

SUPPLIER: KENMARK CORPORATION CONTACT: LONNIE TRAMONTE (214) 477-8074 WEB SITE: WWW.KENMARKINC.COM
USE SPRAY-ON AEROSOL ADHESIVE: 3M 77

BRUCE HARDWOOD

TYPE	PRODUCT
BH 1	PATTERN MELLOW #C5014LG, 2 1/4"
BH 2	MATCH EXISTING. CHERRY C5028 – 20% RANDOM PATTERN BRUCE HDWD FLR. NATURAL C5010 – 50% RANDOM PATTERN BRUCE HDWD FLR. GUNSTOCK C5001 – 30% RANDOM PATTERN BRUCE HDWD FLR.

BH 1: SUPPLIER: BPI, BRETT NELSON, CONTACT: (972) 871-8922 X1025
BH 2: SUPPLIER: BRUCE HARDWOOD FLOORING WEB SITE: WWW.BRUCE.COM CONTACT: (PURCHASE FROM ANY LOCAL SUPPLIER)

CHAIR RAIL

TYPE	PRODUCT
CR 1	TO BE ORDERED FROM ROBIN IRVINE @ LAURITZEN & MAKIN

ROBIN IRVINE (ROBIN@LMAKIN.COM); 817-921-0218

PVC – CHAIN LINK FENCE SLATS

TYPE	COLOR NAME	PRODUCT #	BRAND
PV1	BOTTOM LOCK, BROWN		PEXCO FENCE PRODUCTS

SUPPLIER: PEXCO FENCE PRODUCTS, CONTACT: 800-822-7528 FOR TACOMA, WA | CONTACT: 800-755-7528 FOR ATHOL, ME

NOTES

- DINING ROOM MAIN CEILING, ENTRY TOWER CEILING: AS IS KOA STAIN 1700-0500 INTERIOR ALK BY GLIDDEN PROFESSIONAL
- CONCRETE FLOOR STAIN: AS IS 'TILE RED' DRY SHAKE COLOR HARDENER. IF PATCHING UNDER REMOVED WALLS USE COLOR REFRESHER A-26, 'BRICK RED'. FOR ATOMIC RANCH USE COLOR MISSION TAN OR ANTIQUE AMBER – PRODUCTS BY L.M. SCOFIELD
- TILE FLOOR: DAL-TILE. ICT, INC. S48-NS SALTILLO SATIN 4X8. ICT, INC. S48-NS SALTILLO SATIN 12X12. CONTACT: JAIME RUFFING JAIME.RUFFING@DALTILE.COM
- PROPERLY PREPARE ALL SURFACES PRIOR TO PAINTING, INCLUDING BUT NOT LIMITED TO: CLEANING, DEGLAZING, AND PRIMING SURFACES. FOR WOOD PREPARE ALL INTERIOR SURFACES TO INCLUDE NAIL HOLES, CAULKING SEAMS AND SANDING THE CRACKLE FINISH.
- USE ONLY GLIDDEN PROFESSIONAL, GRIPPER, INT/EXT PRIMER SEALER, 3210-1200 WHITE/3210-1300 GREY PRIMER. PAINTING SUBCONTRACTOR IS TO USE WHITE OR GREY COLORED PRIMER BEST SUITED FOR THE COLORED FINISH COAT ON ALL INTERIOR SURFACES..
- HARDIEPLANK LAP SIDING: 6.25" WIDE HARDIEPLANK LAP SIDING – SELECT CEDARMILL WITH 5" EXPOSURE. REFER TO MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION REQUIREMENTS. CONTACT: 1-888-J-HARDIE
- BARTOP SPECIFICATION: SEE WS 1.

GENERAL NOTES

1. EXTERIOR STUCCO, EIFS & CEMENTITIOUS FINISH BUILDINGS TO BE PAINTED IN ELASTOMERIC BASE COAT OF (PT 28) ELASTOMERIC PAINT PRIOR TO APPLYING FINISH COAT. VERIFY WITH CM.
2. METAL ROOF SURFACE PREPARATION SPECIFICATION: SURFACE MUST BE CLEAN, DRY AND IN SOUND CONDITION. POWER WASH TO REMOVE ALL OIL, GREASE, DIRT, LOOSE RUST, VISIBLE CONTAMINANTS, PEELING PAINT AND OTHER CONTAMINATION TO ENSURE ADEQUATE ADHESION USING A MINIMUM OF 2000 PSI WATER BLAST. SCRAPE AND/OR SAND ANY LARGE AREAS OF PEELING PAINT. DO NOT USE ANY HYDROCARBON CLEANERS; USE A WATER-BASED CLEANER – DEGREASER SUCH AS CLEAR MAGIC OR SIMPLE GREEN AND RINSE THOROUGHLY AND ALLOW TO DRY.
3. NEW BUILDING SIGN BY SIGN CO (NIC).
4. REMOVE EXISTING AWNINGS.
5. EXISTING EXTERIOR LIGHT FIXTURES ARE PAINTED (PT 27)
6. PAINT EXISTING RAILING (PT 27)
7. DO NOT PAINT IF EXISTING WINDOW FRAMES ARE ALUMINUM.

CORE STATES GROUP
201 S. Maple Avenue, Suite 300
Ambler, PA 19002
Phone (215) 809-2125
Fax (215) 809-2124
jscheffey@core-eng.com

LICENSED ARCHITECT
ANTHONY M REITER
NO. C-27936
REN. 09-30-13
STATE OF CALIFORNIA

CHILI'S HILL COUNTRY REIMAGE
CAPITOLA MALL
1855 41ST AVENUE
CAPITOLA, CA 95010
RESTAURANT #0670

SPECIAL

chili's

DO NOT SCALE DRAWINGS CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS–NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

ISSUE TO BRINKER 07/02/2013

NO	REVISION	
1	04/15/2013 LANDLORD COMMENTS	AMG
2	07/31/2013 CITY COMMENTS	AMG

PROJECT NUMBER
14327

SHEET NUMBER
A202

ORIGINAL ISSUE DATE -01/18/2013
DATE OF THIS PRINTING - 7/31/2013

GHA PROTOTYPE REFERENCE: DELTA 18 08/10/2012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Existing Entry

Façade to be Remodeled

Façade to be Remodeled

Adjacent Businesses