



# **AGENDA**

## **CAPITOLA PLANNING COMMISSION**

### **Thursday, March 7, 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. February 7, 2013 Regular Planning Commission Meeting**

**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.*

**A. Noble Gulch Sewer Improvement Project #13-013**

Coastal Permit to abandon a sewer line currently located in Nobel Gulch Creek, and to replace the line with approximately 6,600 linear feet of 12" pipeline realigned through portions of Brookvale Terrace Mobile Home Park and city public streets, including Kennedy Drive, Rosedale Avenue, Carl Lane, Bay Avenue, and Monterey Avenue.

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

Applicant: Santa Cruz County Sanitation District, filed: 1/25/13

**B. 1330 47th AVENUE #13-014 APN: 036-066-13**

Coastal Permit and Design Permit to construct a new two-story single-family house in the R-1 (Single-Family Residence) Zoning District.

This project requires a Coastal Permit which is not appealable to the California Coastal

Commission.  
 Environmental Review: Categorical Exemption  
 Owner: Gary Lindeke, filed: 1/25/13  
 Applicant: Michael Wittwer

**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. 4200 AUTO PLAZA DRIVE #13-020 APN: 034-141-30, 31**

Design Permit, Conditional Use Permit, and a Sign Program as part of a project to demolish an existing car dealership building and construct a new car dealership building, including a service building, car wash, and parking lot improvements in the CC (Community Commercial) Zoning District.  
 Environmental Determination: Categorical Exemption  
 Property Owner: Charles Canfield, filed: 2/6/13  
 Representative: Toyota of Santa Cruz

**B. 426 CAPITOLA AVENUE #13-019 APN: 035-141-33**

Certification of a Negative Declaration, Coastal Development Permit, Architectural and Site Review and a Conditional Use Permit for approval of a temporary parking lot in the MHE (Mobile Home Exclusive) Zoning District.  
 This project requires a Coastal Permit which is not appealable to the California Coastal Commission.  
 Environmental Determination: Negative Declaration  
 Property Owner: City of Capitola, filed: 1/30/13

**C. AMENDMENT TO CAPITOLA MUNICIPAL CODE CHAPTER 17.39 PERTAINING TO PLANNED DEVELOPMENT DISTRICT REGULATIONS**

The Planning Commission will consider a Coastal Plan and Ordinance Amendment to the Capitola Municipal Code Chapter 17.39 amending Sections 17.39.020, 17.39.030, 17.39.040, 17.39.050, 17.39.060 and 17.39.080 of the Capitola Municipal Code and adding Section 17.39.110 to the Capitola Municipal Code pertaining to Planned Development District Regulations.  
 This project requires an amendment to the City's Local Coastal Plan.  
 Environmental Determination: Categorical Exemption  
 Applicant: City of Capitola  
 Representative: Susan Westman

**6. DIRECTOR'S REPORT**

**7. COMMISSION COMMUNICATIONS**

**8. ADJOURNMENT**

Adjourn to the next Planning Commission on Thursday, April 4, 2013 at 7:00 PM, 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 1<sup>st</sup> 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](http://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](http://www.ci.capitola.ca.us)

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**DRAFT MINUTES  
CAPITOLA PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 7, 2013  
7:00 P.M. – CITY HALL COUNCIL CHAMBERS**

Chairperson Routh called the Regular Meeting of the Capitola Planning Commission to order at 7:00 p.m.

**1. ROLL CALL AND PLEDGE OF ALLEGIANCE**

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

**2. ORAL COMMUNICATIONS**

Chairperson Routh held a moment of silence to honor Jim Maxwell.

- A. Additions and Deletions to Agenda - NONE
- B. Public Comments - NONE
- C. Commission Comments - NONE
- D. Staff Comments – NONE

**3. APPROVAL OF MINUTES**

- A. January 17, 2013 Regular Planning Commission Meeting

**A MOTION WAS MADE BY COMMISSIONER GRAVES AND SECONDED BY COMMISSIONER SMITH TO APPROVE THE JANUARY 17, 2013 MEETING MINUTES.**

**THE MOTION CARRIED ON THE FOLLOWING VOTE: AYES: COMMISSIONERS GRAVES, SMITH, AND CHAIRPERSON ROUTH. NOES: NONE. ABSENT: COMMISSIONERS ORTIZ AND WELCH. ABSTAIN: NONE.**

**4. CONSENT CALENDAR**

- A. **4570 GARNET STREET #13-006 APN: 034-034-04**  
Design Permit to remodel an existing two-story single-family house, including the addition of a new second-floor deck in the R-1 (Single-Family Residence) Zoning District.  
Environmental Determination: Categorical Exemption  
Owner: Mark Holguin, filed: 1/10/13  
Applicant: Bryan Martin

Chairperson Routh recused himself as he owns property within 300 feet of the subject property application. He rejoined the Commission to maintain a quorum.

Commissioner Graves acknowledge receipt of to email communications. He commented that there should be a discussion with the City Council to address decks overlooking adjacent properties.

**A MOTION WAS MADE BY COMMISSIONER GRAVES AND SECONDED BY COMMISSIONER SMITH TO APPROVE PROJECT APPLICATION #13-006 WITH THE FOLLOWING FINDING:**

**CONDITIONS**

1. The project approval consists of a remodel to an existing two-story single-family residence at 4570 Garnet Street in the R-1 (Single Family Residence) zoning district.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. If the existing curb, gutter and sidewalk are damaged during construction, they shall be replaced to the satisfaction of the Public Works Director.
5. An encroachment permit shall be acquired for any work performed in the right-of-way.
6. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director.
7. 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 shall be installed prior to final building occupancy.
8. 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.

**FINDINGS**

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

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project generally 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.**

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project generally conforms to the development standards of the 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.

- C. **This project is categorically exempt under 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 remodel of an existing single-family residence in the R-1 (single family residence) Zoning District. Section 15301 of the CEQA Guidelines exempts alterations to existing single-family residences in a residential zone.

**THE MOTION CARRIED ON THE FOLLOWING VOTE: AYES: COMMISSIONERS GRAVES, SMITH, AND CHAIRPERSON ROUTH. NOES: NONE. ABSENT: COMMISSIONERS ORTIZ AND WELCH. ABSTAIN: NONE.**

## 5. PUBLIC HEARINGS

### A. 1855 41<sup>st</sup> AVENUE #13-012 APN: 034-261-37

Design Permit to construct a new exterior entry and façade, including a sign permit for a new wall sign, as part of an existing retail space at the Capitola Mall in the CC (Community Commercial) Zoning District.

Environmental Determination: Categorical Exemption

Property Owner: Macerich Partnership, filed 1/18/13

Representative: Macerich Partnership

Senior Planner Bane presented the staff report.

Commissioner Graves ascertained that all the concerns, including ADA, raised by the Architectural and Site Review Committee had been addressed.

The public hearing was opened.

The applicant was present, but did not speak.

The public hearing was closed.

Commissioner Smith complimented the design and supported the application.

**A MOTION WAS MADE BY COMMISSIONER GRAVES AND SECONDED BY COMMISSIONER SMITH TO APPROVE PROJECT APPLICATION #13-012 WITH THE FOLLOWING CONDITIONS AND FINDINGS:**

### CONDITIONS

1. The project consists of a new exterior entry for retail space at the Capitola Mall, including a new wall sign and landscape improvements. The façade changes are part of an overall tenant improvement for Ulta Beauty, a retail beauty supply store. The mall is located at 1855 41<sup>st</sup> Avenue in the CC (Community Commercial) zoning district. No additional square footage or change of use is proposed.
2. Any significant modifications to the proposed plan 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. 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.

5. All landscaping must be maintained and non-maintenance will be a basis for review by the Planning Commission.
6. 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.

**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 CC (Community Commercial) Zoning District and the 41<sup>st</sup> 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.**

Planning 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 CC (Community Commercial) Zoning District and the 41<sup>st</sup> Avenue Design Guidelines. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area.

- 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 ON THE FOLLOWING VOTE: AYES: COMMISSIONERS GRAVES, ORTIZ, SMITH, WELCH AND CHAIRPERSON ROUTH. NOES: NONE. ABSENT: COMMISSIONERS ORTIZ AND WELCH. ABSTAIN: NONE.**

- B. 718 CAPITOLA AVENUE #12-160 APN: 036-062-11**  
Design Permit and amendment to a Conditional Use Permit to allow for additional outdoor seating for an approved restaurant in the AR/CN (Automatic Review/Neighborhood Commercial) Zoning District.  
Environmental Determination: Categorical Exemption  
Property Owner: Bruce Canepa  
Representative: Manuel Monjaraz, filed 3/22/11

Senior Planner Bane presented the staff report.

Commissioner Graves stated the addition of the existing parking lot layout would have been beneficial to understand the various uses and parking situation on the site. He asked that staff ensure there is sufficient on-site parking.

Commissioner Smith clarified that the restaurant expansion had been previously approved, but the current application is to allow outdoor seating.

Chairperson Routh stated that the plans do not show a trash receptacle in the outdoor area. He suggested an additional condition requiring a decorative trash receptacle in the patio area.

Commissioner Graves clarified that there should be a separation between the public right-of-way and the outdoor patio area if beer and wine will be served.

The public hearing was opened.

Manuel Monjaraz, applicant, spoke in support of the application. He indicated that the garbage and recycling area is located at the rear of the building. A decorative trash receptacle in the patio area would be acceptable.

The public hearing was closed.

Commissioner Smith stated that the outdoor dining area will be an accent to the area.

**A MOTION WAS MADE BY COMMISSIONER GRAVES AND SECONDED BY COMMISSIONER SMITH TO APPROVE PROJECT APPLICATION #12-160 WITH THE FOLLOWING CONDITIONS AND FINDINGS:**

**CONDITIONS**

1. The project consists of an amendment to a previously approved take-out restaurant at 718 Capitola Avenue, including changing the use from a “take-out restaurant” to a standard “restaurant”, thereby eliminating the six seat limitation, as well as expanding the outdoor seating area.
2. Any significant modifications to the size or exterior appearance of the structure 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. All landscaping must be maintained, and non-maintenance will be a basis for review by the Planning Commission.
4. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
5. A decorative trash receptacle for patrons of the outdoor seating area shall be incorporated in the patio area. Detailed drawings of the trash receptacle and the proposed location shall be included in the plans submitted for building permits and approved by the Community Development Department.
6. A screened trash enclosure shall be incorporated into the project. Detailed drawings of the trash enclosure and the proposed location shall be included in the plans submitted for building permits and approved by the Community Development Department.

Previous Conditions from Applications #10-057 and #11-029:

7. The restaurant shall be permitted to sell beer and wine on the premises
8. Business hours will be limited to 9:00 A.M. – 9:00 P.M.

~~9. There shall be no more than six seats provided.~~

**FINDINGS**

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

Planning Staff and the Planning Commission have reviewed the project and determined that the proposed business is an allowable use in the AR/CN (Automatic Review/Neighborhood Commercial) Zoning District with a Conditional Use Permit. 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.**

Planning Department Staff and the Planning Commission have reviewed the project and determined that the proposed business will provide a much-needed service to Capitola and will not have a negative impact on the character and integrity of the neighborhood. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area.

**C. This project is categorically exempt under Section 15303 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

The proposed project involves minor improvements to an existing commercial space. No adverse environmental impacts were discovered during project review by either the Planning Department Staff or the Planning Commission.

**THE MOTION CARRIED ON THE FOLLOWING VOTE: AYES: COMMISSIONERS GRAVES, SMITH, AND CHAIRPERSON ROUTH. NOES: NONE. ABSENT: COMMISSIONER ORTIZ AND WELCH. ABSTAIN: NONE.**

**C. 504 BEULAH DRIVE #13-040 APN: 036-224-03**

Coastal Permit, Architectural and Site Review and a Conditional Use Permit for approval to relocate a mobile home unit in the MHE (Mobile Home Exclusive) Zoning District and remodel the mobile home to be used as an office/storage space. This project requires a Coastal Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Property Owner: City of Capitola

Commissioner Graves recused himself as he owns property within 300 feet of the subject property application. He rejoined the Commission to maintain a quorum.

General Plan Coordinator Susan Westman presented the staff report.

Commissioner Graves suggested an additional condition requiring staff to discuss the installation of curb and gutter to address run off from Beulah Drive. He supported the reuse of a mobile home for a temporary building.

**A MOTION WAS MADE BY COMMISSIONER SMITH AND SECONDED BY COMMISSIONER GRAVES TO APPROVE PROJECT APPLICATION #13-040 WITH THE FOLLOWING CONDITIONS AND FINDINGS:**

**CONDITIONS**

1. 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.
2. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions
3. Air-conditioning equipment shall comply with the allowable city permitted decibel levels.
4. All lighting shall be shielded and directed away from adjacent residential properties.
5. 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.
6. The trees within the construction area shall have protective fencing during construction.
7. The Community Development Department will discuss with the Public Works Director, the appropriateness of installing curb and gutter at the project location. If determined to be an effective method of directing stormwater runoff from the site, then the applicant shall install the appropriate site improvements.

**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 MHE (Mobile Home Exclusive) Zoning District and is permissible with the issuance of a Conditional Use Permit, carrying 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 and the Planning Commission have all reviewed the project. The site has been used Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

- C. This project is categorically exempt under Section 15303 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15303 of the CEQA Guidelines exempts the construction and location of small facilities or structures less than 2,500 square feet. This project involves the construction of a 960 square foot prefabricated office building. No adverse environmental impacts were discovered during review of the proposed project

**THE MOTION CARRIED ON THE FOLLOWING VOTE: AYES: COMMISSIONERS GRAVES, SMITH, AND CHAIRPERSON ROUTH. NOES: NONE. ABSENT: COMMISSIONER ORTIZ AND WELCH. ABSTAIN: NONE.**

**6. DIRECTOR'S REPORT**

Senior Planer Ryan announced his resignation.

General Plan Consultant Susan Westman stated that Community Development Department interviews are scheduled for February 19, 2013.

**7. COMMISSION COMMUNICATIONS**

Commissioner Graves received a complaint regarding grease at the rear of the Whole Foods building.

Chairperson Routh inquired about the status of code enforcement. He noted the illegal signage along 41<sup>st</sup> Avenue, specifically the Dollar Store and HR Block.

**8. ADJOURNMENT**

The Planning Commission adjourned the meeting at 7:34 p.m. to a Regular Meeting of the Planning Commission to be held on Thursday, March 7, 2013 at 7:00 p.m., in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on March 7, 2013

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Danielle Uharriet, Minute Clerk





## STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 7, 2013

SUBJECT: **NOBLE GULCH SEWER IMPROVEMENT PROJECT** # 13-013  
Coastal Permit to abandon a sewer line currently located in Noble Gulch Creek, and to replace the line with approximately 6,600 linear feet of 12" sewer pipeline realigned through portions of Brookvale Terrace Mobile Home Park and city public streets, including Kennedy Drive, Rosedale Avenue, Carl Lane, Bay Avenue, and Monterey Avenue.  
Environmental Determination: Mitigated Negative Declaration  
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.  
Applicant: Santa Cruz County Sanitation District, filed 1/25/13

### **APPLICANT'S PROPOSAL**

The County of Santa Cruz Public Works Department is requesting a Coastal Development Permit from the City of Capitola for a project involving replacement of approximately 6,600 linear feet of 12-inch sewer pipeline between Bay Avenue and Soquel Drive. The Coastal Development Permit being considered by the Planning Commission is solely for the portion of the project within the Capitola City limits.

### **DISCUSSION**

Presently the sewer line is located along the bottom of Noble Gulch in a riparian corridor. The proposed project would realign the sewer pipeline in public streets, replacing the aging sewer infrastructure. The new pipeline will improve the efficiency of the sewer network and relocate the pipeline out of potentially environmentally-sensitive areas. The existing line will be abandoned in place. It should be noted that the plans (CG-03) show the sewer line going through Pacific Cove Park being abandoned. In conversations with the County Public Works staff, this portion will remain active.

The proposed project will be primarily within the city owned right-of-ways, but portions do cross the city-owned corporation yard along Kennedy Drive, as well as through the privately owned Brookvale Terrace Mobile Home Park. City streets involved include Kennedy Drive, Plum Street, Rosedale Avenue, Carl Lane, Bay Avenue, and Monterey Avenue.

The main objectives of the Local Coastal Program, as applied to this proposed project, relate to preserving coastal access, public views, and recreational opportunities along the coast. The project will be consistent with these policies.

**CEQA REVIEW**

Environmental review has been completed for the proposed project per the requirements of the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration was adopted by the County Board of Directors on May 15, 2008. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues. A summary of the potential project impacts and mitigation measures are included in the mitigation monitoring plan. The mitigation monitoring plan and Initial Study are on file with the Planning Department due to the large size of the document and is available for review by the public upon request.

**RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Approve the Negative Declaration as a responsible agency (Attachment B), and
2. Approve the project application #13-013, subject to the following conditions and based on the attached findings (Attachment C).

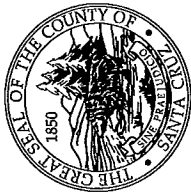
**CONDITIONS**

1. The project approval consists of a Coastal Permit to abandon a sewer line currently located in Noble Gulch Creek, and to replace the line with approximately 6,600 linear feet of 12” sewer pipeline realigned through portions of Brookvale Terrace Mobile Home Park and city public streets, including Kennedy Drive, Rosedale Avenue, Carl Lane, Bay Avenue, and Monterey Avenue.
2. A time schedule and phasing plan shall be submitted to and approved by the City of Capitola prior to commencement of the project. The phasing plan shall include the work schedule, including what months of the year the construction will take place, construction hours, and traffic plan.
3. Required easements shall be documented and recorded prior to commencement of the project.
4. The applicant shall be responsible for obtaining the necessary approvals for Riparian Exception from the County of Santa Cruz, Encroachment Permit from the California Department of Transportation, a Coastal Development Permit from the City of Capitola, and a Lake and Streambed Alteration permit from the California Department of Fish and Wildlife.

**ATTACHMENTS**

- A. Project Plans
- B. Negative Declaration
- C. Findings

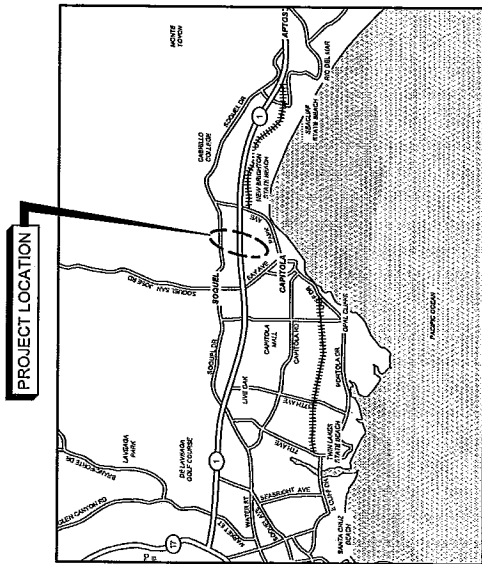
**Report Prepared By: Ryan Bane  
Senior Planner**



# SANTA CRUZ COUNTY SANITATION DISTRICT

## NOBLE GULCH SEWER IMPROVEMENTS

CLIENT PROJECT NO 53897  
100% SUBMITTAL  
DECEMBER 2012

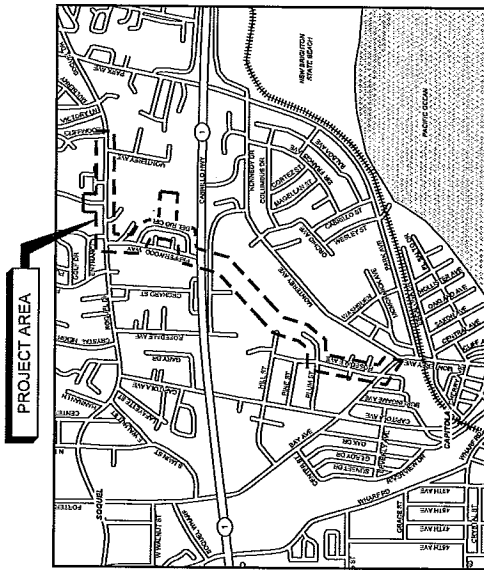


LOCATION MAP

SANITATION ENGINEER  
REGISTERED CIVIL ENGINEER

ASSISTANT DISTRICT ENGINEER  
REGISTERED CIVIL ENGINEER

DISTRICT ENGINEER  
REGISTERED CIVIL ENGINEER



VICINITY MAP

CHAIRPERSON OF THE BOARD

PLAN APPROVAL DATE

**SHEET INDEX**

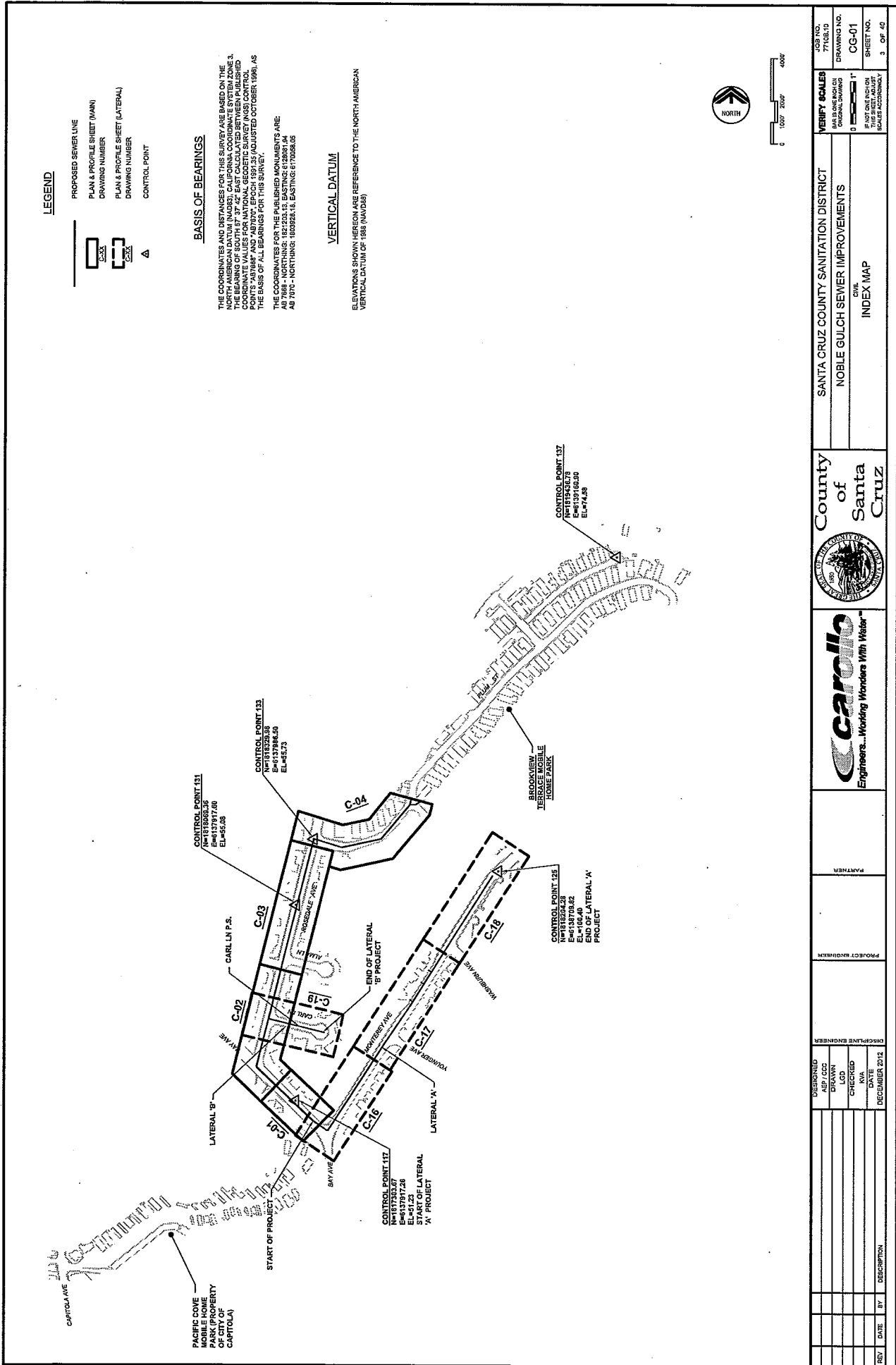
1	G-01	COVER SHEET - NOTES, ABBREVIATIONS, LEGEND AND POTHOLING SCHEDULE
2	C-01	INDEX MAP
3	C-02	GENERAL NOTES
4	C-03	ABANDONMENT PLAN
5	C-04	PLAN AND PROFILE - STA. 10+00.00 TO STA. 12+00.00
6	C-05	PLAN AND PROFILE - STA. 12+00.00 TO STA. 17+00.00
7	C-06	PLAN AND PROFILE - STA. 17+00.00 TO STA. 22+00.00
8	C-07	PLAN AND PROFILE - STA. 22+00.00 TO STA. 27+00.00
9	C-08	PLAN AND PROFILE - STA. 27+00.00 TO STA. 32+00.00
10	C-09	PLAN AND PROFILE - STA. 32+00.00 TO STA. 37+00.00
11	C-10	PLAN AND PROFILE - STA. 37+00.00 TO STA. 42+00.00
12	C-11	PLAN AND PROFILE - STA. 42+00.00 TO STA. 47+00.00
13	C-12	PLAN AND PROFILE - STA. 47+00.00 TO STA. 52+00.00
14	C-13	PLAN AND PROFILE - STA. 52+00.00 TO STA. 57+00.00
15	C-14	PLAN AND PROFILE - STA. 57+00.00 TO STA. 62+00.00
16	C-15	PLAN AND PROFILE - STA. 62+00.00 TO STA. 67+00.00
17	C-16	PLAN AND PROFILE - STA. 67+00.00 TO STA. 72+00.00
18	C-17	PLAN AND PROFILE - STA. 72+00.00 TO STA. 77+00.00
19	C-18	PLAN AND PROFILE - STA. 77+00.00 TO STA. 82+00.00
20	C-19	PLAN AND PROFILE - STA. 82+00.00 TO STA. 87+00.00
21	C-20	PLAN AND PROFILE - STA. 87+00.00 TO STA. 92+00.00
22	C-21	PLAN AND PROFILE - STA. 92+00.00 TO STA. 97+00.00
23	C-22	PLAN AND PROFILE - STA. 97+00.00 TO STA. 102+00.00
24	C-23	PLAN AND PROFILE - STA. 102+00.00 TO STA. 107+00.00
25	C-24	PLAN AND PROFILE - STA. 107+00.00 TO STA. 112+00.00
26	C-25	PLAN AND PROFILE - STA. 112+00.00 TO STA. 117+00.00
27	C-26	PLAN AND PROFILE - STA. 117+00.00 TO STA. 122+00.00
28	C-27	PLAN AND PROFILE - STA. 122+00.00 TO STA. 127+00.00
29	C-28	PLAN AND PROFILE - STA. 127+00.00 TO STA. 132+00.00
30	C-29	PLAN AND PROFILE - STA. 132+00.00 TO STA. 137+00.00
31	C-30	PLAN AND PROFILE - STA. 137+00.00 TO STA. 142+00.00
32	C-31	PLAN AND PROFILE - STA. 142+00.00 TO STA. 147+00.00
33	C-32	PLAN AND PROFILE - STA. 147+00.00 TO STA. 152+00.00
34	C-33	PLAN AND PROFILE - STA. 152+00.00 TO STA. 157+00.00
35	C-34	PLAN AND PROFILE - STA. 157+00.00 TO STA. 162+00.00
36	C-35	PLAN AND PROFILE - STA. 162+00.00 TO STA. 167+00.00
37	C-36	PIPE BRIDGE - PLAN, PROFILE AND DETAILS
38	T-01	TYPICAL DETAILS - I
39	T-02	TYPICAL DETAILS - II
40	T-03	TYPICAL DETAILS - III



2700 YONACIO VALLEY ROAD, SUITE 300  
WALNUT CREEK, CA 94598  
925-932-7170

JOB NO.  
77168-19  
DRAWING NO.  
G-01  
SHEET NO.  
1 OF 40





**LEGEND**

- PROPOSED SEWERLINE
- PLAN & PROFILE SHEET (MAIN)
- DRAWING NUMBER
- PLAN & PROFILE SHEET (LATERAL)
- DRAWING NUMBER
- CONTROL POINT

**BASIS OF BEARINGS**

THE COORDINATES AND DISTANCES FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM (NAD83), CALIFORNIA COORDINATE SYSTEM ZONE 3. THE COORDINATE VALUES FOR NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS "AB7884" AND "AB7970", EPOCH 1993.35 (ADJUSTED OCTOBER 1998), AS THE BASIS OF ALL BEARINGS FOR THIS SURVEY.

THE COORDINATES FOR THE PUBLISHED MONUMENTS ARE:  
 AB 7888 - NORTHING: 1827228.13; EASTING: 8128081.94  
 AB 7970 - NORTHING: 1828218.18; EASTING: 8128283.85

**VERTICAL DATUM**

ELEVATIONS SHOWN HEREON ARE REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

JOB NO. 7706130 DRAWING NO. CG-01 SHEET NO. 3 OF 40	
VERIFY SCALES M.S. DATE: 08/01/12 ORIGINAL DRAWN: 11/11/11 IF NOT ONE IN CHARGE, SIGNATURE:	
SANTA CRUZ COUNTY SANITATION DISTRICT NOBLE GULCH SEWER IMPROVEMENTS CIVIL INDEX MAP	
County of Santa Cruz 	
PARTNER	
PROJECT ENGINEER	
DESIGNED	DECEMBER 2012
DRAWN	
LDG	
CHECKED	
KVA	
DATE	DECEMBER 2012
REV	DESCRIPTION

**LEGEND**

- PROPOSED SEWER LINE
- PLAN & PROFILE SHEET (MAIN)
- DRAWING NUMBER
- PLAN & PROFILE SHEET (LATERAL)
- DRAWING NUMBER
- CONTROL POINT

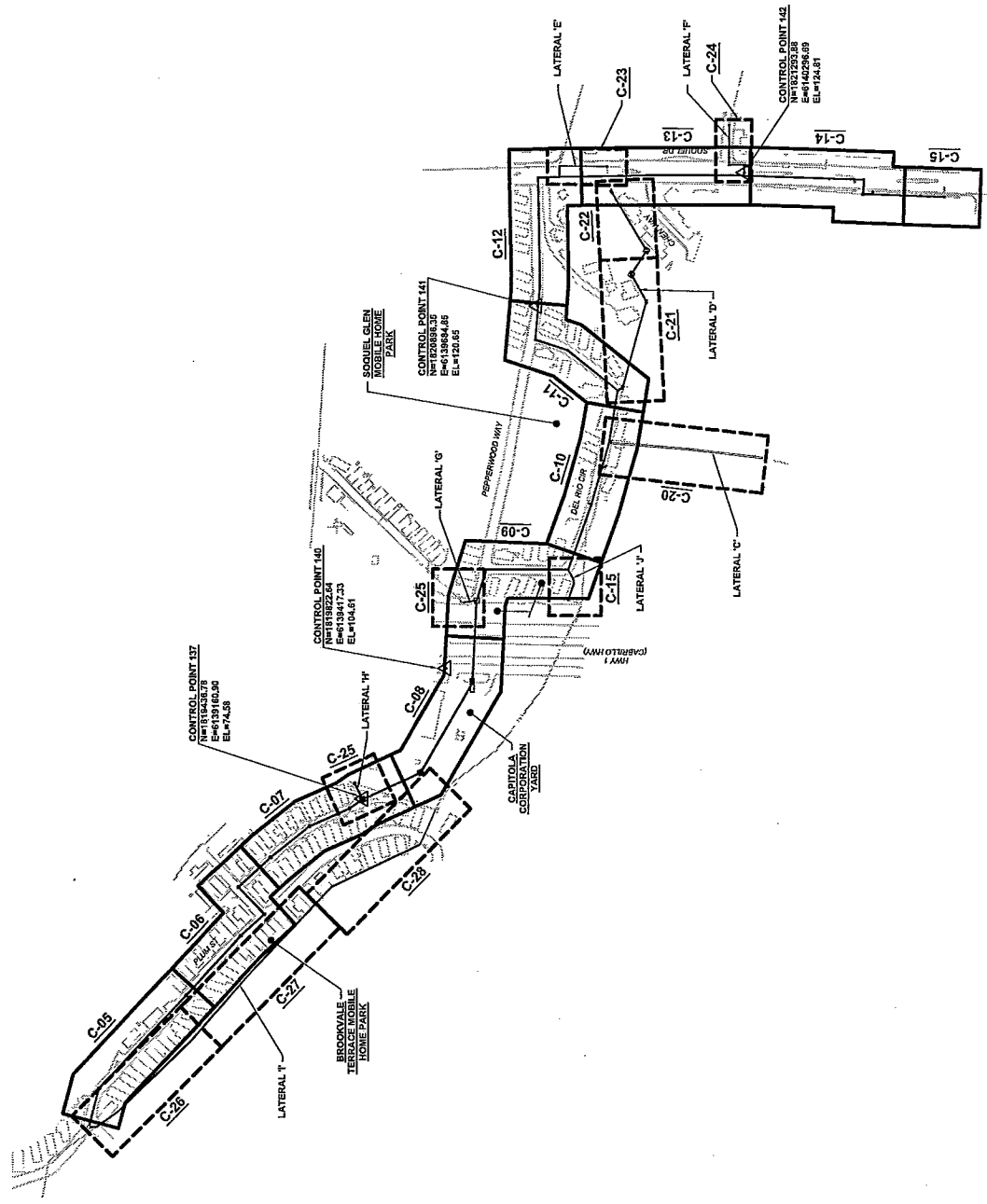
**BASIS OF BEARINGS**

THE COORDINATES AND DISTANCES FOR THE SURVEY ARE BASED ON THE NATIONAL GEODETIC DATUM (NGVD) OF 1929 WHICH IS ALSO THE COUNTY DATUM. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 WHICH IS ALSO THE COUNTY DATUM.

THE BEARINGS OF SOUTH 87° 37' 42" EAST CALCULATED BETWEEN PUBLISHED COORDINATE VALUES FOR NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 141 AND CONTROL POINT 142 ARE 189° 23' 11" (ADJUSTED OCTOBER 1999), AS THE BASIS OF ALL BEARINGS FOR THE SURVEY.

THE COORDINATES FOR THE PUBLISHED MONUMENTS ARE:  
 CONTROL POINT 141: N=131824.78, E=619160.90, EL=74.58  
 CONTROL POINT 142: N=144226.93, E=12424.81, EL=124.81  
 CONTROL POINT 143: N=13824.36, E=124.85, EL=124.85

VERTICAL DATUM:  
 AB 1974 - NORTHING: 1839338.18, EASTING: 817058.65

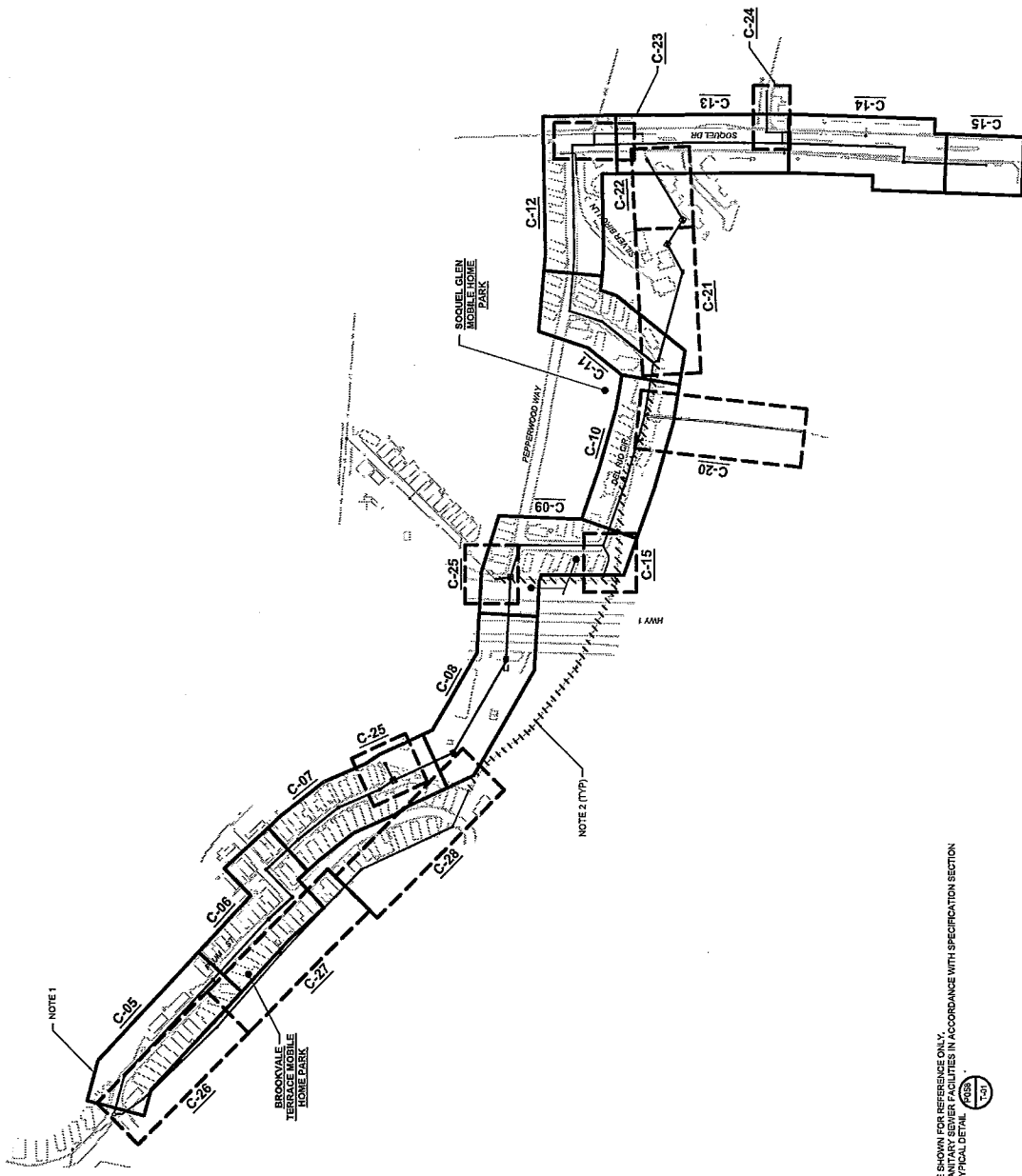


CUSTOMER RSN DISAWN LCO CHECKED DATE DECEMBER 2012		PROJECT ENGINEER PARTNER		COUNTY OF SANTA CRUZ CIVIL INDEX MAP		VERIFY SCALER DATE IS ONE INCH ON ORIGINAL DRAWING 0 IF NOT ONE INCH ON SCALE, ACCORDINGLY		DRAWING NO. CG-02 SHEET NO. 4 OF 40	
SANTA CRUZ COUNTY SANITATION DISTRICT NOBLE GULCH SEWER IMPROVEMENTS									



**LEGEND**

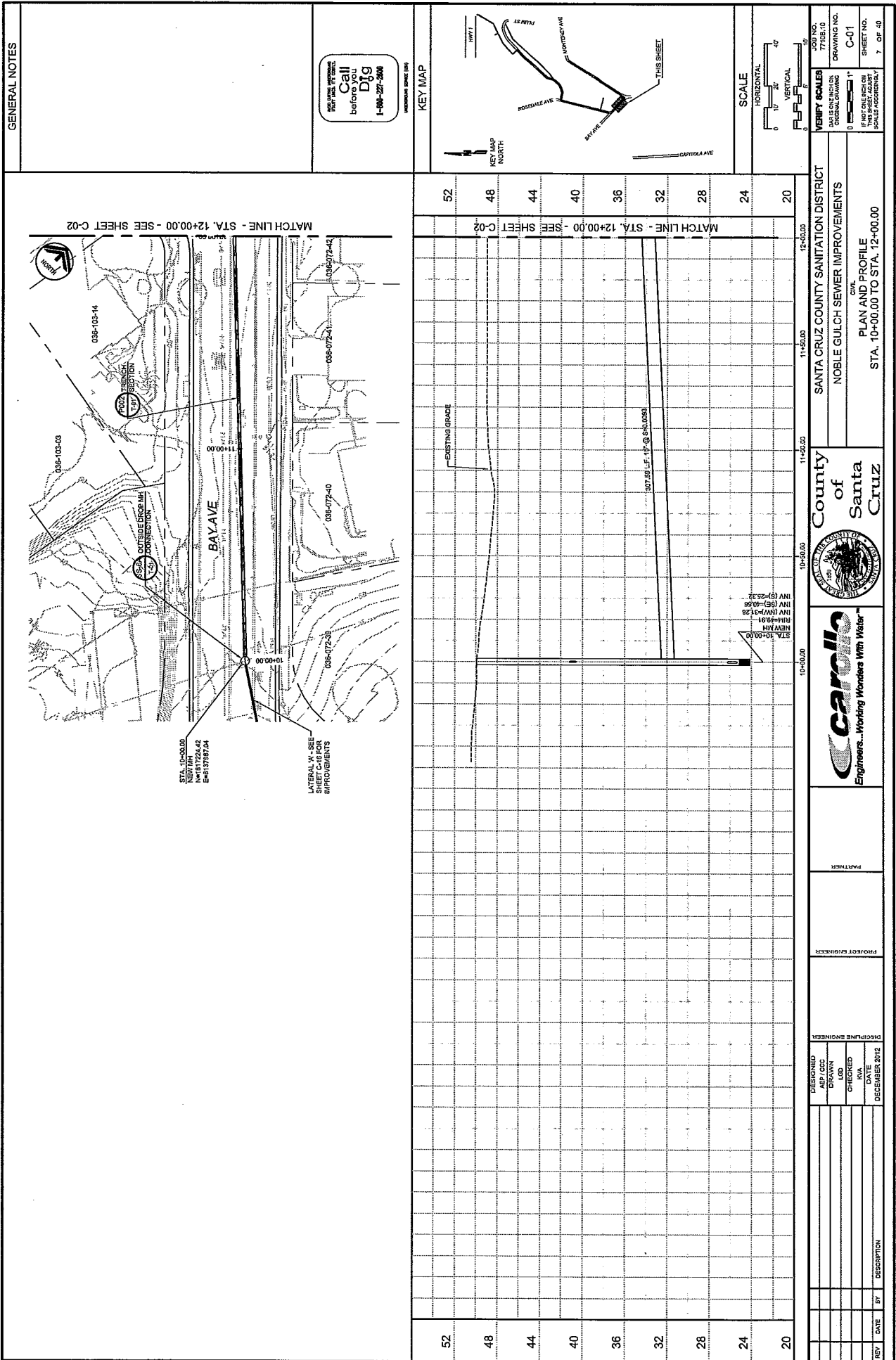
- EXISTING SEWER LINE
- ABANDON
- PLAN & PROFILE SHEET (MAIN)
- DRAWING NUMBER
- PLAN & PROFILE SHEET (LATERAL)
- DRAWING NUMBER



**NOTES:**  
 THESE ARE DRAWN FOR REFERENCE ONLY.  
 1. ALL MAINS SHOWN ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION SECTION 05110 AND TYPICAL DETAIL (SEE 05110-1).  
 2. ALL LATERALS SHOWN ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION SECTION 05110 AND TYPICAL DETAIL (SEE 05110-1).

JOB NO. 7718810 DRAWING NO. CG-04 SHEET NO. 6 OF 10			
SANTA CRUZ COUNTY SANITATION DISTRICT NOBLE GULCH SEWER IMPROVEMENTS CIVIL ABANDONMENT PLAN			
COUNTY OF SANTA CRUZ 			
DESIGNED	PROJECT ENGINEER		
DRAWN	PATNER		
CHECKED	PROJECT ENGINEER		
DATES	DISCIPLINE ENGINEER		
DECEMBER 2012			
REV	DATE	BY	DESCRIPTION

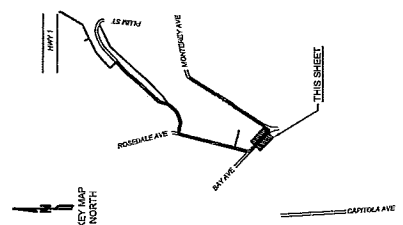




GENERAL NOTES

Call before you Dig  
1-800-277-3000

KEY MAP



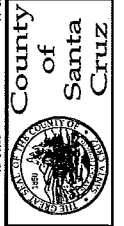
SCALE  
HORIZONTAL: 1" = 40'  
VERTICAL: 1" = 4'

VERIFY SCALES  
JOB NO. 7708.10  
DRAWING NO. C-01  
SHEET NO. 7 OF 40

MATCH LINE - STA. 12+00.00 - SEE SHEET C-02

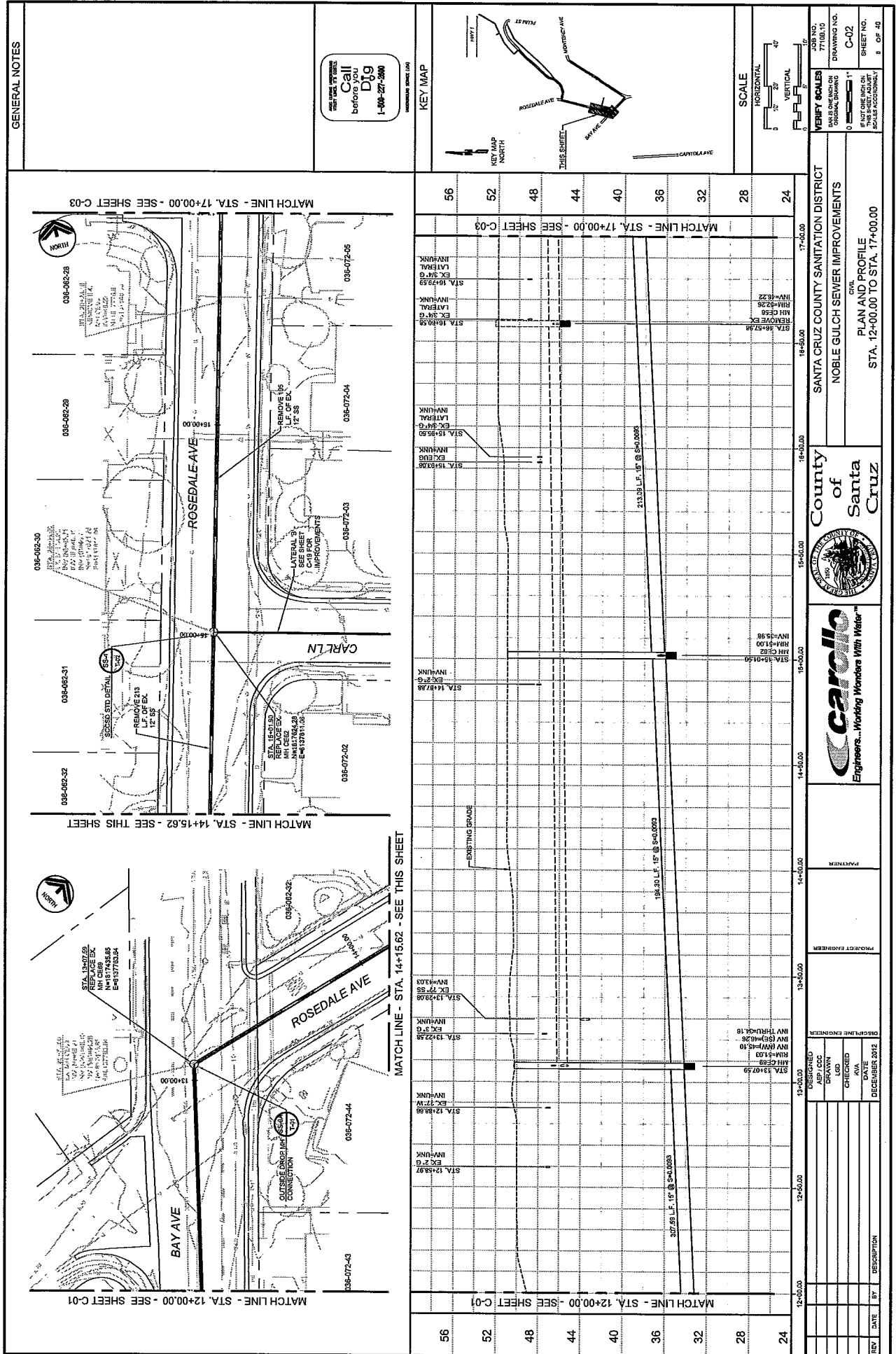
MATCH LINE - STA. 12+00.00 - SEE SHEET C-02

SANTA CRUZ COUNTY SANITATION DISTRICT  
NOBLE GULCH SEWER IMPROVEMENTS  
PLAN AND PROFILE  
STA. 10+00.00 TO STA. 12+00.00



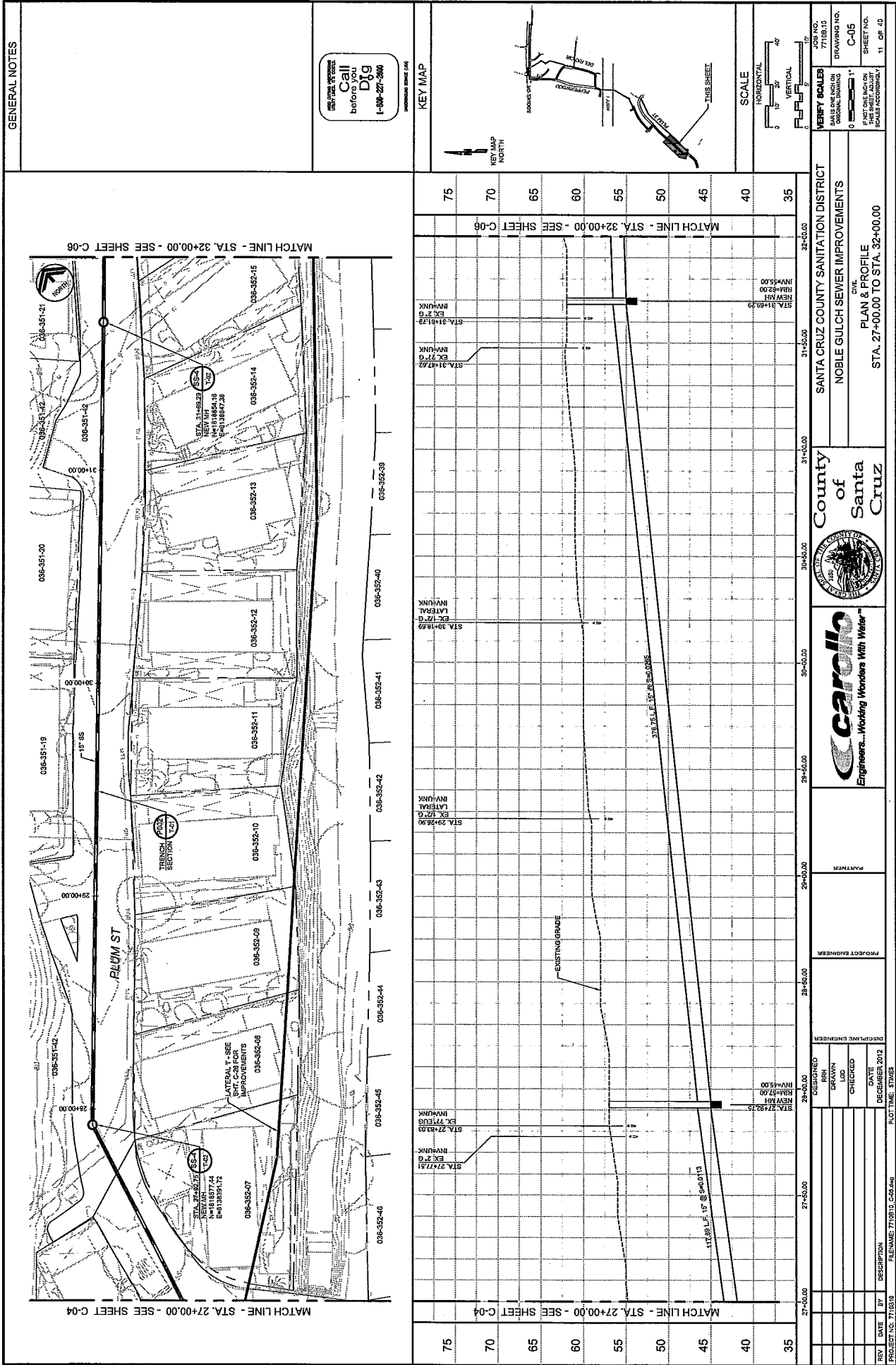
DISIGNED	DATE	BY	DESCRIPTION
DISCIPLINE ENGINEER	DECEMBER 2012		

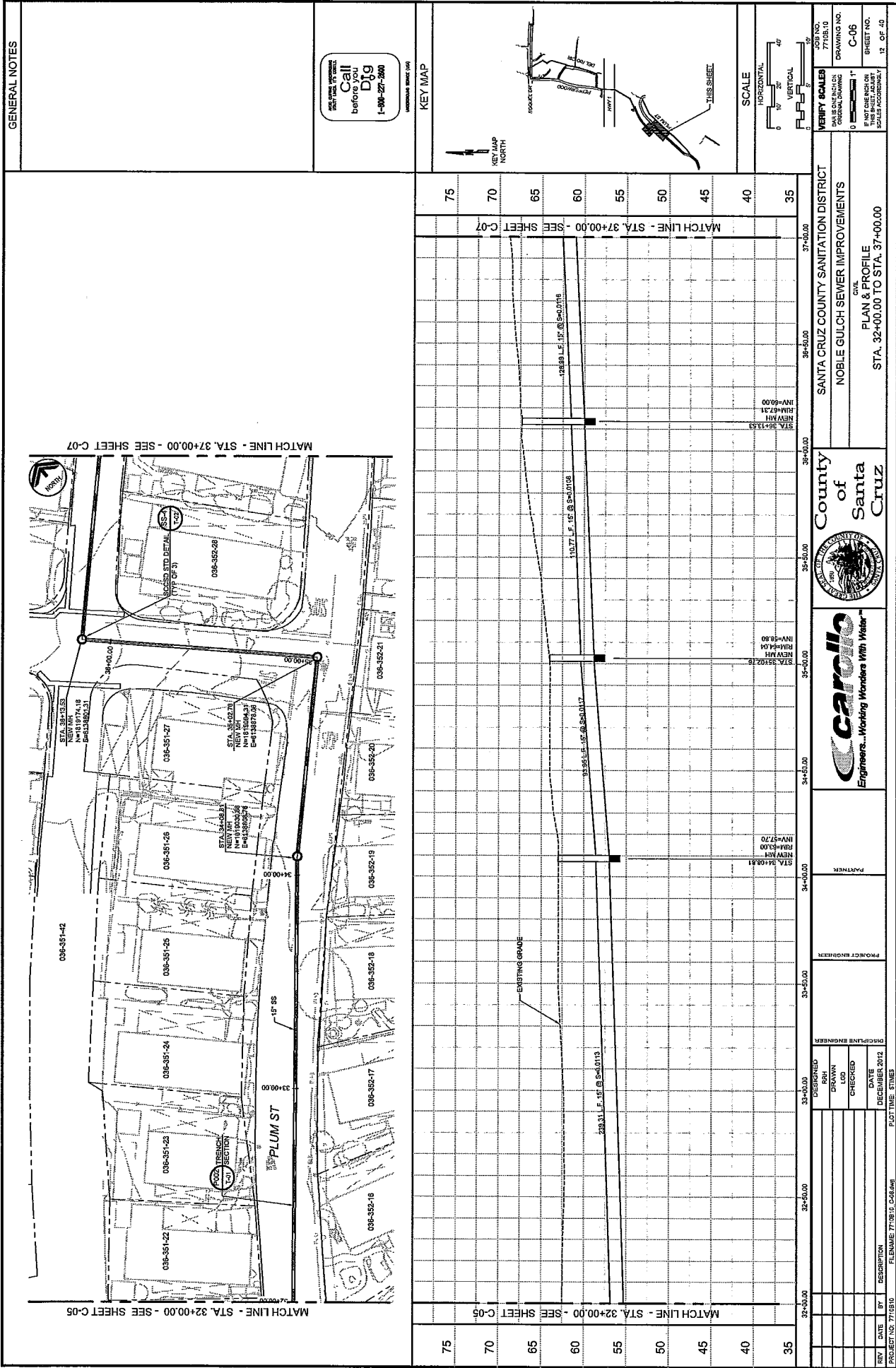
REV	DATE	BY	DESCRIPTION





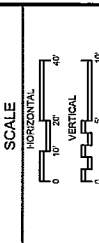
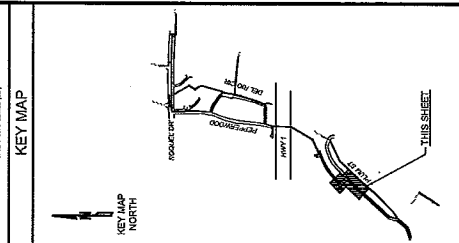






GENERAL NOTES

Call before you Dig  
1-800-272-3800

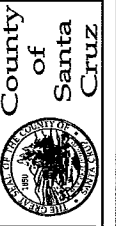


VERIFY SCALERS  
JOB NO. 77105.10  
DRAWING NO. C-06  
SHEET NO. 12 OF 10

MATCH LINE - STA. 32+00.00 - SEE SHEET C-05

MATCH LINE - STA. 37+00.00 - SEE SHEET C-07

SANTA CRUZ COUNTY SANITATION DISTRICT  
NOBLE GULCH SEWER IMPROVEMENTS  
PLAN & PROFILE  
STA. 32+00.00 TO STA. 37+00.00



DESIGNED: [ ]  
DRAWN: [ ]  
CHECKED: [ ]  
DATE: DECEMBER 2012  
PLOT TIME: [ ]

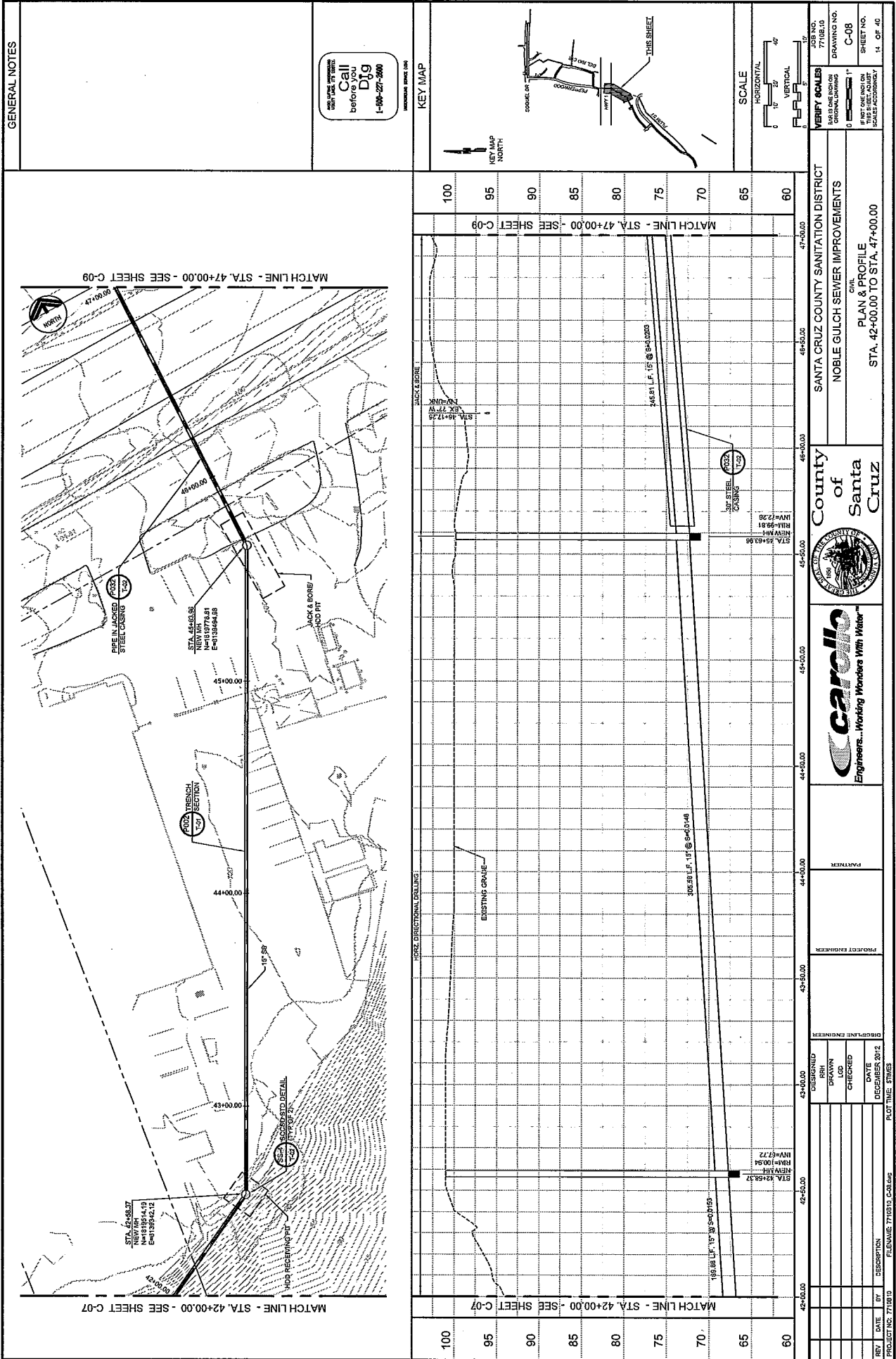
PROJECT ENGINEER: [ ]  
PROJECT MANAGER: [ ]

PROJECT NO.: 77105.10  
FILENAME: 77105.10\_C-06.dwg

REV	DATE	BY	DESCRIPTION

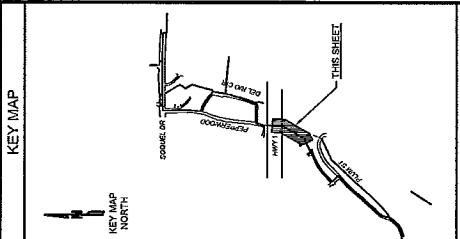






**GENERAL NOTES**

Call before you Dig  
1-800-277-3680



**VERIFY SCALES**

JOB NO. 77105.00  
DRAWING NO. C-08  
SHEET NO. 14 OF 40

<p>MATCH LINE - STA. 42+00.00 - SEE SHEET C-07</p>		<p>MATCH LINE - STA. 47+00.00 - SEE SHEET C-09</p>	
100	95	90	85
80	75	70	65
42+00.00	43+00.00	44+00.00	45+00.00
46+00.00	47+00.00		

**County of Santa Cruz**

**carollo**  
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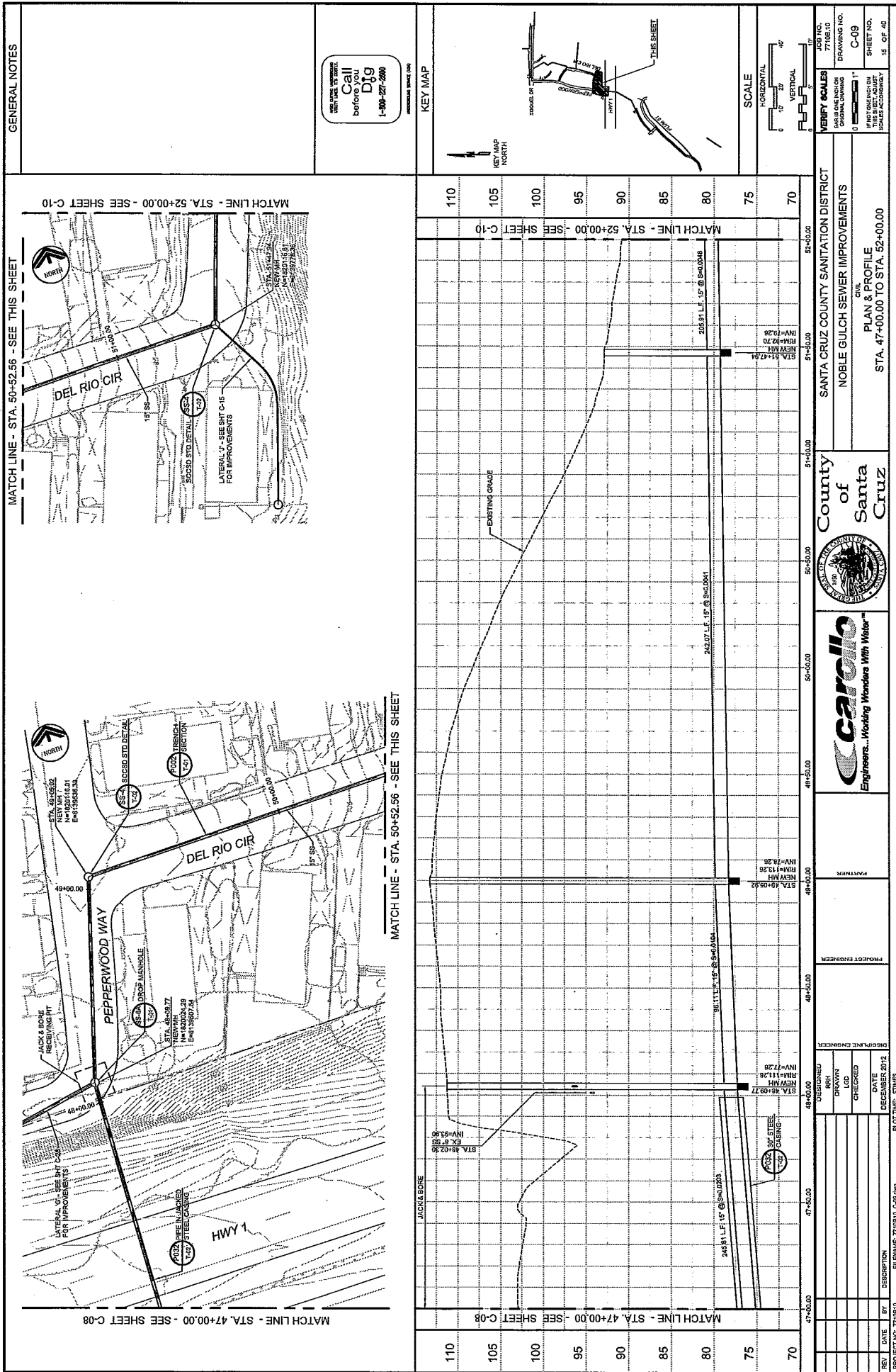
**SANTA CRUZ COUNTY SANITATION DISTRICT**  
NOBLE GULCH SEWER IMPROVEMENTS

**PLAN & PROFILE**  
STA. 42+00.00 TO STA. 47+00.00

DESIGNED	DATE
CHECKED	DATE
DISCIPLINE ENGINEER	DATE
PROJECT ENGINEER	DATE

LAST SAVE BY: 18/24  
LAST UPDATED: 11/01/2012 08:48 AM  
PROJECT NO: 77105.0  
PLOT TIME: 5:18 PM

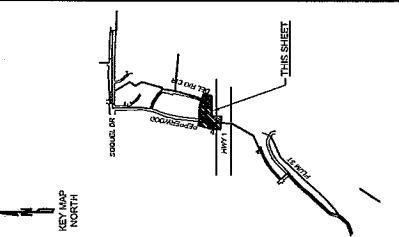




GENERAL NOTES

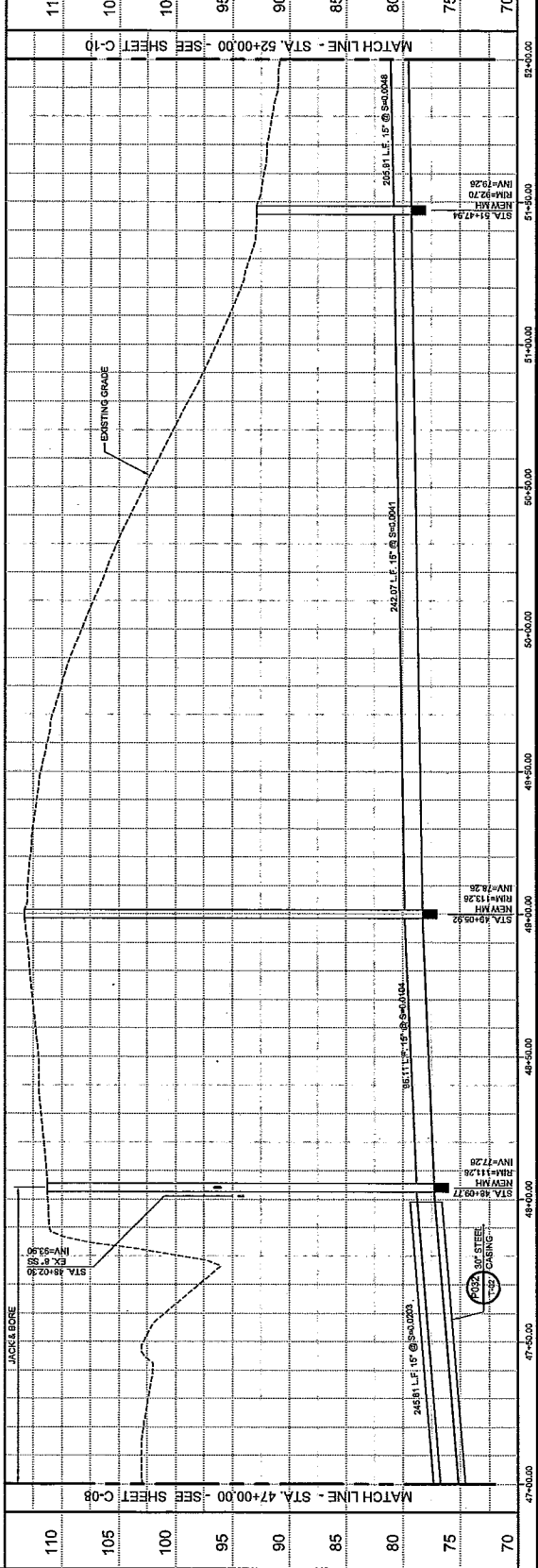
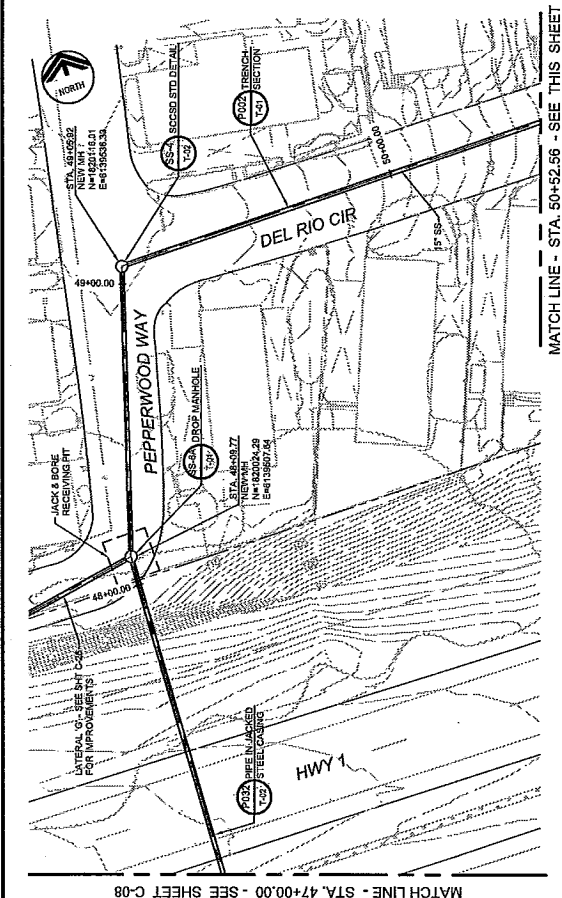
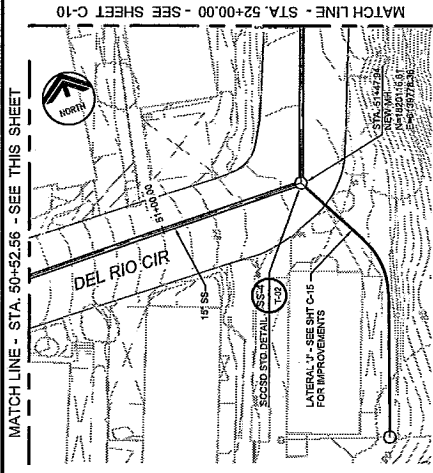
Call before you Dig  
1-800-277-2280

KEY MAP



SCALE  
HORIZONTAL 1" = 40'  
VERTICAL 1" = 10'

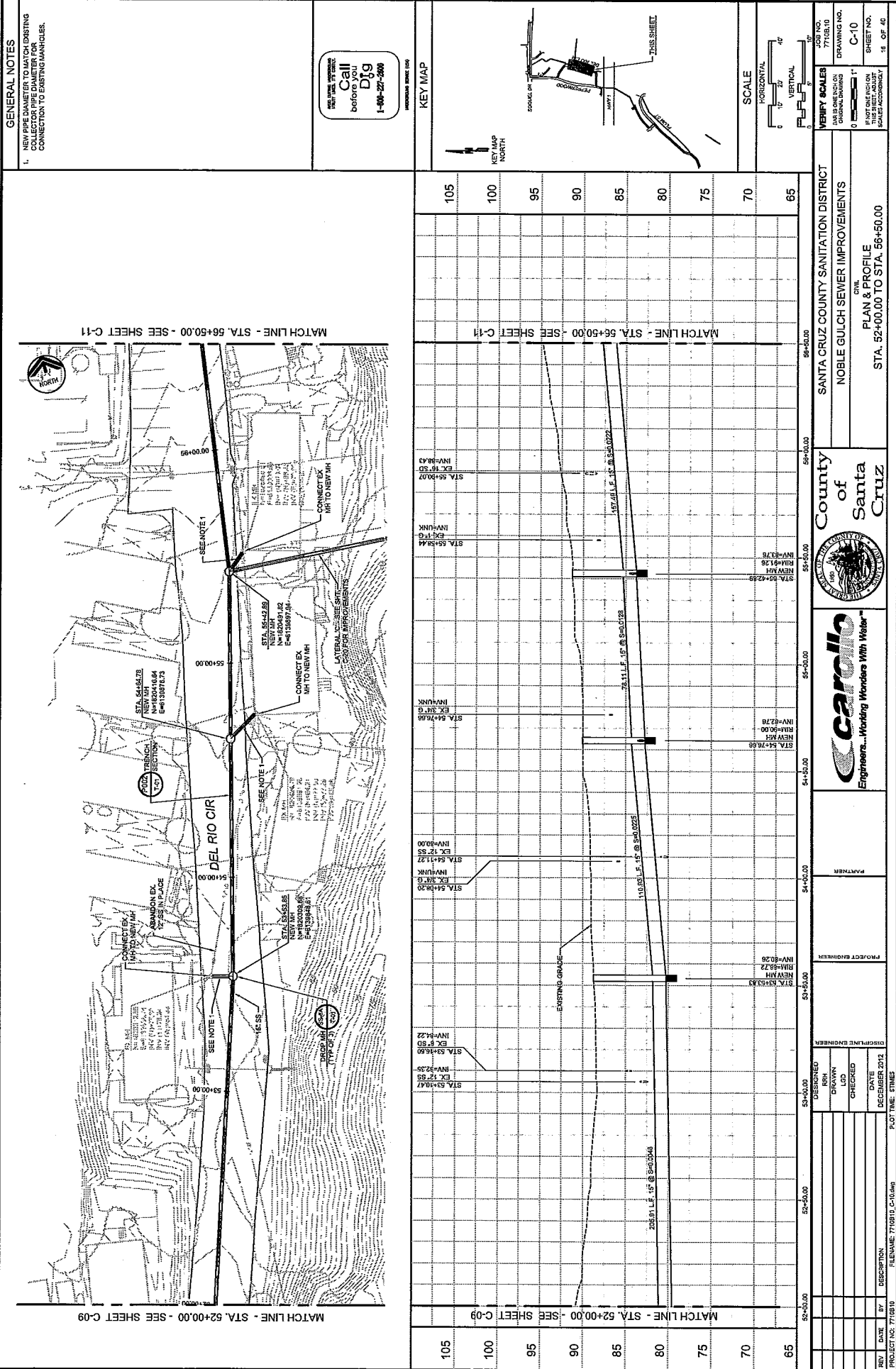
JOB NO. 77108.10  
DRAWING NO. C-09  
SHEET NO. 15 OF 40



SANTA CRUZ COUNTY SANITATION DISTRICT  
NOBLE GULCH SEWER IMPROVEMENTS  
PLAN & PROFILE  
STA. 47+00.00 TO STA. 52+00.00

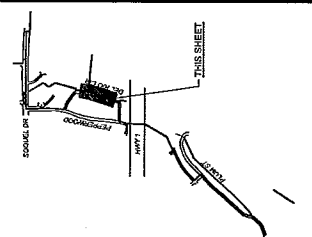
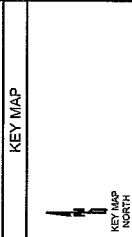


DESIGNED	BRH	DATE	DECEMBER 2012
DRAWN	BRH	DATE	DECEMBER 2012
CHECKED	BRH	DATE	DECEMBER 2012
LOAD	BRH	DATE	DECEMBER 2012



**GENERAL NOTES**

1. NEW PIPE DIAMETER TO MATCH EXISTING COLLECTOR PIPE DIAMETER FOR CONNECTION TO EXISTING MANHOLES.



**VERIFY SCALES**

DATE: 11/19/2012

DRAWING NO. C-10

SHEET NO. 18 OF 40

MATCHLINE - STA. 52+00.00 - SEE SHEET C-09

MATCHLINE - STA. 56+50.00 - SEE SHEET C-11

**County of Santa Cruz**

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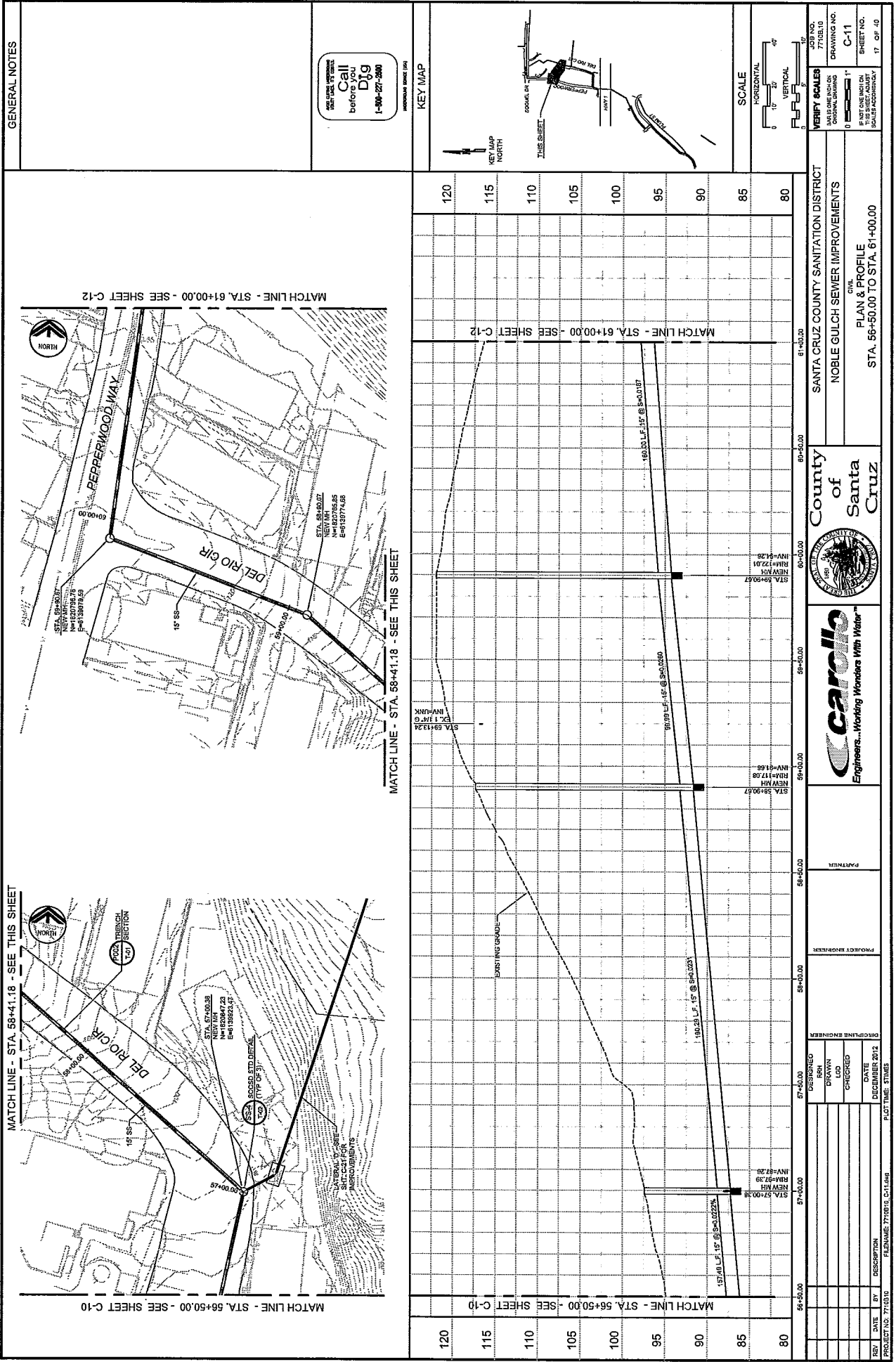
**SANTA CRUZ COUNTY SANITATION DISTRICT**  
NOBLE GULCH SEWER IMPROVEMENTS

PLAN & PROFILE  
STA. 52+00.00 TO STA. 56+50.00

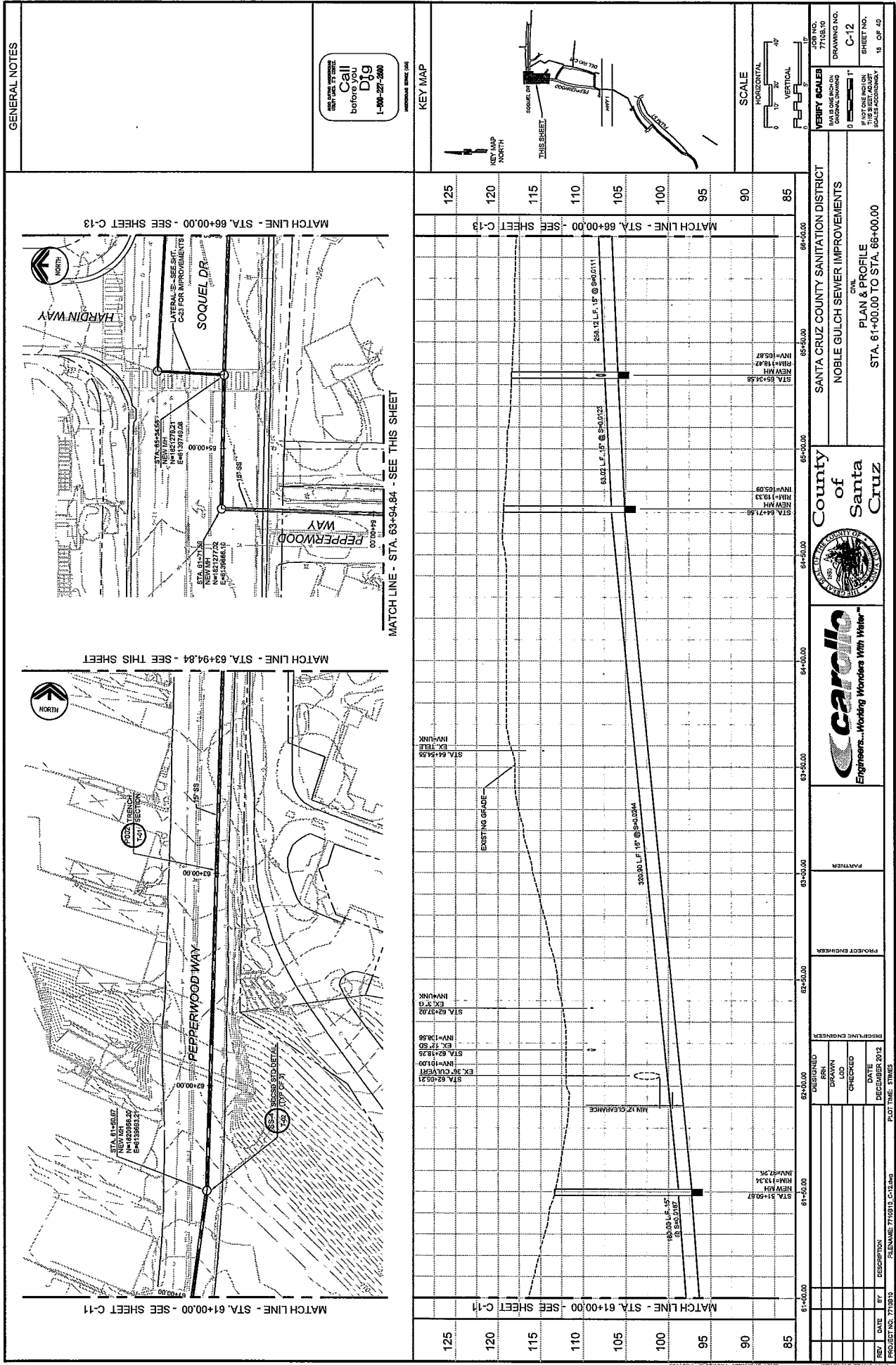
REV	DATE	BY	DESCRIPTION
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4	11/19/2012	ET/MS	ISSUED FOR PERMITS
5	11/19/2012	ET/MS	ISSUED FOR PERMITS
6	11/19/2012	ET/MS	ISSUED FOR PERMITS
7	11/19/2012	ET/MS	ISSUED FOR PERMITS
8	11/19/2012	ET/MS	ISSUED FOR PERMITS
9	11/19/2012	ET/MS	ISSUED FOR PERMITS
10	11/19/2012	ET/MS	ISSUED FOR PERMITS
11	11/19/2012	ET/MS	ISSUED FOR PERMITS
12	11/19/2012	ET/MS	ISSUED FOR PERMITS
13	11/19/2012	ET/MS	ISSUED FOR PERMITS
14	11/19/2012	ET/MS	ISSUED FOR PERMITS
15	11/19/2012	ET/MS	ISSUED FOR PERMITS
16	11/19/2012	ET/MS	ISSUED FOR PERMITS
17	11/19/2012	ET/MS	ISSUED FOR PERMITS
18	11/19/2012	ET/MS	ISSUED FOR PERMITS
19	11/19/2012	ET/MS	ISSUED FOR PERMITS
20	11/19/2012	ET/MS	ISSUED FOR PERMITS
21	11/19/2012	ET/MS	ISSUED FOR PERMITS
22	11/19/2012	ET/MS	ISSUED FOR PERMITS
23	11/19/2012	ET/MS	ISSUED FOR PERMITS
24	11/19/2012	ET/MS	ISSUED FOR PERMITS
25	11/19/2012	ET/MS	ISSUED FOR PERMITS
26	11/19/2012	ET/MS	ISSUED FOR PERMITS
27	11/19/2012	ET/MS	ISSUED FOR PERMITS
28	11/19/2012	ET/MS	ISSUED FOR PERMITS
29	11/19/2012	ET/MS	ISSUED FOR PERMITS
30	11/19/2012	ET/MS	ISSUED FOR PERMITS
31	11/19/2012	ET/MS	ISSUED FOR PERMITS
32	11/19/2012	ET/MS	ISSUED FOR PERMITS
33	11/19/2012	ET/MS	ISSUED FOR PERMITS
34	11/19/2012	ET/MS	ISSUED FOR PERMITS
35	11/19/2012	ET/MS	ISSUED FOR PERMITS
36	11/19/2012	ET/MS	ISSUED FOR PERMITS
37	11/19/2012	ET/MS	ISSUED FOR PERMITS
38	11/19/2012	ET/MS	ISSUED FOR PERMITS
39	11/19/2012	ET/MS	ISSUED FOR PERMITS
40	11/19/2012	ET/MS	ISSUED FOR PERMITS

PROJECT NO. 7710810  
E-PLAN: 7710810\_C-10.dwg  
PLOT TIME: 0:11:53

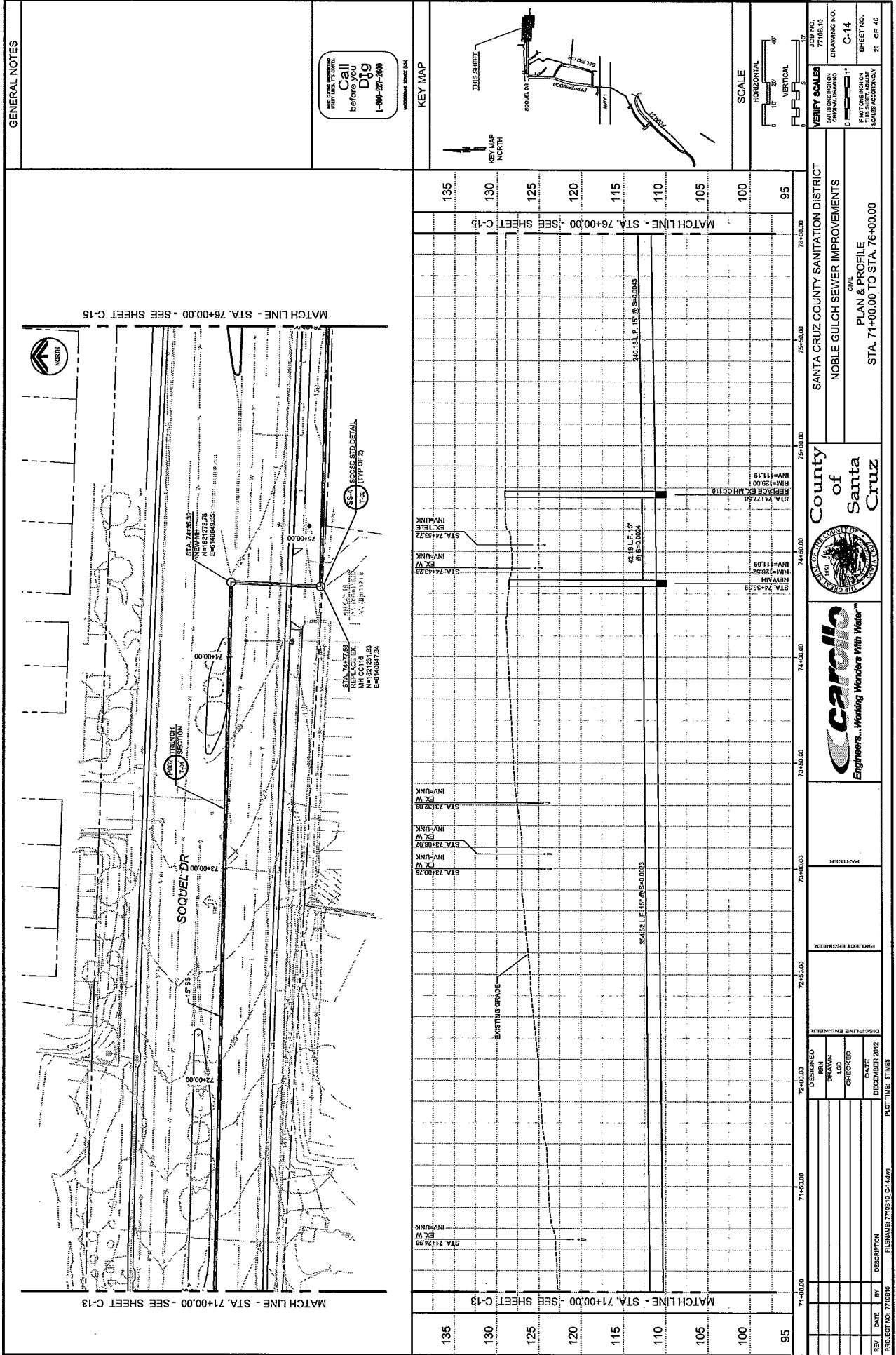
LAST MODIFIED BY: MS/MS  
LAST PLOTTED BY: 11/19/2012 07:53 AM



LAST SAVED BY: R4544  
LAST PLOTTED: 11/01/2012 10:21 AM



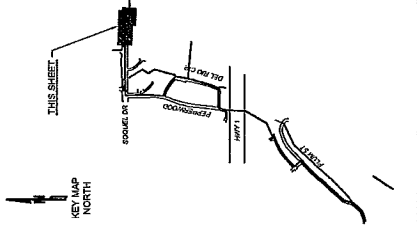




GENERAL NOTES

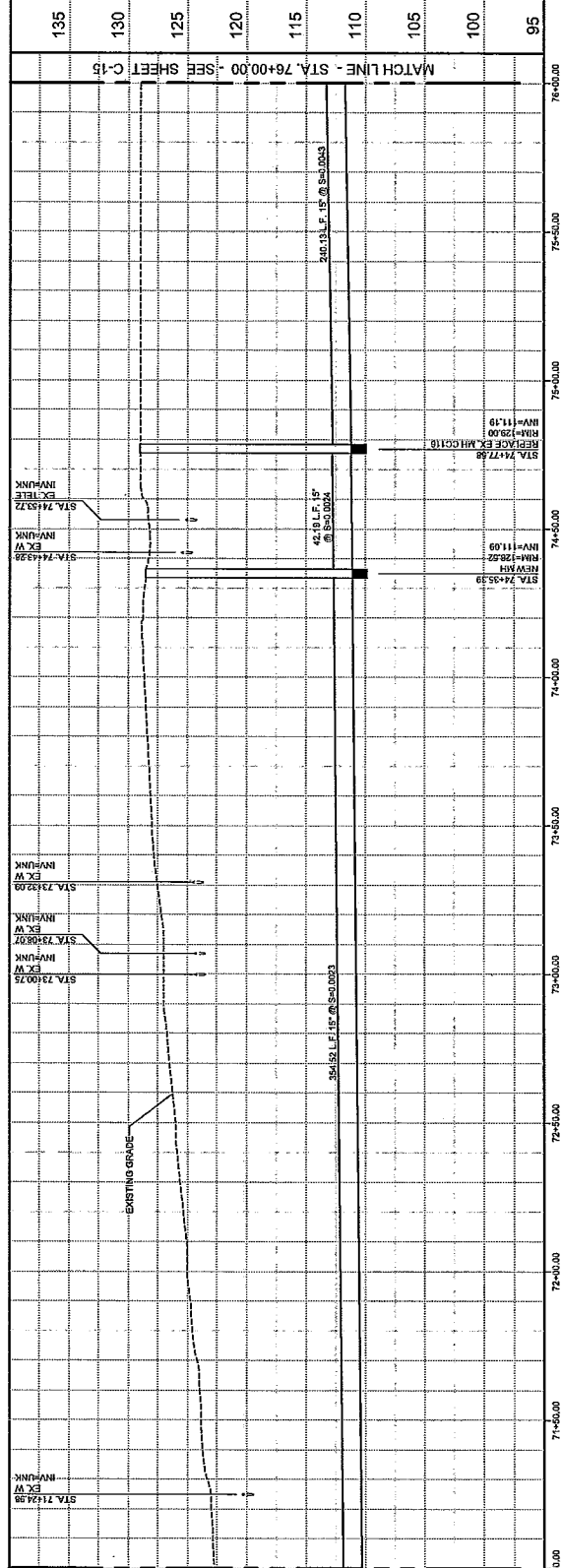
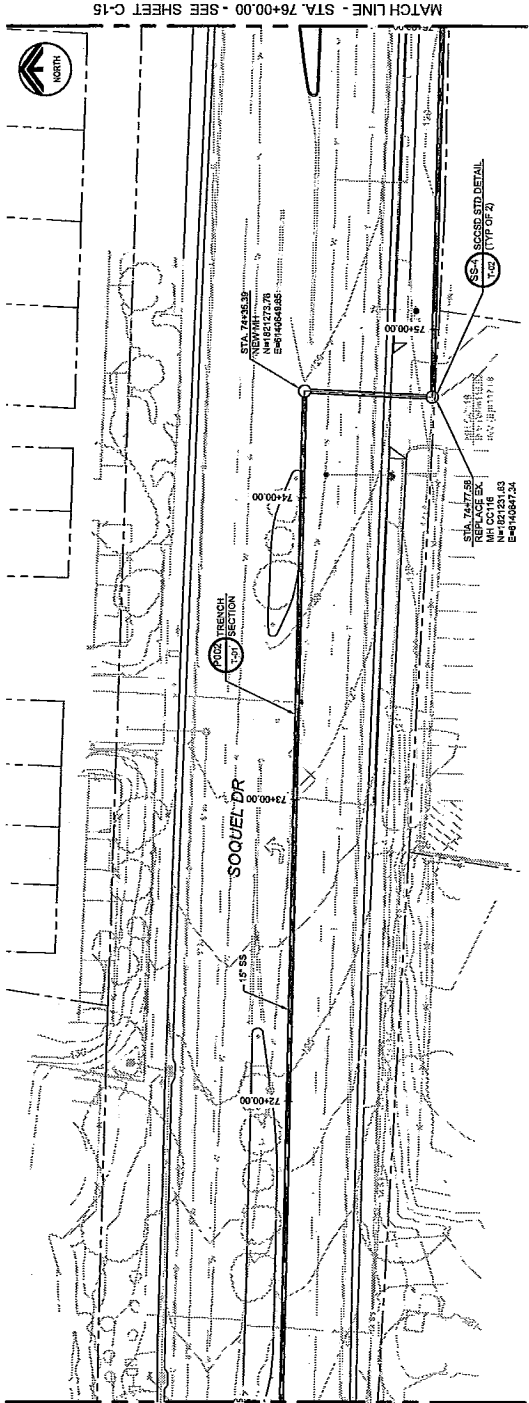
Call before you Dig  
1-800-277-2000

KEY MAP



SCALE  
HORIZONTAL 1" = 20'  
VERTICAL 1" = 5'

VERIFY SCALES  
JOB NO. 77108.10  
DRAWING NO. C-14  
SHEET NO. 23 OF 40



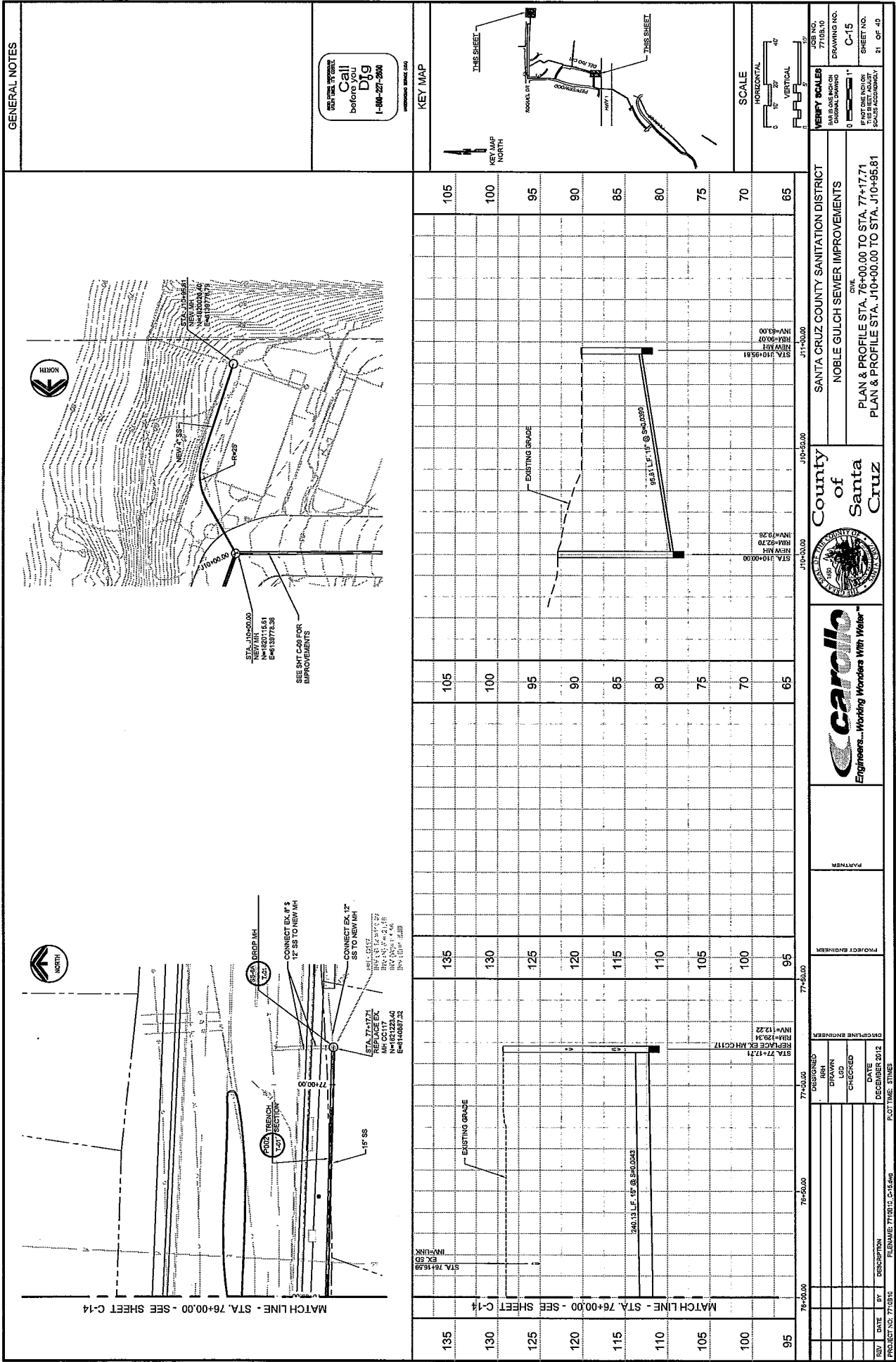
SANTA CRUZ COUNTY SANITATION DISTRICT  
NOBLE GULCH SEWER IMPROVEMENTS  
PLAN & PROFILE  
STA. 71+00.00 TO STA. 76+00.00



**Carolin**  
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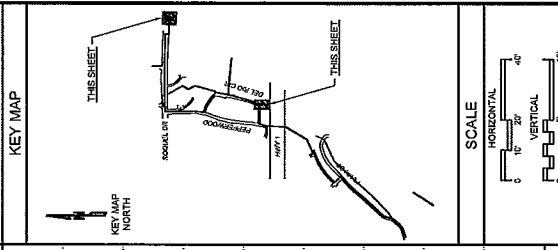
REV	DATE	BY	DESCRIPTION	FILENAME: 7710810_C-14.dwg	PLOT TIME: 5:15 PM

DESIGNED BY: RRH  
DRAWN BY: LJD  
CHECKED BY: [blank]  
DATE: DECEMBER 2012



GENERAL NOTES

Call before you Dig  
1-800-227-2000



VERNY SCALES  
DRAWING NO. C-15  
SHEET NO. 31 OF 40

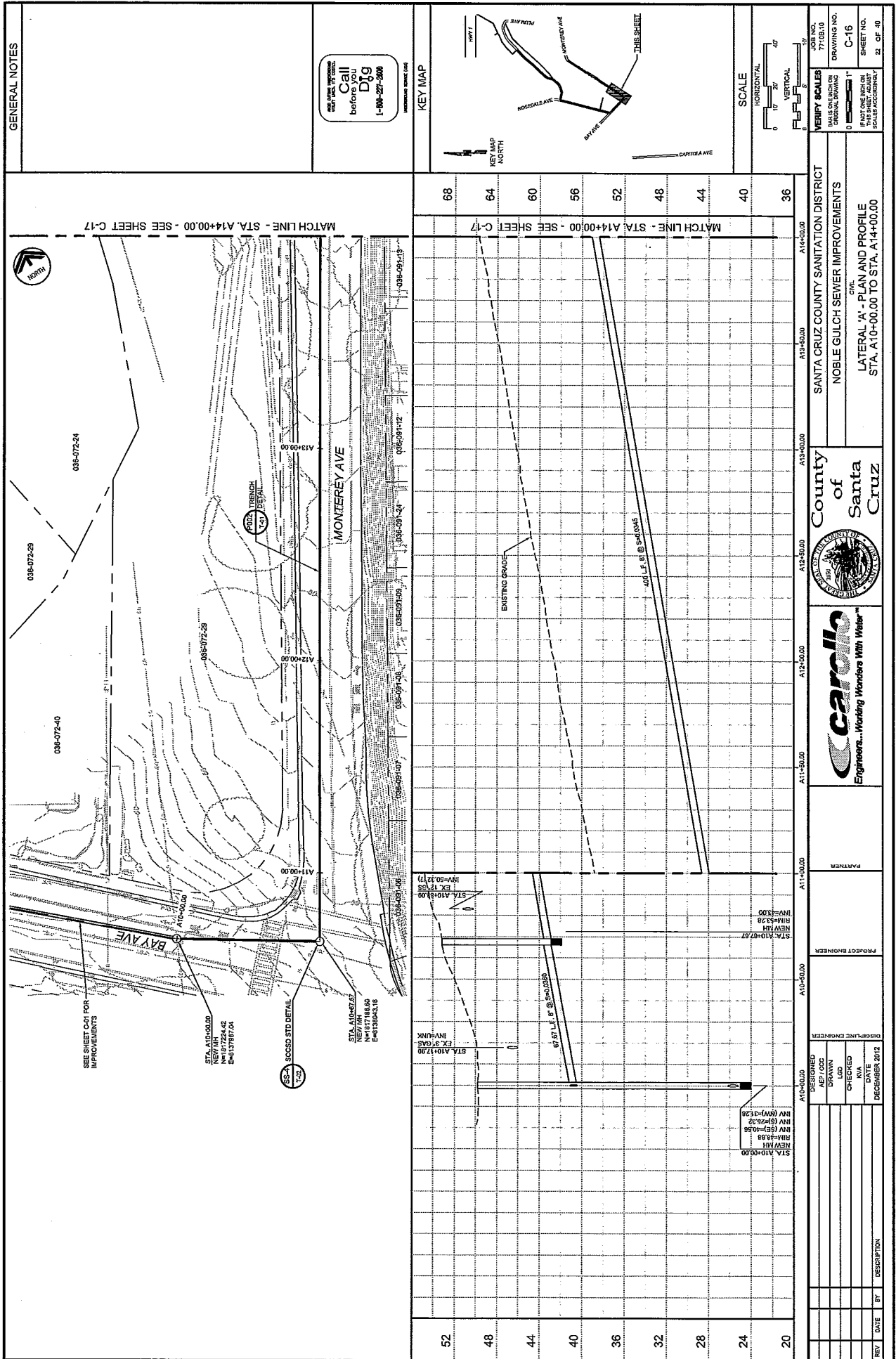
STATION	PROF. 1	PROF. 2	PROF. 3	PROF. 4	PROF. 5	PROF. 6	PROF. 7	PROF. 8	PROF. 9	PROF. 10	PROF. 11	PROF. 12	PROF. 13	PROF. 14	PROF. 15	PROF. 16	PROF. 17	PROF. 18	PROF. 19	PROF. 20	
135																					
130																					
125																					
120																					
115																					
110																					
105																					
100																					
95																					

SANTA CRUZ COUNTY SANITATION DISTRICT  
NOBLE GULCH SEWER IMPROVEMENTS  
DWN  
PLAN & PROFILE STA. 76+00.00 TO STA. 77+17.71  
PLAN & PROFILE STA. J10+00.00 TO STA. J10+95.81

County of Santa Cruz  
Engineers...Working Wonders With Water™

PROJECT ENGINEER: [Name]  
DRAWING ENGINEER: [Name]  
DATE: DECEMBER 2012  
PROJECT NO.: 77-0510  
FILE NAME: 77-0510-C-15-848

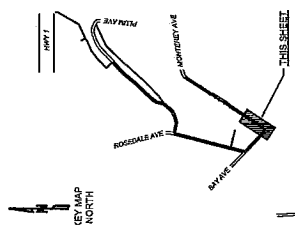




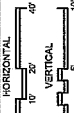
GENERAL NOTES

FOR OTHER INFORMATION  
CALL THE ENGINEER  
before Dig  
1-800-827-3000  
MUNICIPAL DISTRICT 0048

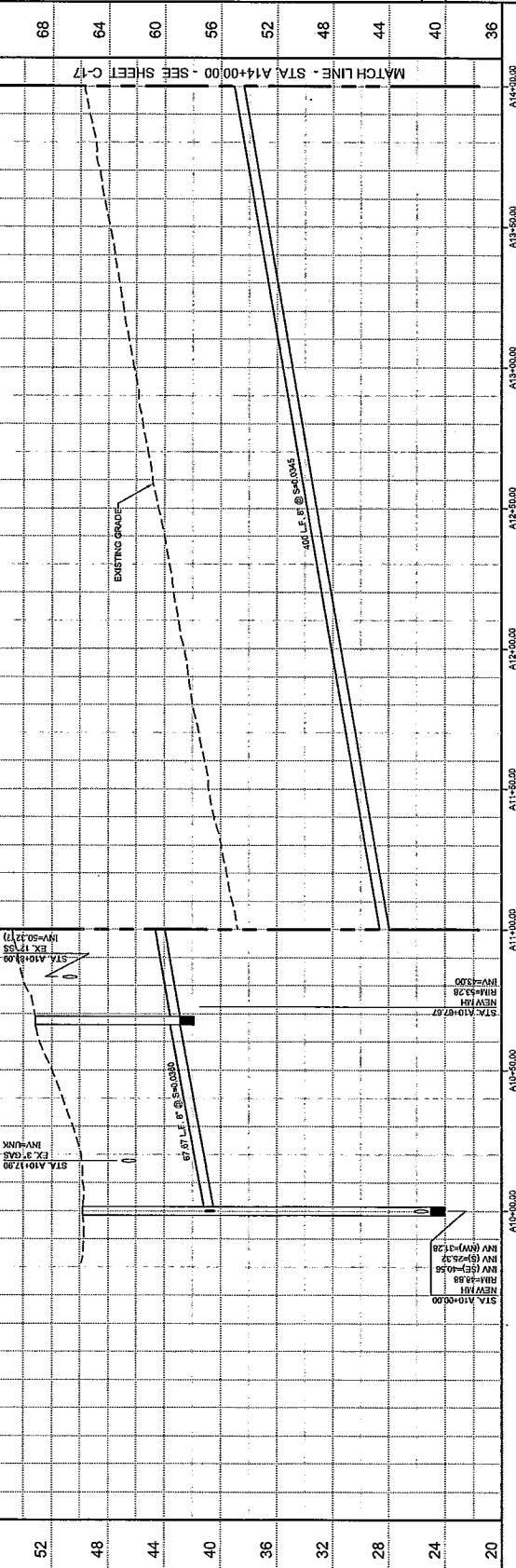
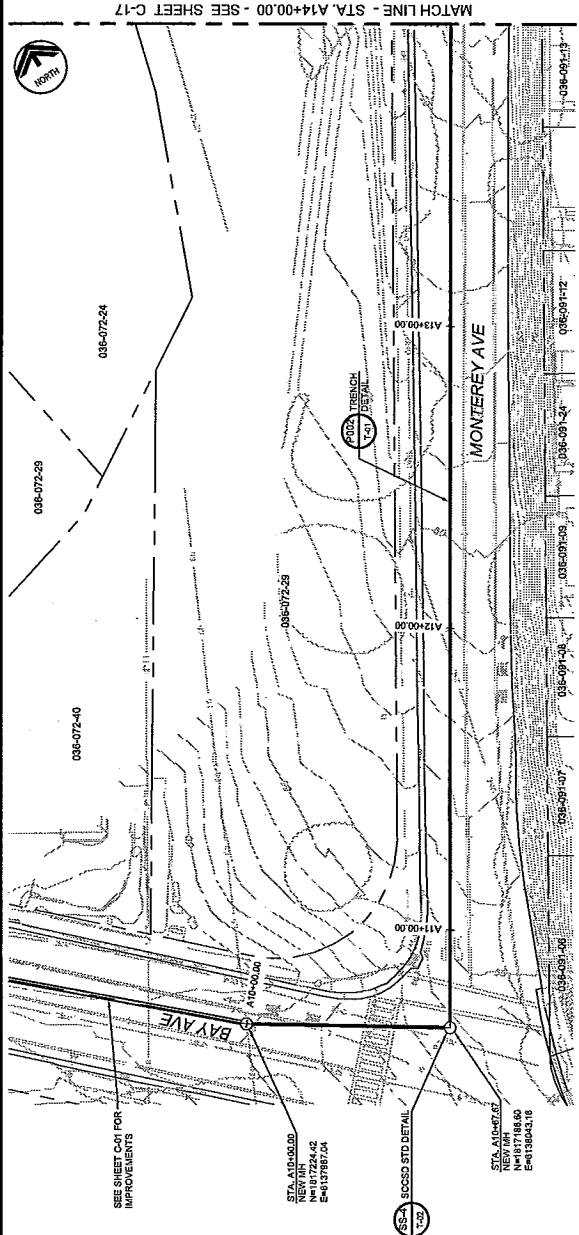
KEY MAP



SCALE



VERIFY SCALES  
DATE OF REVISION  
DRAWING NO.  
C-16  
SHEET NO.  
22 OF 40



DESIGNED	DISPATCHING ENGINEER	PROJECT ENGINEER	PARTNER	SANTA CRUZ COUNTY SANITATION DISTRICT
DRAWN				NOBLE GULCH SEWER IMPROVEMENTS
CHECKED				CIVIL
DATE	DECEMBER 2012			LATERAL 'A' - PLAN AND PROFILE
				STA. A10+00.00 TO STA. A14+00.00

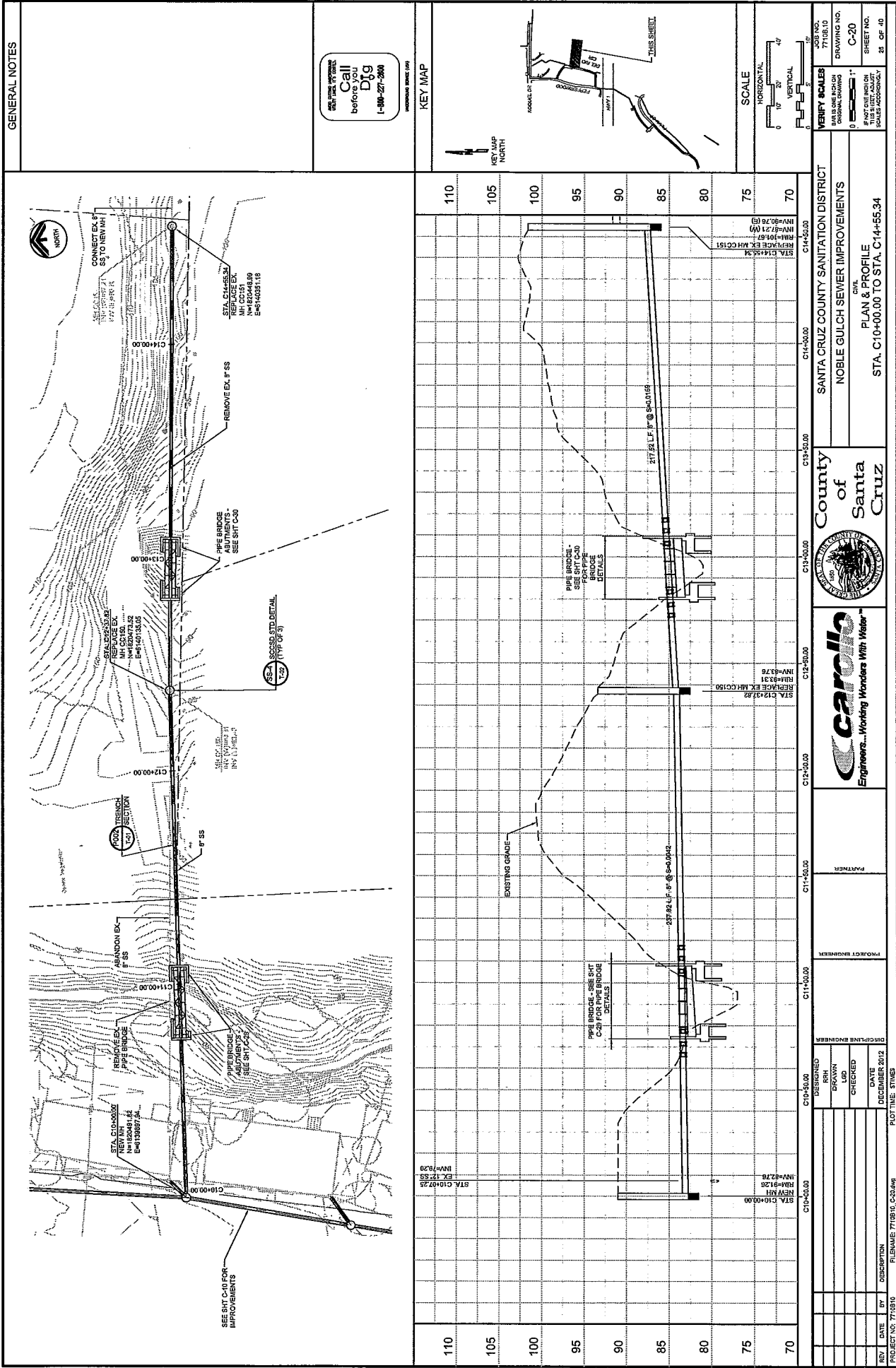
County of Santa Cruz  
  
 Engineers...Working Wonders With Water™







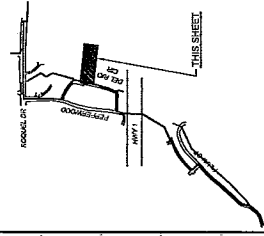
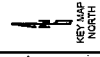




GENERAL NOTES

Call before you dig  
1-800-277-2000

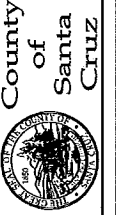
KEY MAP



SCALE  
HORIZONTAL 1" = 40'  
VERTICAL 1" = 10'

VERIFY SCALES	JOB NO. 77103.10
BASE ON RECORD ORIGINAL DRAWING	DRAWING NO. C-20
IF NOT CHECKED ON SCALES ACCURACLY	SHEET NO. 28 OF 40

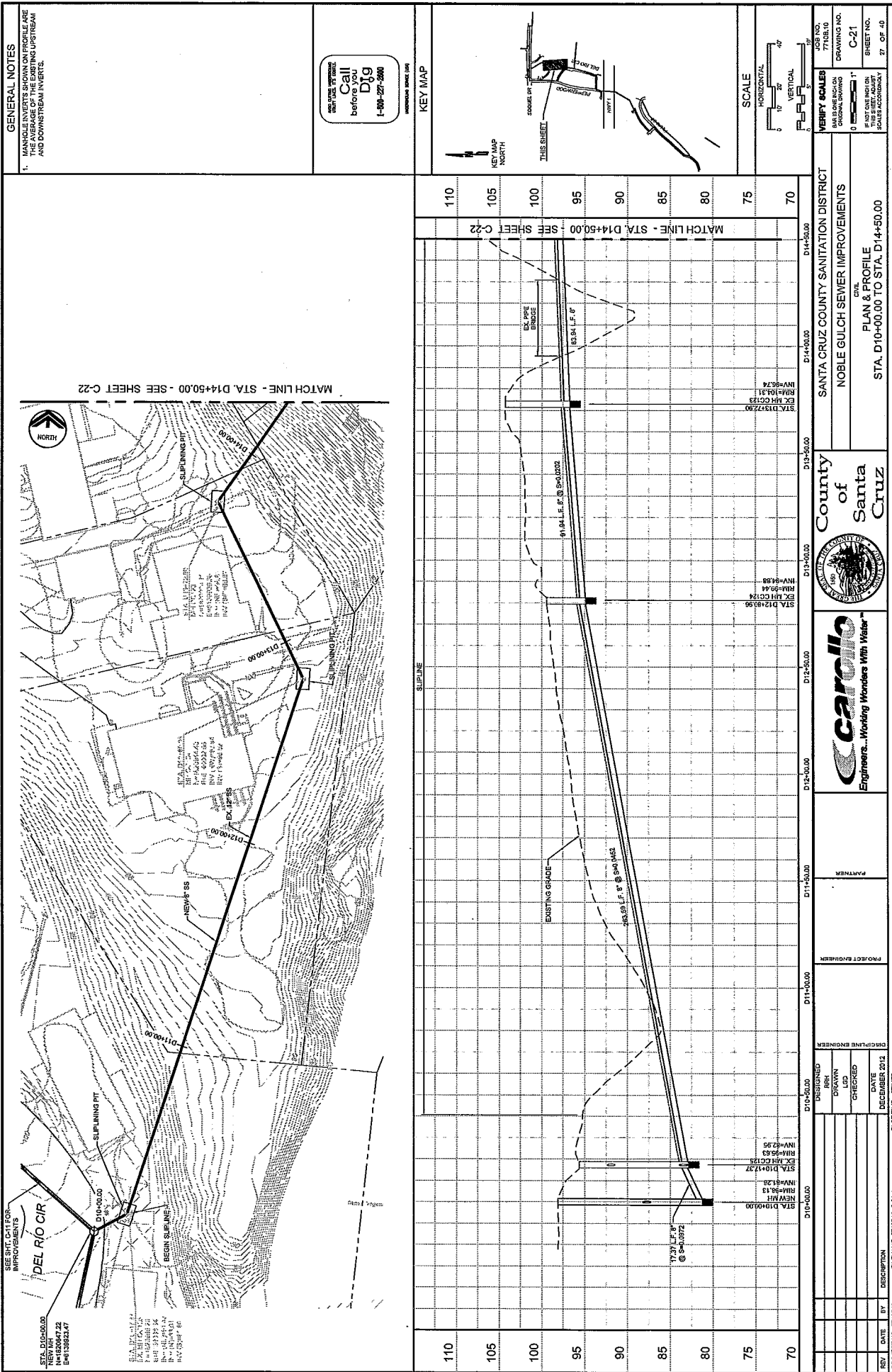
SANTA CRUZ COUNTY SANITATION DISTRICT  
NOBLE GULCH SEWER IMPROVEMENTS  
PLAN & PROFILE  
STA. C10+00.00 TO STA. C14+55.34



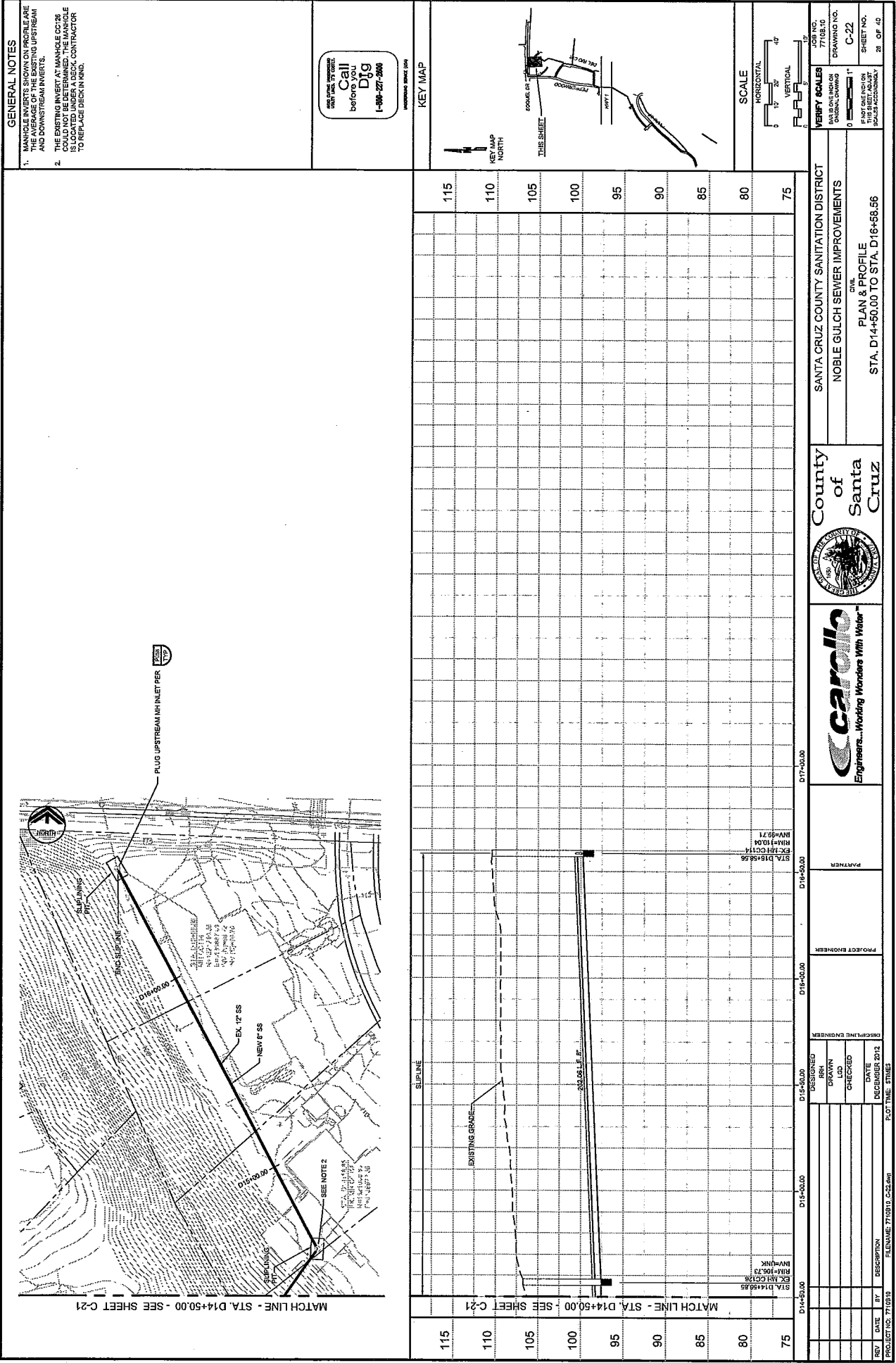
DISCIPLINE ENGINEER	PROJECT ENGINEER
DESIGNED	PATNER
DRAWN	
LOG	
CHECKED	
DATE	
DESCRIPTION	

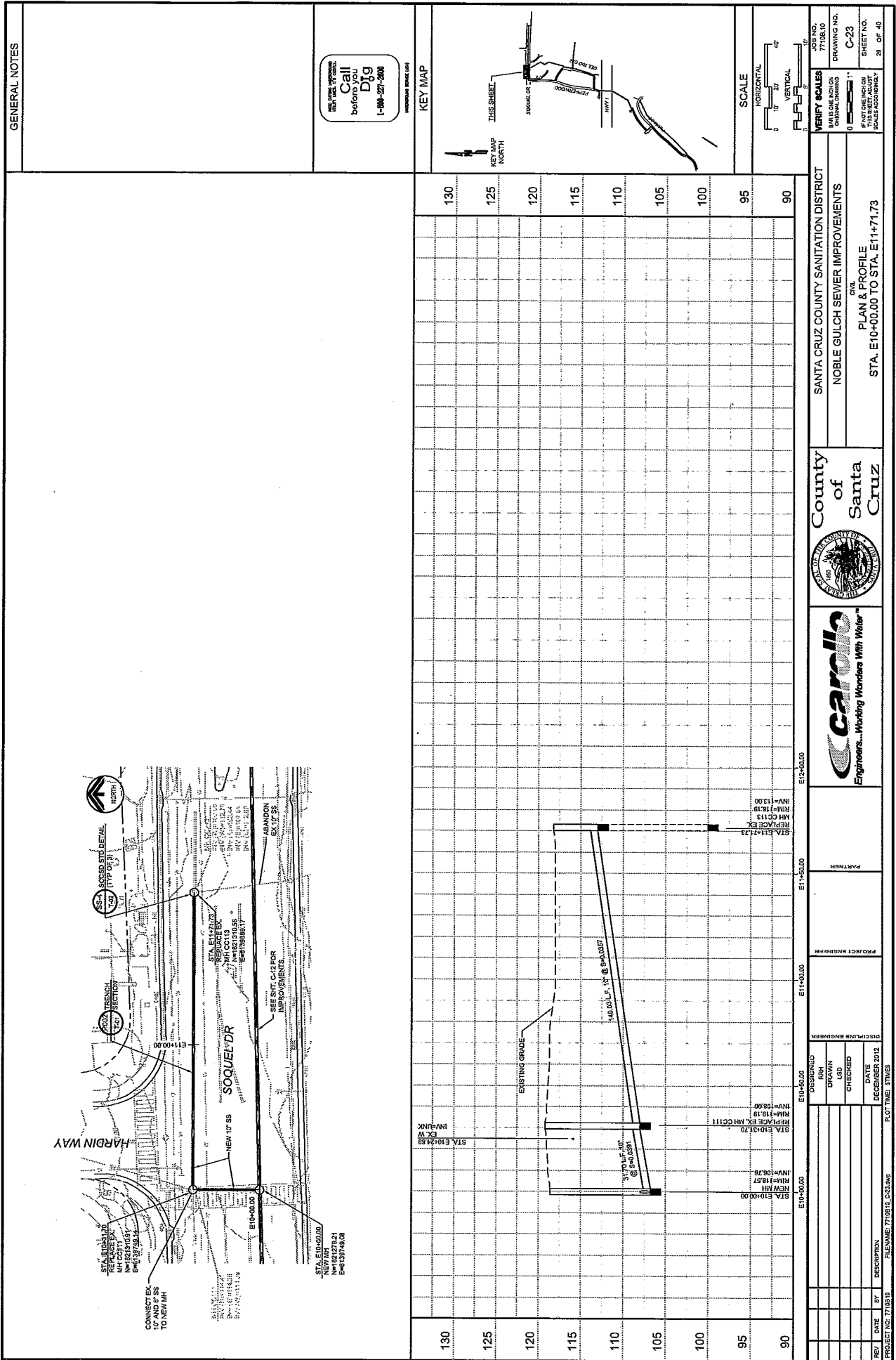
STA. C10+00.00	STA. C10+00.00
STA. C11+00.00	STA. C11+00.00
STA. C12+50.00	STA. C12+50.00
STA. C13+50.00	STA. C13+50.00
STA. C14+50.00	STA. C14+50.00

LAST SAVE BY: 1485M  
LAST PLOT DATE: 11/19/2012 08:17 AM



<b>GENERAL NOTES</b> 1. MANHOLE INVERTS SHOWN ON PROFILE ARE THE AVERAGE OF THE EXISTING UPSTREAM AND DOWNSTREAM INVERTS.		<b>KEY MAP</b> 		<b>SCALE</b> HORIZONTAL 1" = 20' VERTICAL 1" = 4'	
<b>VERIFY SCALES</b> JOB NO. 7708.10 DRAWING NO. C-21 SHEET NO. 27 OF 40		<b>DESIGNED</b> BRH		<b>PROJECT ENGINEER</b> PARTNER	
<b>NOBLE GULCH SEWER IMPROVEMENTS</b> STA. D10+00.00 TO STA. D14+50.00		<b>DESIGNED</b> LSP CHECKED DATE DECEMBER 2012		<b>PROJECT ENGINEER</b> PARTNER	
<b>SANTA CRUZ COUNTY SANITATION DISTRICT</b>		<b>DESIGNED</b> NEW MH STA. D10+00.00		<b>PROJECT ENGINEER</b> PARTNER	
<b>NOBLE GULCH SEWER IMPROVEMENTS</b>		<b>DESIGNED</b> EX. MH C0123 STA. D12+00.00		<b>PROJECT ENGINEER</b> PARTNER	
<b>PLAN &amp; PROFILE</b>		<b>DESIGNED</b> EX. MH C0123 STA. D13+00.00		<b>PROJECT ENGINEER</b> PARTNER	
<b>STA. D10+00.00 TO STA. D14+50.00</b>		<b>DESIGNED</b> EX. MH C0123 STA. D14+50.00		<b>PROJECT ENGINEER</b> PARTNER	
<b>PLANNING</b> STA. D10+00.00 TO STA. D11+00.00		<b>DESIGNED</b> EX. MH C0123 STA. D11+00.00		<b>PROJECT ENGINEER</b> PARTNER	
<b>PLANNING</b> STA. D11+00.00 TO STA. D12+00.00		<b>DESIGNED</b> EX. MH C0123 STA. D12+00.00		<b>PROJECT ENGINEER</b> PARTNER	
<b>PLANNING</b> STA. D12+00.00 TO STA. D13+00.00		<b>DESIGNED</b> EX. MH C0123 STA. D13+00.00		<b>PROJECT ENGINEER</b> PARTNER	
<b>PLANNING</b> STA. D13+00.00 TO STA. D14+50.00		<b>DESIGNED</b> EX. MH C0123 STA. D14+50.00		<b>PROJECT ENGINEER</b> PARTNER	
<b>PLANNING</b> STA. D14+50.00 TO STA. D15+00.00		<b>DESIGNED</b> EX. MH C0123 STA. D15+00.00		<b>PROJECT ENGINEER</b> PARTNER	

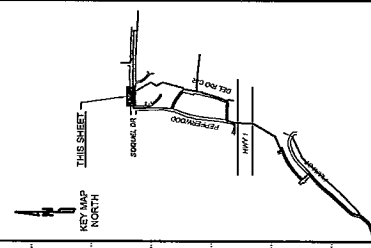




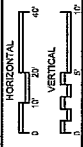
GENERAL NOTES



KEY MAP

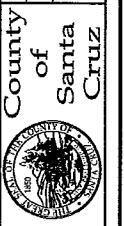


SCALE



JOB NO.	77105.10
DRAWING NO.	C-23
SHEET NO.	29 OF 40

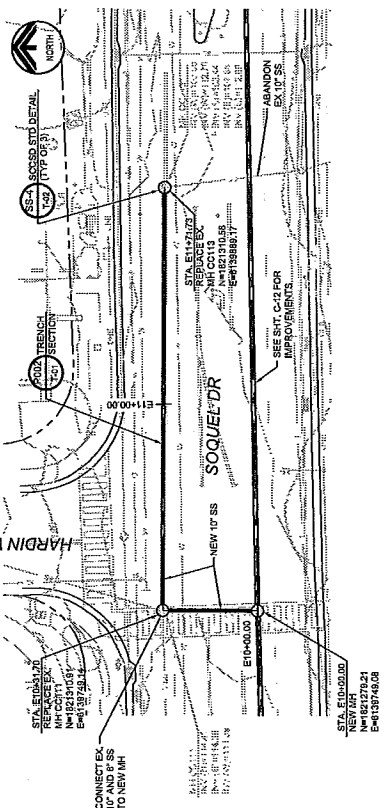
SANTA CRUZ COUNTY SANITATION DISTRICT  
 NOBLE GULCH SEWER IMPROVEMENTS  
 PLAN & PROFILE  
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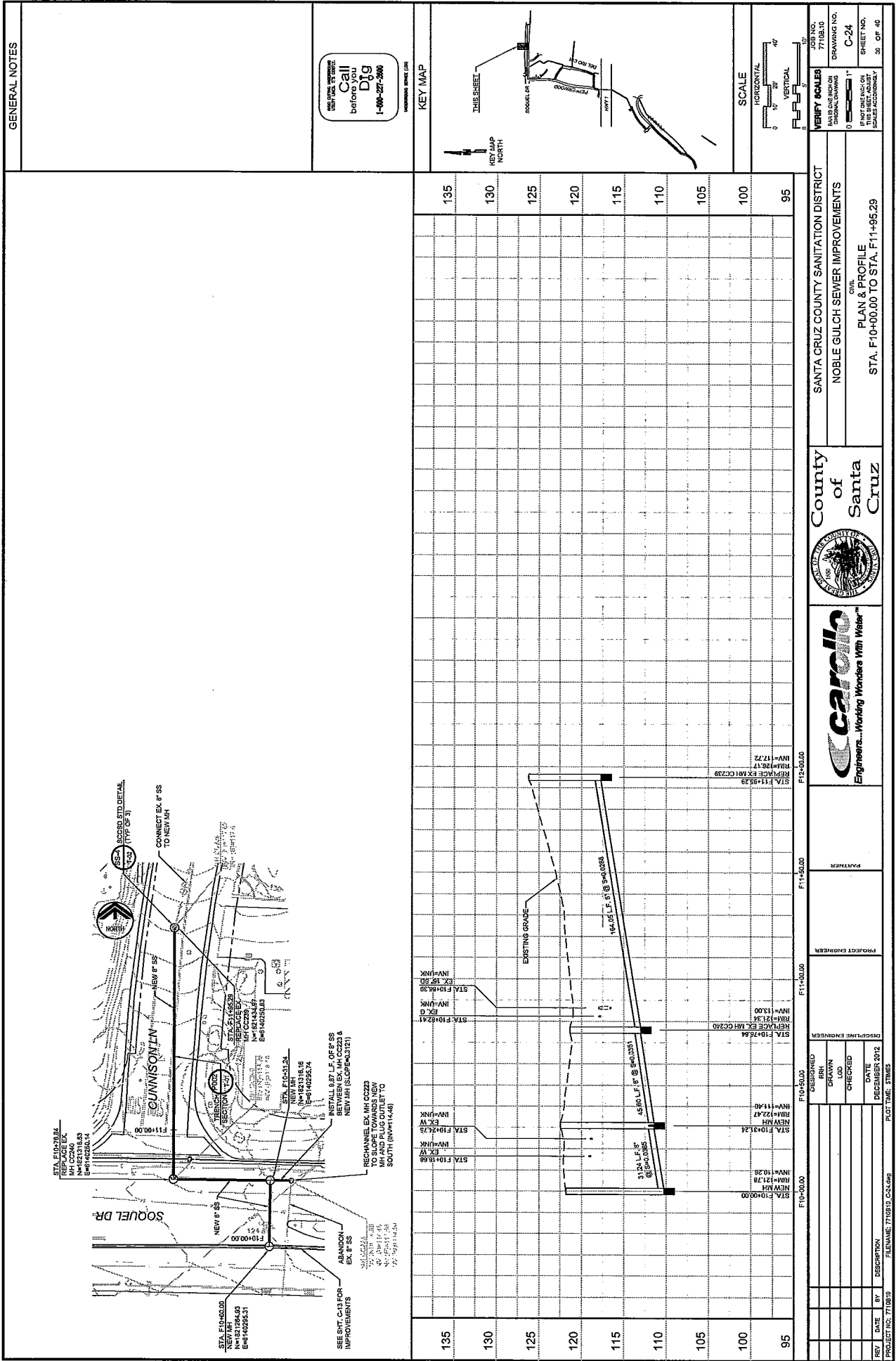


REV.	DATE	BY	DESCRIPTION	DATE	PLOT TIME
				DECEMBER 2012	

DESIGNED	CHKD	APP'D	LOG	CHECKED	DATE
					DECEMBER 2012

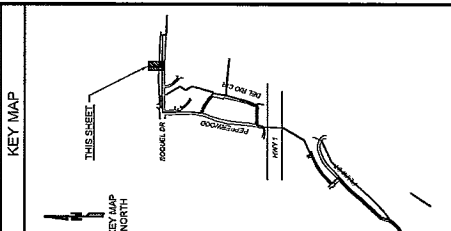
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GENERAL NOTES

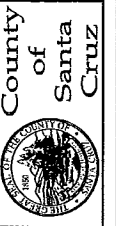
Call before you Dig  
1-800-272-3800



SCALE  
HORIZONTAL 1" = 40'  
VERTICAL 1" = 10'

JOB NO. 7708.00  
DRAWING NO. C-24  
SHEET NO. 35 OF 40

SANTA CRUZ COUNTY SANITATION DISTRICT  
NOBLE GULCH SEWER IMPROVEMENTS

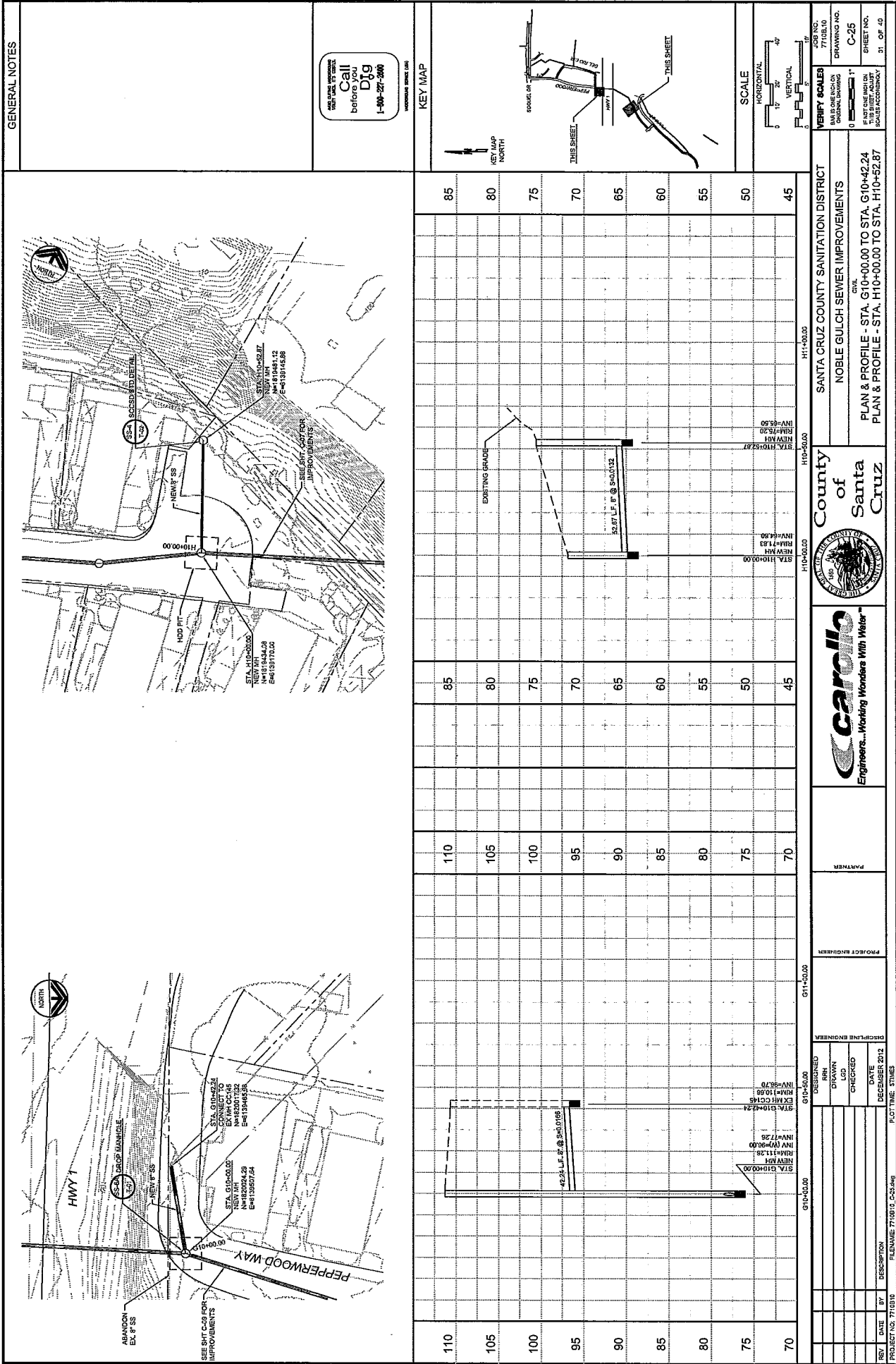


Carollo  
Engineers...Working Wonders With Water™

DESIGNED BY: [Name]  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: DECEMBER 2012

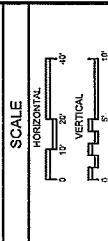
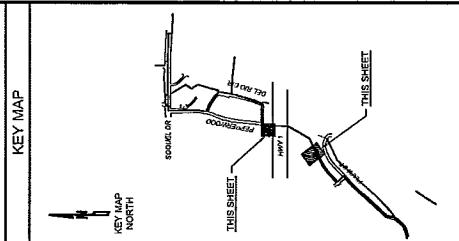
REV	DATE	BY	DESCRIPTION





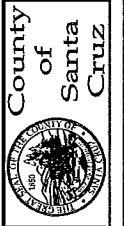
GENERAL NOTES

Call before you Dig  
1-800-277-3000



VERIFY SCALES  
DRAWING NO. C-25  
SHEET NO. 21 OF 40

SANTA CRUZ COUNTY SANITATION DISTRICT  
NOBLE GULCH SEWER IMPROVEMENTS  
PLAN & PROFILE - STA. G10+00.00 TO STA. G10+42.24  
PLAN & PROFILE - STA. H10+00.00 TO STA. H10+52.87

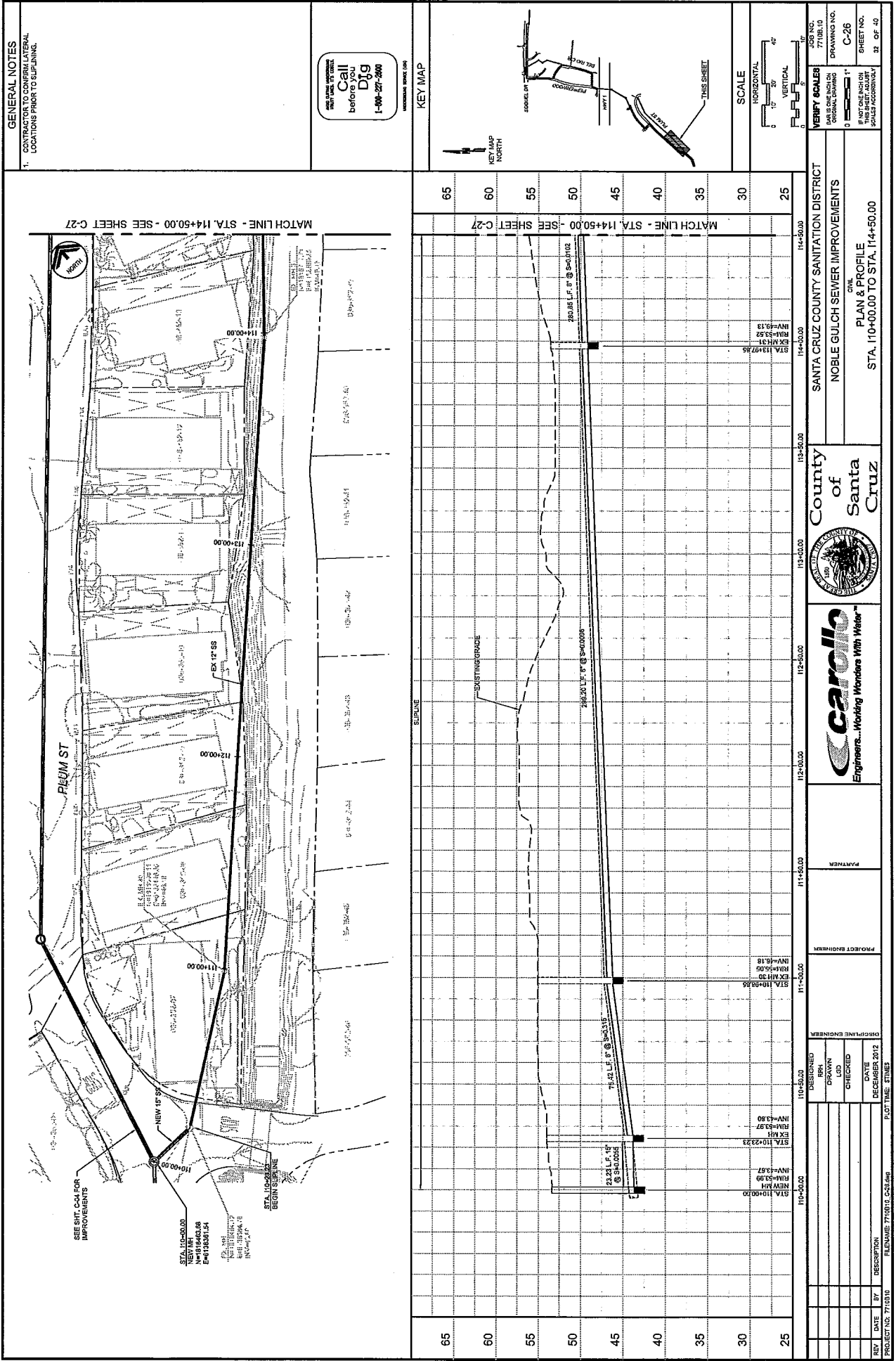


PROJECT ENGINEER  
DISCIPLINE ENGINEER

DESIGNED  
DRAWN  
CHECKED

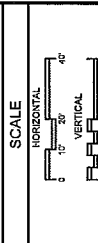
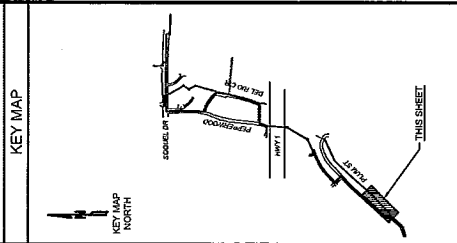
REV.	DATE	BY	DESCRIPTION

PROJECT NO. 710810  
RELEASE: 7/18/10, 5:24:46  
PLOT TIME: 5/18/10



**GENERAL NOTES**  
 CONTRACTOR TO CONFIRM LATERAL LOCATIONS PRIOR TO SPLICING.

FOR ALL STATE WORKSITES  
 Call before you Dig  
 1-800-227-2600  
 MISSOURI STATE DEPARTMENT OF TRANSPORTATION



**VERIFY & CHECK**  
 JOB NO. 77108.10  
 DRAWING NO. C-26  
 SHEET NO. 32 OF 42

MATCH LINE - STA. 114+50.00 - SEE SHEET C-27

MATCH LINE - STA. 114+50.00 - SEE SHEET C-27

65	114+50.00	114+50.00	114+50.00
60	114+50.00	114+50.00	114+50.00
55	114+50.00	114+50.00	114+50.00
50	114+50.00	114+50.00	114+50.00
45	114+50.00	114+50.00	114+50.00
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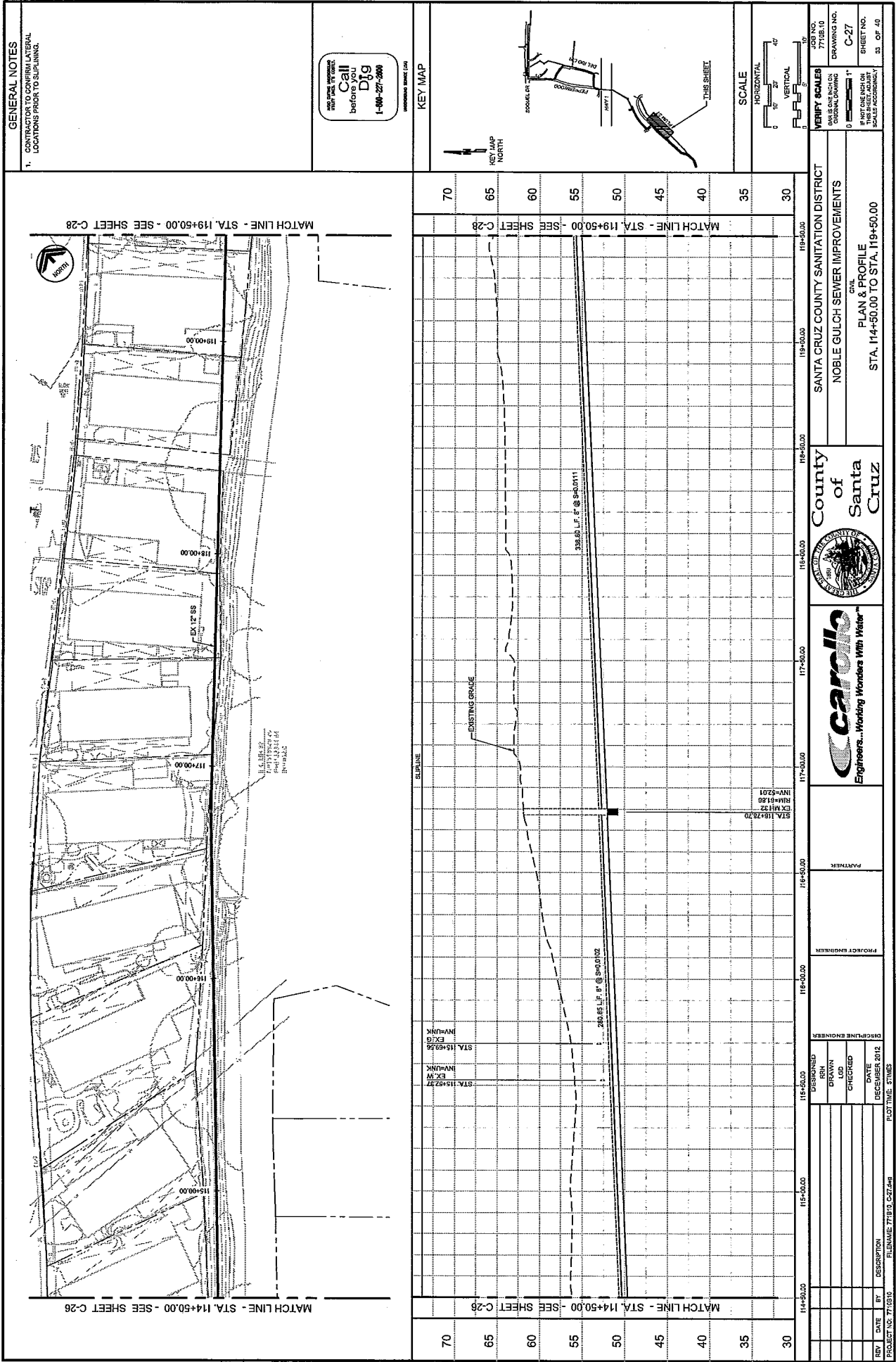
**County of Santa Cruz**

**Carollo Engineers...Working Wonders With Water™**

**SANTA CRUZ COUNTY SANITATION DISTRICT**  
**NOBLE GULCH SEWER IMPROVEMENTS**  
 OR  
**PLAN & PROFILE**  
 STA. 110+00.00 TO STA. 114+50.00

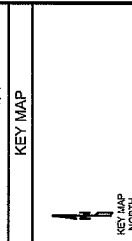
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DRAWN	LED
CHECKED	
DATE	DECEMBER 2012

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 PLOT TIME: 5/18/12

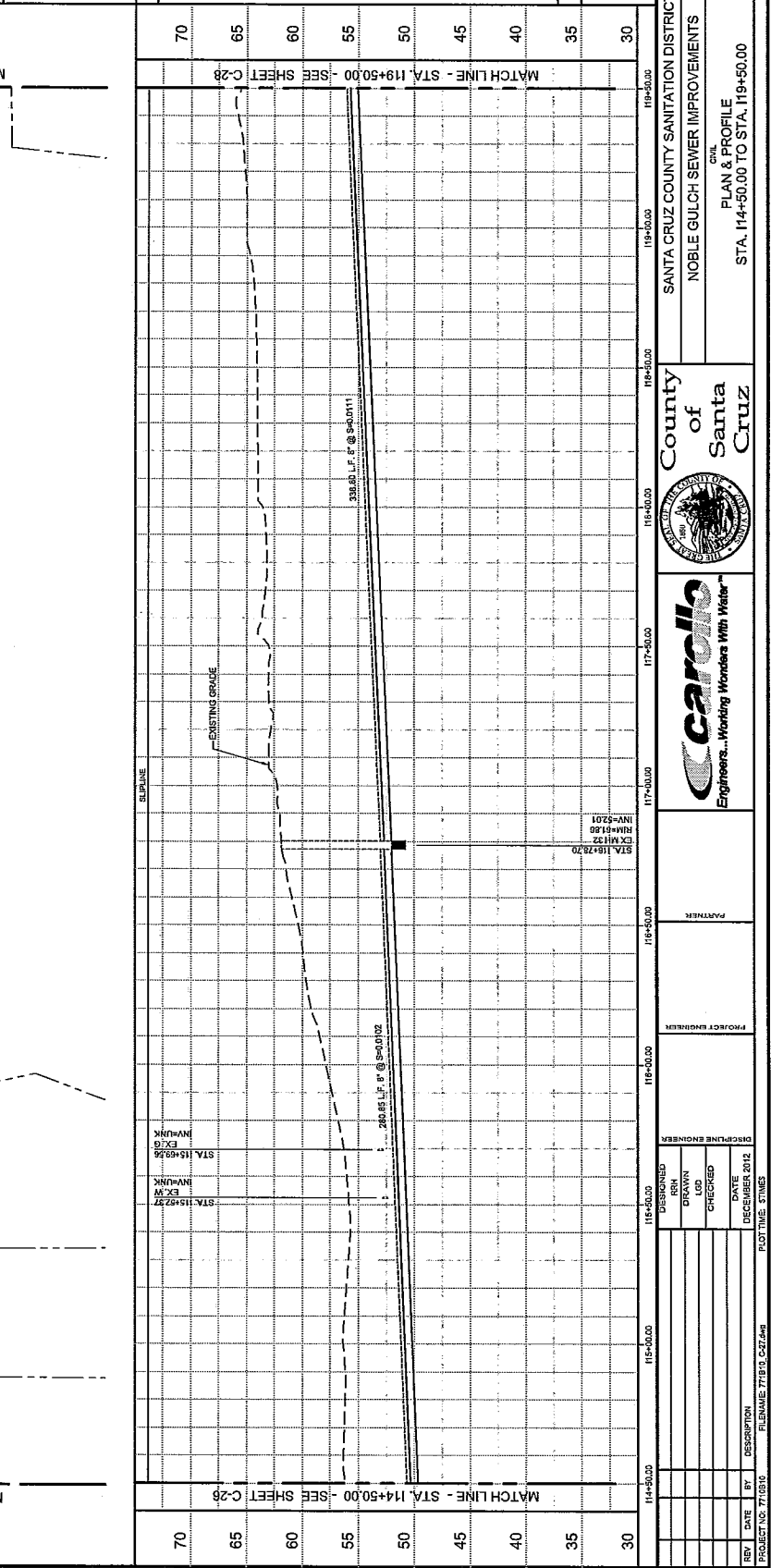
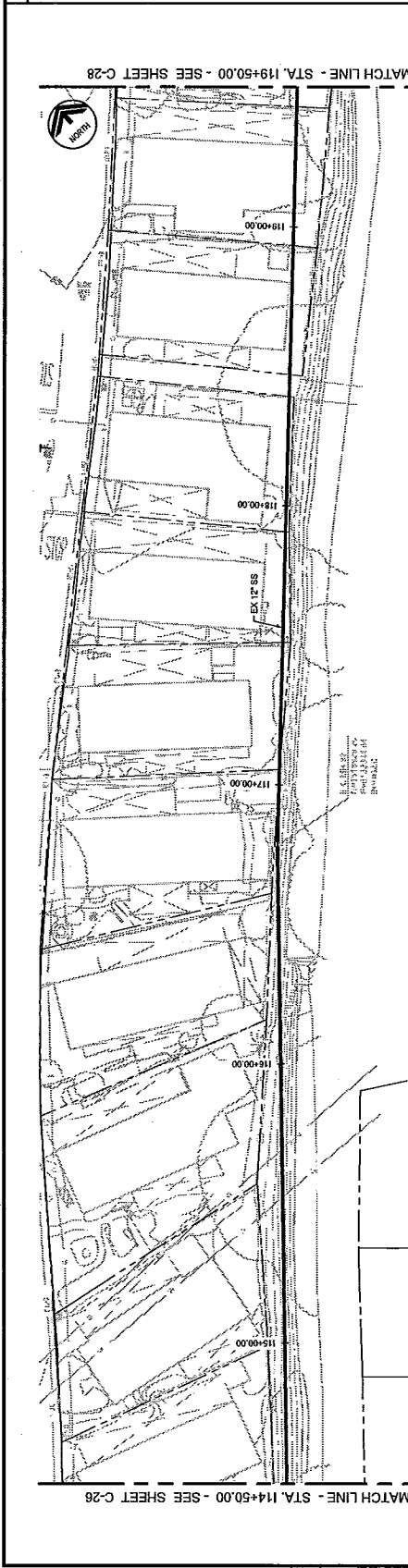


**GENERAL NOTES**  
 1. CONTRACTOR TO CONFIRM LATERAL LOCATIONS PRIOR TO SUBLINING.

NO DIGGING BEFORE YOU CALL  
 Call before you Dig  
 1-800-277-3689  
 INFORMATION SOURCE LINE



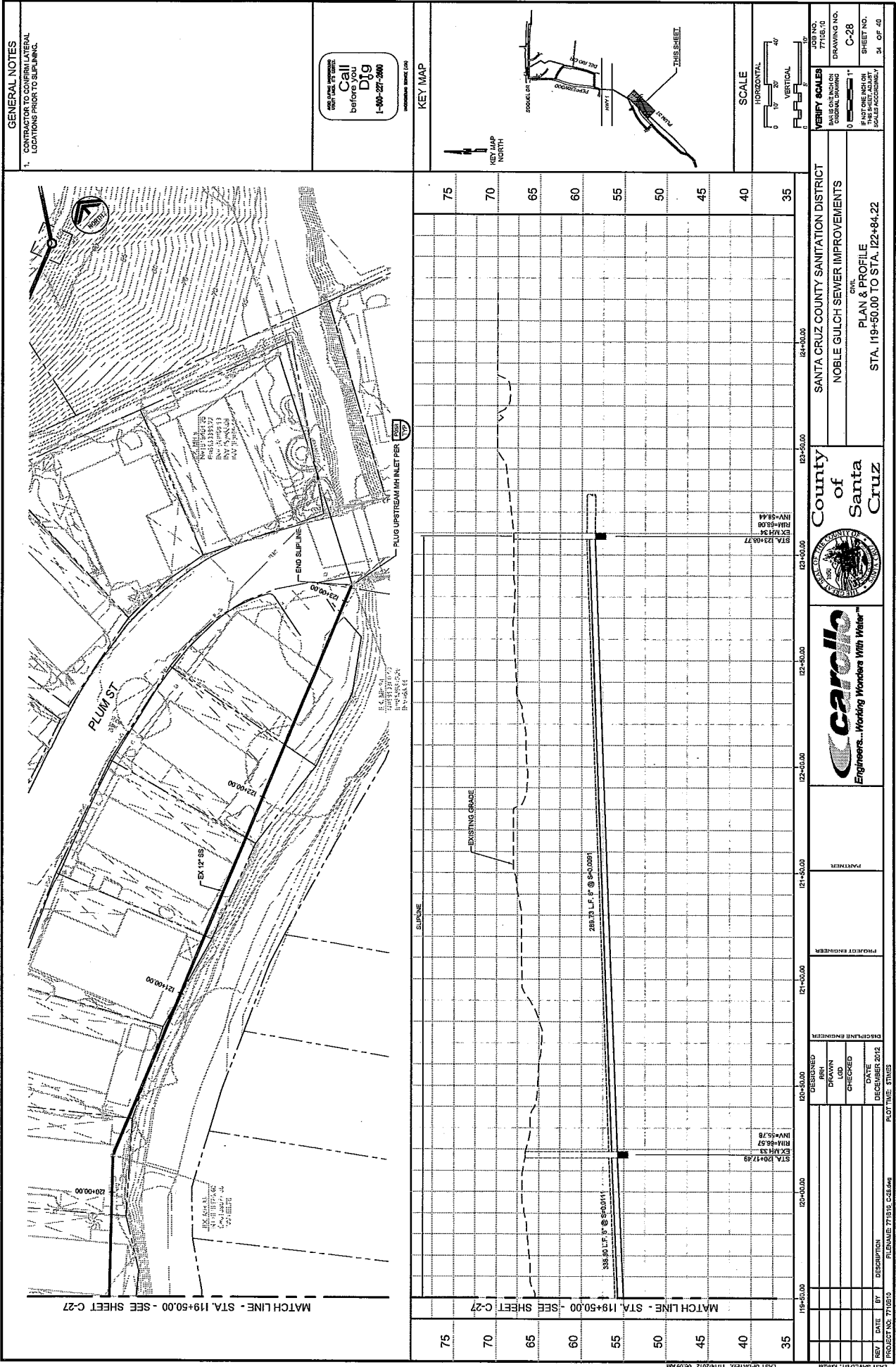
**VERIFY SCALES**  
 JOB NO. 7708.10  
 DRAWING NO. C-27  
 SHEET NO. 35 OF 40

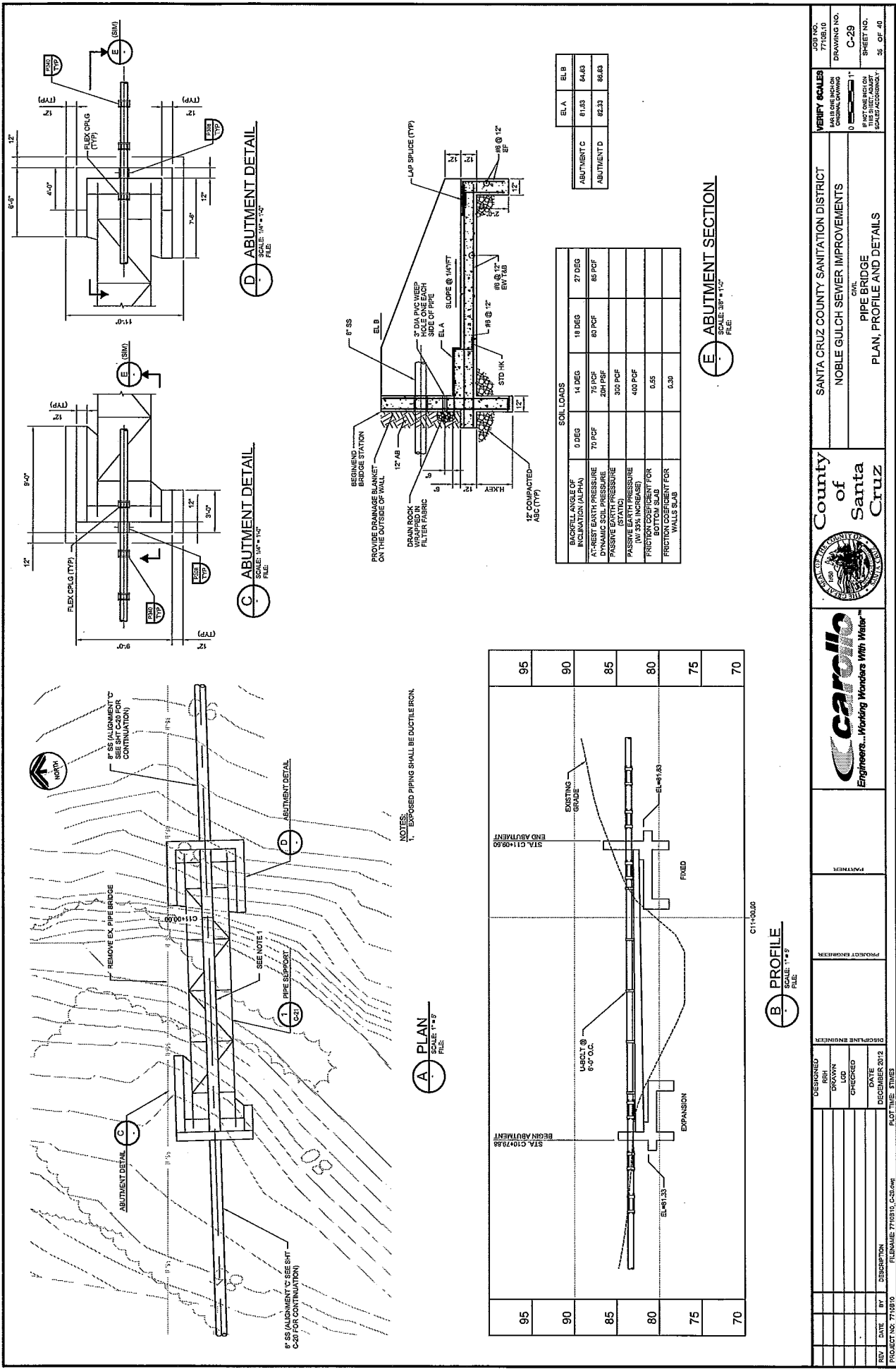


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 DRAWN: [ ]  
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 DATE: DECEMBER 2012

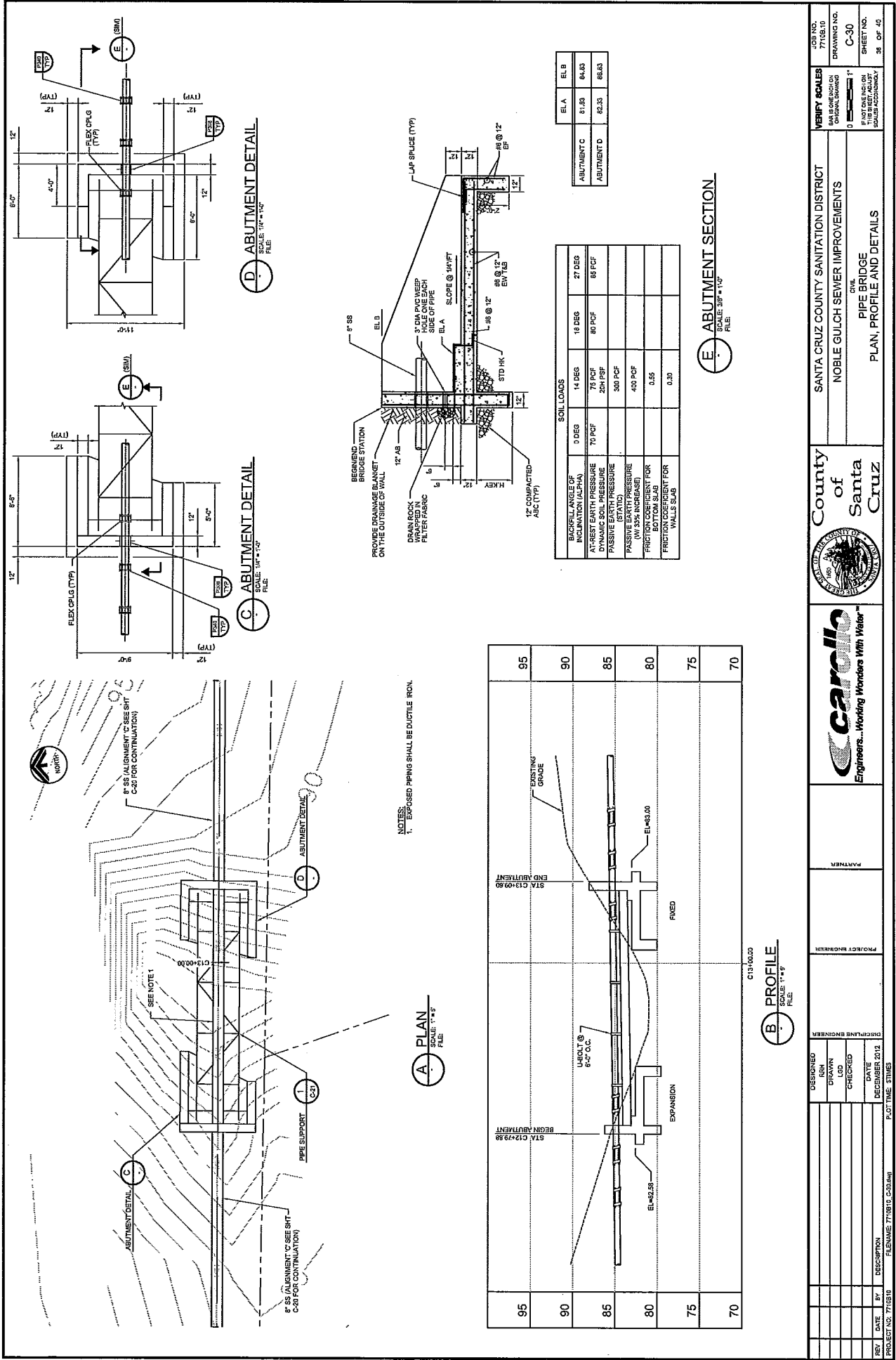
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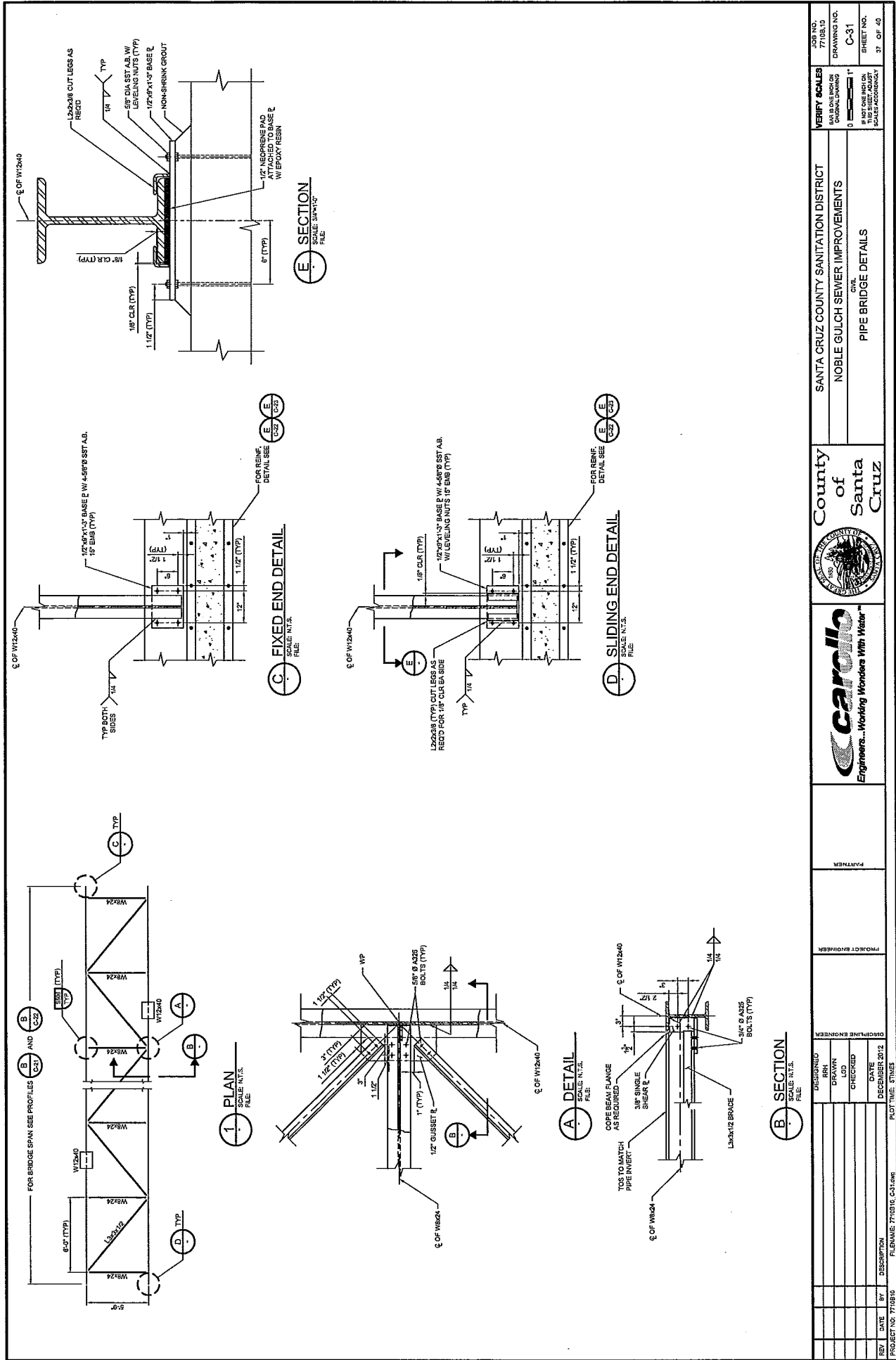




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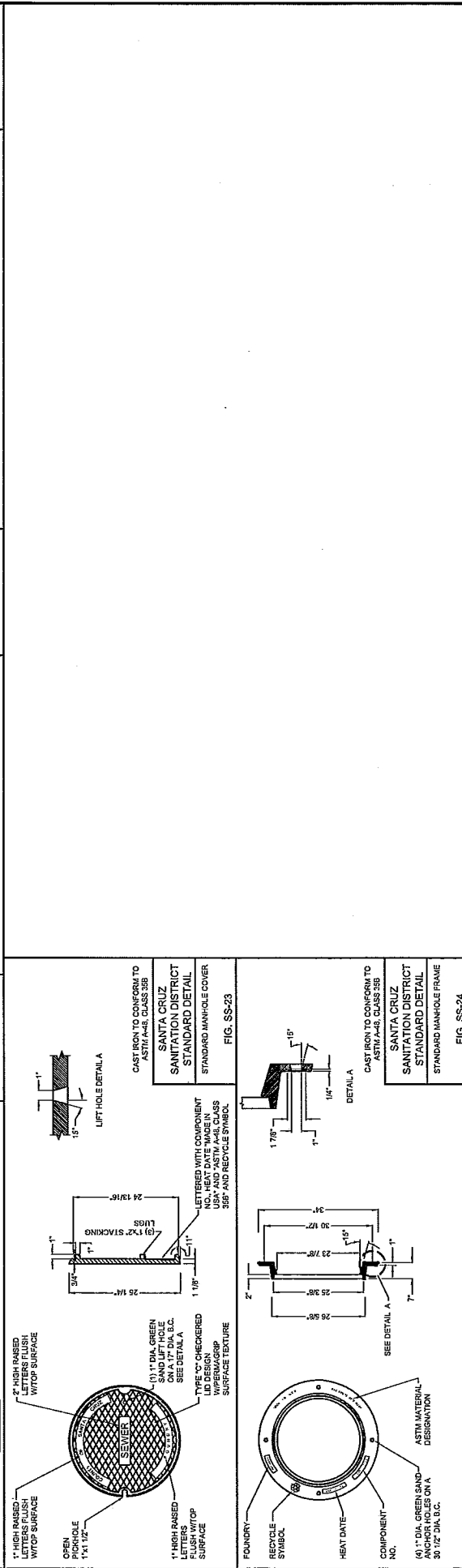
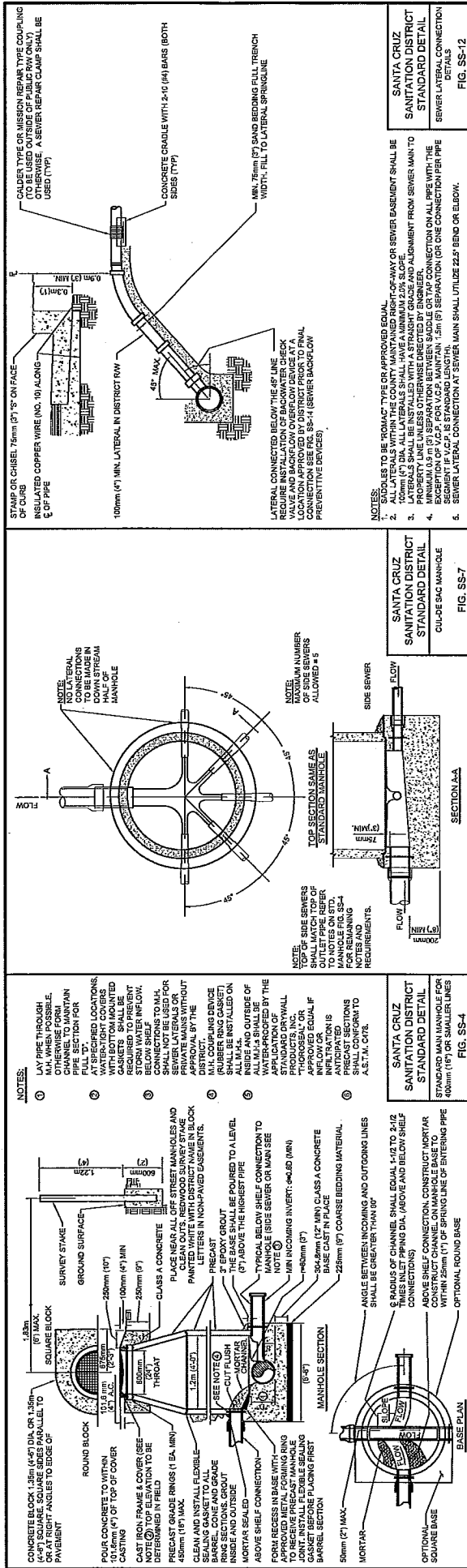
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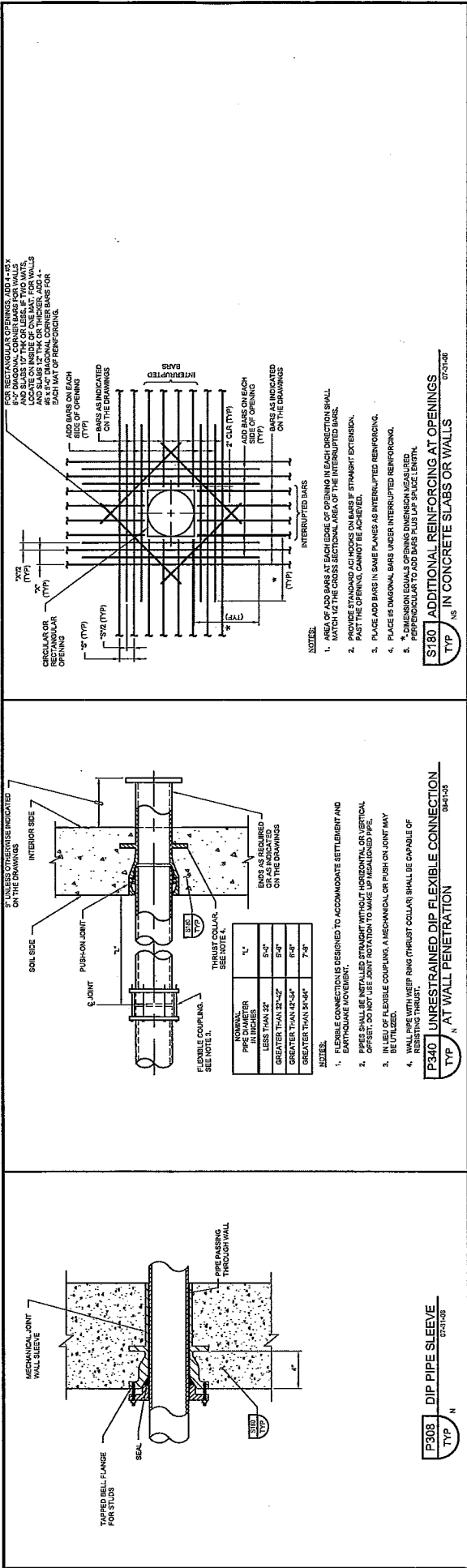
DESIGNED AND DRAWN		DISCIPLINE ENGINEER		PROJECT NUMBER		PARTNER		 Engineers...Working Wonders With Water™		 County of Santa Cruz		SANTA CRUZ COUNTY SANITATION DISTRICT NOBLE GULCH SEWER IMPROVEMENTS CIVIL PIPE BRIDGE DETAILS		VERIFY SCALES DATE: 07/18/10 DRAWING NO. C-31 SHEET NO. 37 OF 40	
REV	DATE	BY	REASON	DATE	BY	FILE NAME	PLOT TIME	STATUS							
				DECEMBER 2012		FILE NAME: 710310_C31.dwg									







SANTA CRUZ COUNTY SANITATION DISTRICT			
NOBLE GULCH SEWER IMPROVEMENTS			
TYPICAL T-02 SHEET NO. 39 OF 40			
COUNTY OF SANTA CRUZ			
PROJECT ENGINEER			
DESIGNED BY			
DRAWN BY			
CHECKED BY			
DATE			
DECEMBER 2012			
PROJECT NO.			
FILE NAME			
LAST SAVED BY:			
LAST UPDATED:			



**F308** DIP PIPE SLEEVE  
TYP N  
07/15/08

**F340** UNRESTRAINED DIP FLEXIBLE CONNECTION  
TYP N AT WALL PENETRATION  
09/11/08

**S180** ADDITIONAL REINFORCING AT OPENINGS  
TYP N IN CONCRETE SLABS OR WALLS  
07/15/08

DESIGNED	DRACULINE ENGINEER	PROJECT ENGINEER	PARTNER			SANTA CRUZ COUNTY SANITATION DISTRICT NOBLE GULCH SEWER IMPROVEMENTS TYPICALS TYPICAL DETAILS - III	VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING 0 1'	DRAWING NO. T-03	SHEET NO. 40 OF 40
DRAWN							COUNTY OF Santa Cruz		
CHECKED									
DATE	DECEMBER 2012								
PROJECT NO.									



# Santa Cruz County Sanitation District

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060-4073  
(831) 454-2160 FAX (831) 454-2089 TDD: (831) 454-2123

THOMAS L. BOLICH, DISTRICT ENGINEER

AGENDA DATE: May 15, 2008

ADJOURNED TO: MAY 21, 2008

BOARD OF DIRECTORS  
SANTA CRUZ COUNTY SANITATION DISTRICT  
701 OCEAN STREET  
SANTA CRUZ, CALIFORNIA 95060

**SUBJECT: ADOPTION OF MITIGATED NEGATIVE DECLARATION FOR NOBLE  
GULCH SEWER IMPROVEMENT PROJECT**

Members of the Board:

On April 14, 2008, the Santa Cruz County Sanitation District published a Notice of Intent to adopt a mitigated negative declaration for the Noble Gulch Sewer Improvement Project pursuant to the requirements of CEQA. No public or agency comments were received on the Initial Study or the proposed action during the 30-day comment period. Comments may also be received at this public hearing. Staff recommends that, after considering any further public comments made at the hearing, the Board now adopt the Mitigated Negative Declaration.

The Noble Gulch Project involves replacement of approximately 6,600 linear feet of 12-inch sewer pipeline between Capitola Avenue and Soquel Drive in Capitola and Soquel, California. Presently, the pipeline is located along the bottom of the gulch in a riparian corridor. The proposed project will realign the sewer pipeline in public streets where feasible. The project will replace aging sewer infrastructure, improve efficiency of the sewer network, and protect both water quality and riparian habitat. The project will require the following permits: Riparian Exception from the County of Santa Cruz, Encroachment Permit from the California Department of Transportation, a Coastal Development Permit from the City of Capitola, and a Lake and Streambed Alteration permit from the California Department of Fish and Game.

It is therefore recommended that the Board of Directors, in its role of lead agency, take the following action pursuant to the California Environmental Quality Act (CEQA) guidelines:

BOARD OF DIRECTORS, SCCSD

MAY 15, 2008

PAGE 2

1. Hold a public hearing to consider the Mitigated Negative Declaration together with any comments received during the public review process, as adequate environmental review for the Noble Gulch Sewer Improvement Project; and
2. Adopt the attached resolution which adopts the Negative Declaration for the Noble Gulch Sewer Improvement Project with mitigations; and
3. Approve the mitigation monitoring program included in the Mitigated Negative Declaration as a condition of project approval; and
4. Authorize the District Engineer to sign the attached Notice of Determination, and direct the District Secretary to file the "Notice of Determination" with the State Clearing House and the County Clerk of the Board of Supervisors, within 5 working days.

Yours truly,



THOMAS L. BOLICH  
District Engineer

RL:dls/b1124

*Adopted & Approved* by the  
Board of Directors, SCCSD  
on *May 21, 2008*  
ATTEST: *Lynn Kelly*  
Secretary

BEFORE THE BOARD OF DIRECTORS  
OF THE SANTA CRUZ COUNTY SANITATION DISTRICT  
SANTA CRUZ COUNTY, CALIFORNIA

RESOLUTION NO. 08-03

On the motion of Director Pirie  
duly seconded by Director Beutz  
the following resolution is adopted:

RESOLUTION TO ADOPT A MITIGATED NEGATIVE DECLARATION AND  
MITIGATION MONITORING PROGRAM FOR THE NOBLE GULCH SEWER  
IMPROVEMENT PROJECT

WHEREAS, on May 15, 2008, the Board of Directors held a duly noticed public hearing on the proposal to adopt a Mitigated Negative Declaration for the NOBLE GULCH SEWER IMPROVEMENT PROJECT; and

Whereas a thorough Initial Study, dated March 2008, was prepared and circulated, which assessed potential impacts to the environment from the Noble Gulch Sewer Improvement Project and is available as indicated below; and

Whereas there is no substantial evidence that the project will have a significant effect on the environment; and

Whereas a draft Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act (CEQA); and

Whereas any public comments received were considered; and

Whereas the mitigated negative declaration reflects the Santa Cruz County Sanitation District's independent judgment and analysis, in its role of lead agency; and

Whereas all materials which constitute the record of proceedings upon which this decision is based are located in the Santa Cruz County Sanitation District office at 701 Ocean Street, Room 410, Santa Cruz, CA 95060.

Be it resolved and ordered that:

1. The Mitigated Negative Declaration for the Noble Gulch Sewer Improvement Project is hereby adopted, along with the mitigation monitoring program included as a condition of project approval.
2. The District Engineer shall sign and post the Notice of Determination as required by law.

PASSED AND ADOPTED by the Board of Directors of the Santa Cruz County Sanitation District this 21st day of May, 2008, by the following vote:

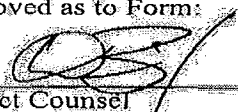
AYES: DIRECTORS PIRIE, BEUTZ, and GRAVES

NOES: DIRECTORS NONE

ABSENT: DIRECTORS NONE

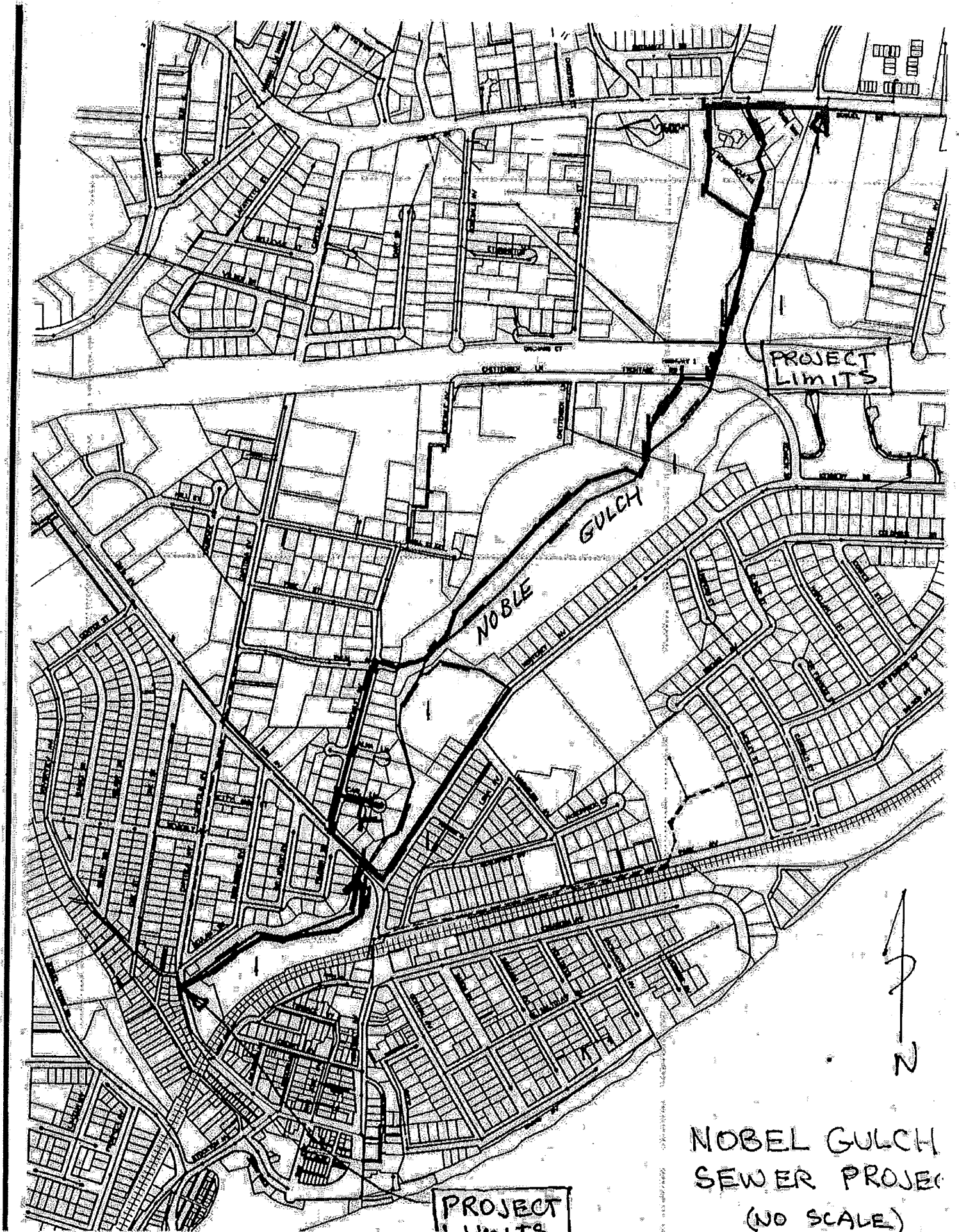
  
Chairperson of said Board

ATTEST:   
Secretary of said Board

Approved as to Form:  
 5-5-08  
District Counsel

Distribution: Sanitation Engineer  
08-c

cc.  
Cruz County  
I hereby certify that the Board of Directors of the Santa Cruz County Sanitation District has adopted the following resolution and that the same is a true and correct copy of the original as filed in the office of the Secretary of said Board.  
Witness my hand and the seal of the District on this 21st day of May, 2008.



NOBEL GULCH  
SEWER PROJECT  
(NO SCALE)

#0182

**NOTICE OF DETERMINATION**

**TO: OFFICE OF PLANNING AND RESEARCH**

U.S. Mail Address:  
P.O. Box 3044  
Sacramento, CA 95812-3044

Street Address:  
1400 Tenth Street  
Sacramento, CA 95814

**FROM:**

Public Agency: **SANTA CRUZ COUNTY  
SANITATION DISTRICT**  
Address: 701 Ocean Street, Room 410  
Santa Cruz, CA 95060  
Contact: Rachel Lather  
Phone: 831-454-2637

**TO: COUNTY CLERK OF THE BOARD OF SUPERVISORS  
COUNTY OF SANTA CRUZ**  
701 Ocean Street, Room 500  
Santa Cruz, CA 95060



**SUBJECT: Notice of Determination in compliance with Section 21152 of the Public Resources Code.**

State Clearinghouse Number: 2008042077

Project Title: **NOBLE GULCH SEWER IMPROVEMENT PROJECT**

**Project Location (include county):** The proposed project is located between Capitola Avenue at the southern extent of the project area and extends to Soquel Drive at the northern extent of the project site. The project site is primarily located within the City of Capitola, California; however, it also extends beyond the city limits into an unincorporated area of Santa Cruz County.

**Project Description:** The Noble Gulch Project involves replacement of approximately 6,600 linear feet of 12-inch sewer pipeline between Capitola Avenue and Soquel Drive in Capitola, California. Presently, the pipeline is located along the bottom of the gulch in a riparian corridor. The proposed project would realign the sewer pipeline in public streets where feasible.

This is to advise that the Santa Cruz County Sanitation District (Lead Agency) has approved the above-described project on May 21, 2008, and has made the following determinations regarding the above described project:

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

This is to certify that the final Negative Declaration with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:  
701 Ocean Street, Room 410, Santa Cruz, California 95060

Signature (Public Agency)

Date: May 21, 2008

Title: District Engineer

Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code.  
Reference: Sections 21000-21174, Public Resources Code.  
DOC: B1125

THIS NOTICE HAS BEEN POSTED AT THE CLERK'S OFFICE OF THE BOARD OF SUPERVISORS OFFICE FOR PERIOD COMMENCING 23 May 2008





# Santa Cruz County Sanitation District

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060-4073  
(831) 454-2160 FAX (831) 454-2089 TDD: (831) 454-2123

THOMAS L. BOLICH, DISTRICT ENGINEER

April 14, 2008

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION SANTA CRUZ COUNTY SANITATION DISTRICT

NOTICE IS HEREBY GIVEN that the Santa Cruz County Sanitation District (the District) has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for the Noble Gulch Sewer Improvement Project, located between Capitola Avenue at the southern extent of the project area and extends to Soquel Drive at the northern extent of the project site (see description below). The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Santa Cruz County Sanitation District, 701 Ocean Street, Room 410, Santa Cruz, California. The Board of Directors of the Santa Cruz County Sanitation District will consider this proposal at a meeting on May 15, 2008 at 4:45 p.m. or thereafter at the District's East Cliff Pump Station located at 2750 Lode Street, Santa Cruz, California. Written comments on this Negative Declaration will be accepted from April 15, 2008 to May 15, 2008. Comments can also be made during the public hearing.

**Project Description:** The Noble Gulch Project involves replacement of approximately 6,600 linear feet of 12-inch sewer pipeline between Capitola Avenue and Soquel Drive in Capitola and Soquel, CA. Presently, the pipeline is located along the bottom of the gulch in a riparian corridor. The proposed project would realign the sewer pipeline in public streets. The project would replace aging sewer infrastructure, improve efficiency of the sewer network, and relocate a pipeline out of potentially environmentally-sensitive areas.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the address above. The District also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the District has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

[noblegulchmnd@co.santa-cruz.ca.us](mailto:noblegulchmnd@co.santa-cruz.ca.us)

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed below. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the District to ensure the District has received your comments.



NOTICE OF INTENT  
Page 2

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted below at (831) 454-2089. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed below. If you do not wish to send a follow-up hard copy, then please contact the District to confirm that the entire document was received.

**For reviewing agencies:** The Santa Cruz County Sanitation District requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform the District if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

Santa Cruz County Sanitation District  
Attn: Rachel Lather, Senior Civil Engineer  
701 Ocean Street, Room 410  
Santa Cruz, CA 95060

Re: Noble Gulch Sewer Improvement Project

From: \_\_\_\_\_  
Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOC: Mitigated Negative Declaration

**Notice of Completion & Environmental Document Transmittal**

SCH # \_\_\_\_\_

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**Project Title:** Noble Gulch Sewer Improvement Project  
**Lead Agency:** Santa Cruz County Sanitation District **Contact Person:** Rachel Lather  
**Mailing Address:** 701 Ocean Street, Room 410, Santa Cruz, CA 95060  
**Phone:** (831) 454-2160  
**City:** Santa Cruz **Zip:** 95060 **County:** Santa Cruz

**Project Location:** County: Santa Cruz City/Nearest Community: Capitola  
**Cross Streets:** Capitola Avenue at the southern extent of the project area to Soquel Drive Zip Code: \_\_\_\_\_  
**Lat. / Long.:** 36°58'43.85" N / 121°56'56.74" W **Total Acres est.:** 144  
**Assessor's Parcel No.:** Numerous **Section:** \_\_\_\_\_ **Twp.:** \_\_\_\_\_ **Range:** \_\_\_\_\_ **Base:** \_\_\_\_\_  
**Within 2 miles:** State Hwy#: Highway 1 **Waterways:** Noble Gulch, Soquel Creek, Stream 584, Stream 608, Stream 470  
**Airports:** NA **Railways:** \_\_\_\_\_ **Schools:** \_\_\_\_\_

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation   |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input checked="" type="checkbox"/> Coastal Permit  |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: Encroachment Permit, Streambed Alteration Permit, Riparian Exception Permit, General Construction Activity Storm Water Permit. |

**Development Type:**

- |   |   |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Water Facilities: Type _____ MGD _____       |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Transportation: Type _____                   |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____                        |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____                   |
| <input type="checkbox"/> Educational _____                                    | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____        |
| <input type="checkbox"/> Recreational _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____                  |
|   | <input checked="" type="checkbox"/> Other: Sewer Pipeline Replacement |

**Project Issues Discussed in Document:**

- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual     | <input type="checkbox"/> Fiscal                                | <input type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation                  |
| <input type="checkbox"/> Agricultural Land               | <input type="checkbox"/> Flood Plain/Flooding                  | <input type="checkbox"/> Schools/Universities            | <input type="checkbox"/> Water Quality               |
| <input checked="" type="checkbox"/> Air Quality          | <input type="checkbox"/> Forest Land/Fire Hazard               | <input type="checkbox"/> Septic Systems                  | <input type="checkbox"/> Water Supply/Groundwater    |
| <input type="checkbox"/> Archaeological/Historical       | <input checked="" type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals                              | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife                    |
| <input type="checkbox"/> Coastal Zone                    | <input checked="" type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                     | <input type="checkbox"/> Growth Inducement           |
| <input type="checkbox"/> Drainage/Absorption             | <input type="checkbox"/> Population/Housing Balance            | <input type="checkbox"/> Toxic/Hazardous                 | <input type="checkbox"/> Land Use                    |
| <input type="checkbox"/> Economic/Jobs                   | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation  | <input type="checkbox"/> Cumulative Effects          |

**Present Land Use/Zoning/General Plan Designation:**

**Present Land Use:** Roadways and Residential  
**Zoning:** R-MH, PF (City of Capitola); R-1, RM-6-MH, R-1-6 (County of Santa Cruz)  
**General Plan Designation:** R-MH, PF (City of Capitola); U-O, U-MR (County of Santa Cruz)

**Project Description:** The Noble Gulch Sewer Improvement Project is a component of the FY07-08 Sewer Improvements Project for Santa Cruz County Sanitation District. The Noble Gulch Project involves replacement of approximately 6,600 linear feet of 12-inch s-pipeline between Capitola Avenue and Soquel Drive in Capitola, CA. Presently, the pipeline is located along the bottom of the gulch

riparian corridor. The proposed project would realign the sewer pipeline in public streets. The project would replace aging infrastructure, improve efficiency of the sewer network, and relocate a pipeline out of potentially environmentally-sensitive areas.

January

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board           | <input type="checkbox"/> Office of Historic Preservation                      |
| <input type="checkbox"/> Boating & Waterways, Department of       | <input type="checkbox"/> Office of Public School Construction                 |
| <input type="checkbox"/> California Highway Patrol                | <input checked="" type="checkbox"/> Parks & Recreation                        |
| <input checked="" type="checkbox"/> Caltrans District # <u>5</u>  | <input type="checkbox"/> Pesticide Regulation, Department of                  |
| <input type="checkbox"/> Caltrans Division of Aeronautics         | <input checked="" type="checkbox"/> Public Utilities Commission               |
| <input type="checkbox"/> Caltrans Planning (Headquarters)         | <input type="checkbox"/> Reclamation Board                                    |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy   | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u>                  |
| <input checked="" type="checkbox"/> Coastal Commission            | <input type="checkbox"/> Resources Agency                                     |
| <input type="checkbox"/> Colorado River Board                     | <input type="checkbox"/> S.F. Bay Conservancy & Development Commission        |
| <input type="checkbox"/> Conservation, Department of              | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Corrections, Department of               | <input type="checkbox"/> Rivers & Mountains Conservancy                       |
| <input type="checkbox"/> Delta Protection Commission              | <input type="checkbox"/> San Joaquin River Conservancy                        |
| <input checked="" type="checkbox"/> Education, Department of      | <input type="checkbox"/> Santa Monica Mountains Conservancy                   |
| <input type="checkbox"/> Energy Commission                        | <input type="checkbox"/> State Lands Commission                               |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> SWRCB: Clean Water Grants                            |
| <input type="checkbox"/> Food & Agriculture, Department of        | <input type="checkbox"/> SWRCB: Water Quality                                 |
| <input type="checkbox"/> Forestry & Fire Protection               | <input type="checkbox"/> SWRCB: Water Rights                                  |
| <input type="checkbox"/> General Services, Department of          | <input type="checkbox"/> Tahoe Regional Planning Agency                       |
| <input type="checkbox"/> Health Services, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of              |
| <input type="checkbox"/> Housing & Community Development          | <input checked="" type="checkbox"/> Water Resources, Department of            |
| <input type="checkbox"/> Integrated Waste Management Board        |   |
| <input type="checkbox"/> Native American Heritage Commission      | Other: _____  |
| <input type="checkbox"/> Office of Emergency Services             | Other: _____  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date: April 15, 2008

Ending Date: May 15, 2008

**Lead Agency (Complete if applicable):**

Consulting Firm: Denise Duffy & Associates, Inc.  
 Address: 947 Cass Street, Suite 5  
 City/State/Zip: Monterey, CA, 93940  
 Contact: Bryce Ternet  
 Phone: 831-373-4341

Applicant: Santa Cruz County Sanitation District  
 Address: 701 Ocean Street, Room 410  
 City/State/Zip: Santa Cruz, CA 95060  
 Phone: 831-454-2160

Signature of Lead Agency Representative

*Prachi Yathur*

Date Apr. 11, 2008

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



ARNOLD SCHWARZENEGGER  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT  
DIRECTOR

May 19, 2008

RECEIVED

MAY 21 2008

Santa Cruz County  
Sanitation District

Rachél Lathier  
Santa Cruz County Sanitation District  
701 Ocean Street, Room 410  
Santa Cruz, CA 95060

Subject: Noble Gulch Sewer Improvement Project  
SCH#: 2008042077

Dear Rachél Lathier:

The enclosed comment (s) on your Mitigated Negative Declaration was (were) received by the State Clearinghouse after the end of the state review period, which closed on May 16, 2008. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2008042077) when contacting this office.

Sincerely,

Terry Roberts  
Senior Planner, State Clearinghouse

Enclosures  
cc: Resources Agency

ROUTED TO:	
Dist. Eng.	<input checked="" type="checkbox"/> Asst. D.E.
Oper. Mgr.	<input checked="" type="checkbox"/> San. Eng.
Env. Pro. Co.	<input type="checkbox"/> Construction
Fiscal	<input type="checkbox"/> Next Agenda

★ rec'd orig

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044  
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov



Linda S. Adams  
Secretary for  
Environmental Protection

# State Water Resources Control Board

## Division of Financial Assistance

1001 I Street • Sacramento, California 95814 • (916) 341-5700 FAX (916) 341-5707  
Mailing Address; P.O. Box 944212 • Sacramento, California • 94244-2120  
Internet Address: <http://www.waterboards.ca.gov>



Arnold Schwarzenegger  
Governor

MAY 15 2008

RECEIVED

MAY 19 2008

Ms. Rachel Lather  
Santa Cruz County Sanitation District  
701 Ocean Street, Room 410  
Santa Cruz, CA 95060

Santa Cruz County  
Sanitation District

Dear Ms. Rachel Lather:

INITIAL STUDY FOR THE SANTA CRUZ COUNTY SANITATION DISTRICT (DISTRICT); NOBLE GULCH SEWER IMPROVEMENT PROJECT (PROJECT); STATE CLEARINGHOUSE NO. 2008042077

Thank you for the opportunity to review the above document. State Water Resources Control Board (State Water Board) staff has reviewed the Initial Study (IS) and has several specific comments. As a funding and responsible agency with jurisdiction by law to preserve, enhance, and restore the quality of California's water resources, the State Water Board is providing the following comments on the California Environmental Quality Act (CEQA) document prepared for the Project.

We understand that the District is not currently pursuing State Revolving Fund (SRF) financing assistance for this Project. The District may want to consider the SRF Program to provide funding for future construction. The SRF Program offers low interest funds for building or improving wastewater treatment plants, sewers, water reclamation facilities, and storm water drainage. The State Water Board, Division of Financial Assistance, is responsible for administering SRF funds. Please refer to the State Water Board's website at <http://www.waterboards.ca.gov/funding/srf.html> for additional information.

Following are my specific comments on the District's IS:

1. Page 28 states that "Construction activities associated with sewer pipeline improvement would result in temporary impacts to the riparian corridor associated with an unnamed drainage." Please be more specific on what kind of impacts may result.
2. Mitigation measure 7 states that the "District shall secure all necessary permits from the regulatory agencies for the proposed project prior to construction." Other mitigation measures in the IS are also similar to mitigation measure 7. Compliance with the law, statutes and regulations is not mitigation. Mitigation should include specific, feasible actions that will improve adverse environmental conditions, be measurable to allow monitoring, and must be enforceable. For the definition of mitigation, refer to CEQA guidelines Article 20, Section 15370.

<input checked="" type="checkbox"/> Dist. Eng.	<input checked="" type="checkbox"/> Asst. D.E.	
<input type="checkbox"/> Oper. Mgr.	<input checked="" type="checkbox"/> San. Eng.	
<input type="checkbox"/> Env. Pro. Co.	<input type="checkbox"/> Construction	
<input type="checkbox"/> Fiscal	<input type="checkbox"/> Next Agenda	<input checked="" type="checkbox"/> *rec'd orig

California Environmental Protection Agency



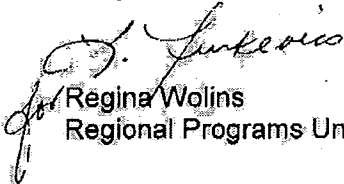
MAY 15 2008

Ms. Rachel Lather

- 2 -

Thank you once again for the opportunity to review the District's IS. If you have any questions or concerns, please feel free to contact Ms. Regina Wolins at (916) 341-6904 or Ms. Michelle L. Jones at (916) 341-6983.

Sincerely,



Regina Wolins  
Regional Programs Unit

cc: State Clearinghouse  
(Re: SCH# 2008042077)  
P.O. Box 3044  
Sacramento, CA 95812-3044

**California Environmental Protection Agency**



Recycled Paper

**Nobel Gulch Sewer Improvement Project  
#13-013  
Coastal Permit Findings**

**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 replacing and upgrading 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.



## STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 7, 2013

SUBJECT: **1330 47<sup>th</sup> AVENUE** # **13-014** APN: **034-066-13**  
 Coastal Permit and Design Permit to construct a new two-story single-family house in the R-1 (Single-Family Residence) Zoning District.  
 Environmental Determination: Categorical Exemption  
 This project requires a Coastal Permit which is not appealable to the California Coastal Commission.  
 Owner: Gary Lindeke, filed 1/25/13  
 Applicant: Michael Wittwer

### APPLICANT'S PROPOSAL

The applicant is proposing to construct a new 1,628 square foot two-story single-family structure with a 208 square foot attached garage at 1330 47<sup>th</sup> Avenue in the R-1 (Single Family Residence) zoning district. The house was previously approved in 2007 but was never built and subsequently the application expired. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

<b>STRUCTURAL DATA</b>				
<b>SETBACKS</b>		<b>Required</b>	<b>Proposed</b>	
<b>Front Yard</b>				
	Driveway	20'	20'	
	1 <sup>st</sup> Story	15'	20'	
	2 <sup>nd</sup> Story	20'	20'	
<b>Rear Yard</b>				
	1 <sup>st</sup> Story	16'	16'	
	2 <sup>nd</sup> Story	16'	21'	
<b>Side Yard</b>				
	1 <sup>st</sup> Story	4'-1" & 10'	4'-1" (left) & 10' (right)	
	2 <sup>nd</sup> Story	6'-2" & 10'	6'-2" (left) & 12'-6" (right)	
<b>HEIGHT</b>		25'	25'	
<b>FLOOR AREA RATIO</b>				
	<b>Lot Size</b>	<b>MAX (56%)</b>	<b>Proposed (56%)</b>	
	3,280 sq. ft	1,837 sq. ft.	1,836 sq. ft	

	<b>Habitable Space</b>	<b>Garage</b>	<b>Decks</b>	<b>Total</b>
First Story	900 sq. ft.	208 sq. ft.	N/A	1,108 sq. ft.
Second Story	728 sq. ft.		0 sq. ft.	728 sq. ft.
TOTAL	1,628 sq. ft.	208 sq. ft.	0 sq. ft.	1,836 sq. ft.
<b>PARKING</b>				
	<b>Required</b>	<b>Proposed</b>		
	2 off-street spaces, one of which must be covered	1 covered space 1 uncovered space		
Total	2 spaces	2 spaces		

### **BACKGROUND**

On February 8, 2013, the Architectural and Site Review Committee reviewed the application.

- Public Works Director Steve Jesberg discussed conditions of approval that should be added to the project, including new curb, gutter and sidewalk along 47<sup>th</sup> Avenue and providing a drainage plan as part of the building permit submittal.
- City Architect Derek Van Alstine reviewed the colors and materials board and approved of the two samples provided.
- City Landscape Architect Susan Suddjian approved of the proposed landscape plan.
- Senior Planner Bane requested some revisions to the site plan and notified the applicant that the utilities would be required to be underground, and that they should contact Soquel Creek Water District and PG&E.

The applicant has since provided revised plans to address the comments.

### **DISCUSSION**

The subject property is a typical 3,280 square foot lot in the Jewel Box single-family neighborhood, located on the corner of Topaz and 47<sup>th</sup> Avenue. The applicant is proposing to construct a new two-story single-family residence on the vacant lot. The new home will consist of 1,628 square feet of living space and a 208 square foot attached one-car garage. The proposed house is an attractive craftsman style with large entry porches, wood columns, white vinyl Milgard windows, and second story dormers. Though similar in massing and architectural style to the neighboring home built several years ago, the new house utilizes different exterior materials, incorporating a mix of stucco and board and batten siding.

All new landscaping is proposed for the front home, as indicated on the landscape plan provided. The Topaz side of the site is located in a sidewalk exempt area; however the 47<sup>th</sup> Avenue side is not. Therefore sidewalk improvements will be required along the 47<sup>th</sup> Avenue frontage only. Utilities will be required to be undergrounded.

The proposed house conforms to all R-1 single-family development standards, including height, setbacks, parking, and floor area ratio (FAR).

PLANNING COMMISSION AGENDA REPORT: March 7, 2013 1330 47<sup>th</sup> Avenue

### **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 in the R-1 (single family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve application #13-014, subject to the following conditions and based upon the following findings:

### **CONDITIONS**

1. The project approval consists of the construction of a new 1,628 square foot two-story single-family structure with a 208 square foot attached garage at 1330 47<sup>th</sup> Avenue.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. 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.
5. Curb, gutter and sidewalk shall be installed to the satisfaction of the Public Works Director.
6. An encroachment permit shall be acquired for any work performed in the right-of-way.
7. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director.
8. During all grading and subsurface excavations (including utility-line trenching), construction will be halted if significant unexpected, archaeological resources are discovered. For the purpose of this permit, significant archaeological resources shall include the remains of previous Native American living areas or human burials. In the instance of Native American living areas, these objects shall be recorded and mapped by an archaeologist approved by the Community Development Director prior to further excavation on that portion of the site. In the event human burials are discovered during excavation, work shall be halted and the County Coroner, the Northwest Indian Cemetery Protective Association (NICPA) and other appropriate authorities shall be notified. Mitigation measures developed by the applicant and authorized archaeologists as a result of such unanticipated discovery shall be subject to the approval of the Community Development Director.
9. 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 bmp's implemented and with a goal of not allowing more than 25% of total impervious area from discharging directly from the site.

10. 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 shall be installed prior to final building occupancy.
11. 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.
12. 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.

### **FINDINGS**

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

Planning 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 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.**

Planning 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 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.

- 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 R-1 (single 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
- B. Color and Materials

**Report Prepared By: Ryan Bane  
Senior Planner**





Rev	Description

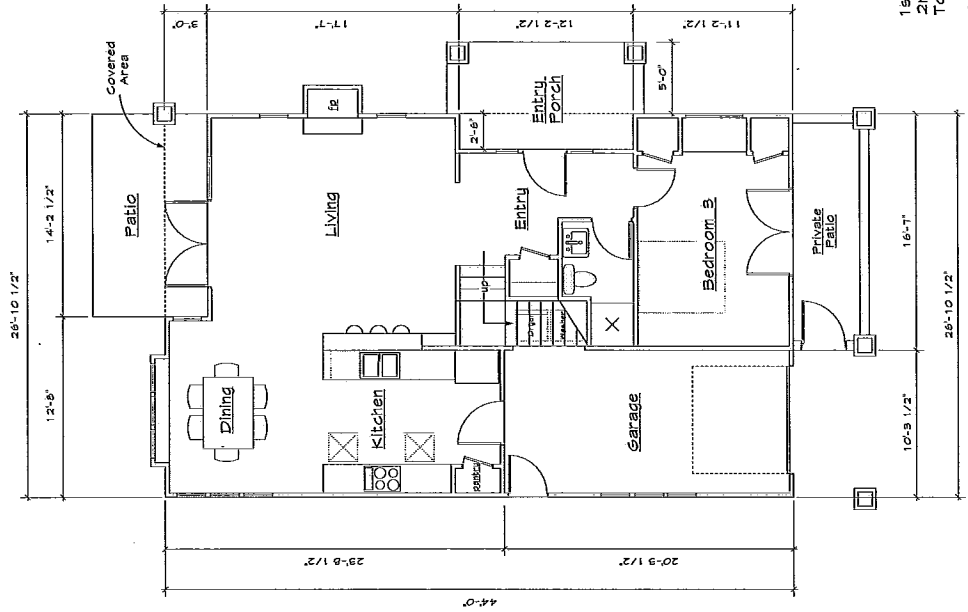
Design:  
Craigcroft Design  
455 Happy Valley Way  
Santa Cruz, CA 95065  
Tel: 831-421-3048 Fax: 831-421-3056

Owner:  
Gary Lindeke  
2240 Pleasant Valley Rd  
Aptos, California 95003

Floor Plans  
Lot 1

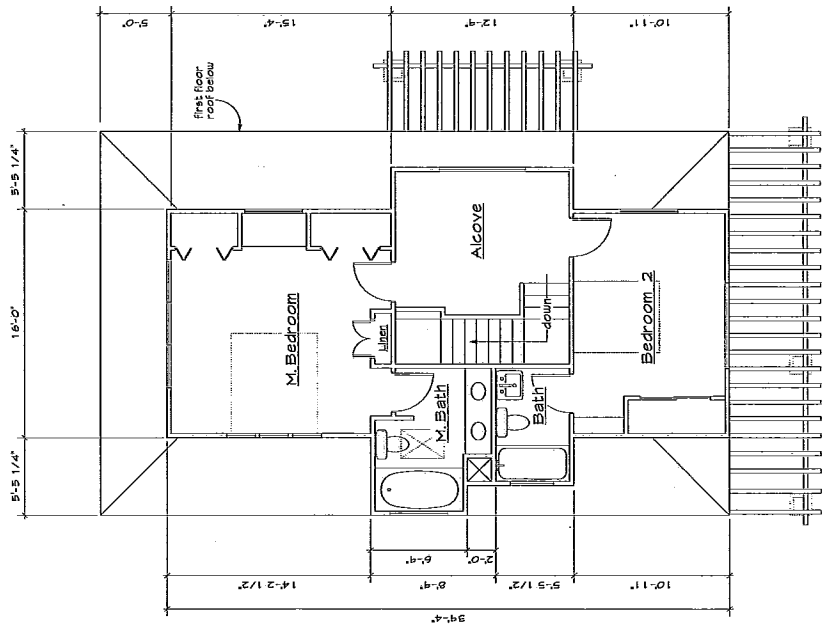
Project:  
Proposed Residence  
Lot 1  
Topaz St.  
Capitola, California

DATE: 7/23/07
SCALE: 1/4"=1'
DRAWN: C. CRAMER
CHECKED: J. HARRIS
SHEET: A-2



1st Floor	-- 900 sq. ft.
2nd Floor	-- 128 sq. ft.
Total Heated	-- 1,028 sq. ft.
Garage	-- 208 sq. ft.
Total Floor Area	-- 1,236 sq. ft.

Lot 1  
First Floor Plan  
1/4"=1'



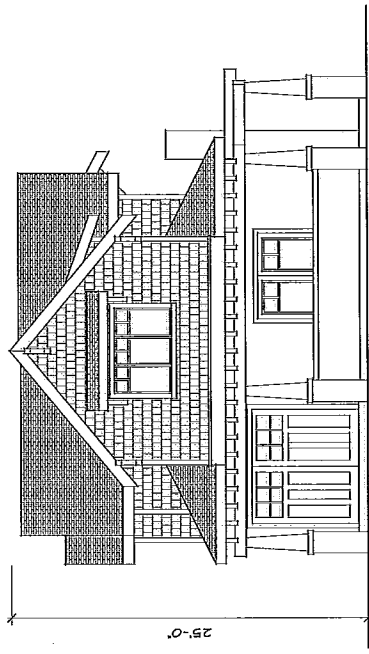
Lot 1  
Second Floor Plan  
1/4"=1'

Lot 1  
Elevations

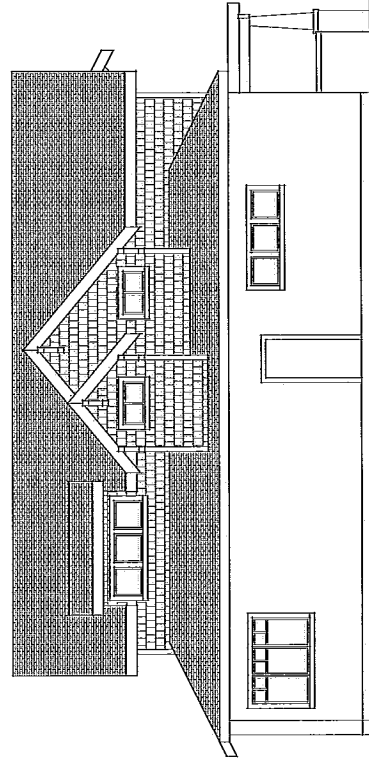
Owner:  
Gary Lindeke  
2240 Pleasant Valley Rd  
Aptos, California 95003  
Tel: 831-421-3048 Fax: 831-421-9056

Design:  
Cragcroft Design  
453 Happy Valley Way  
Santa Cruz, CA 95065

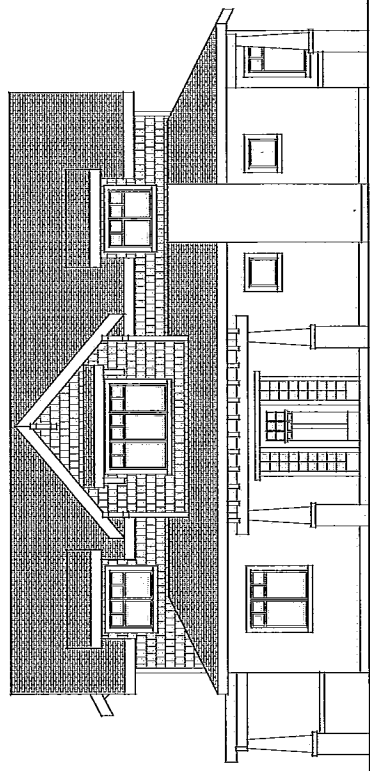
Revisions	DATE	BY	CHKD



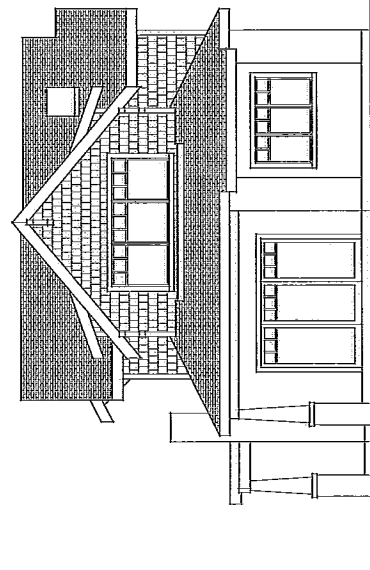
North Elevation  
1/4"=1'



East Elevation  
1/4"=1'



West Elevation  
1/4"=1'



South Elevation  
1/4"=1'

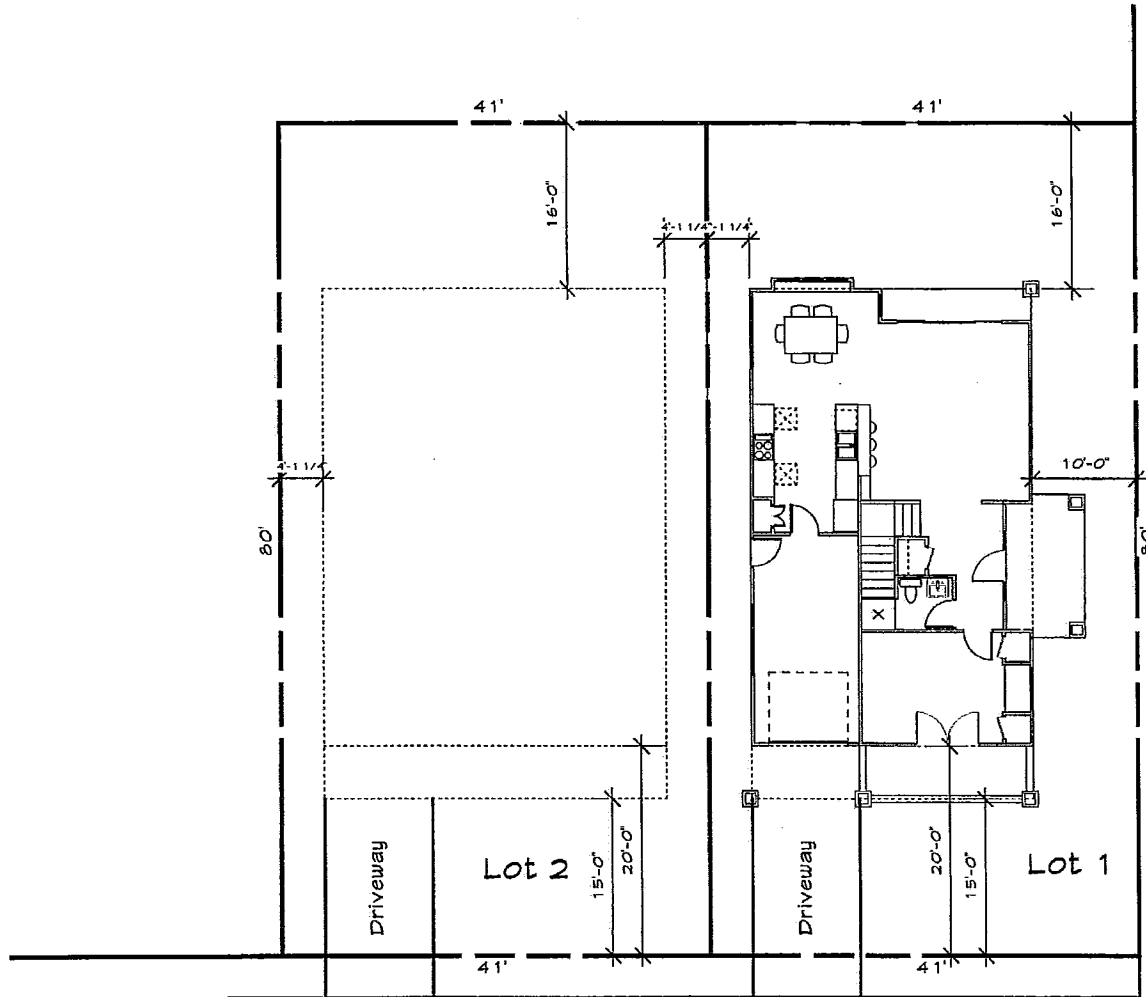


Front (North) Elevation  
Lot 1



West Elevation  
Lot 1

Preliminary Design  
Topaz Ave. Capitola  
7-11-07



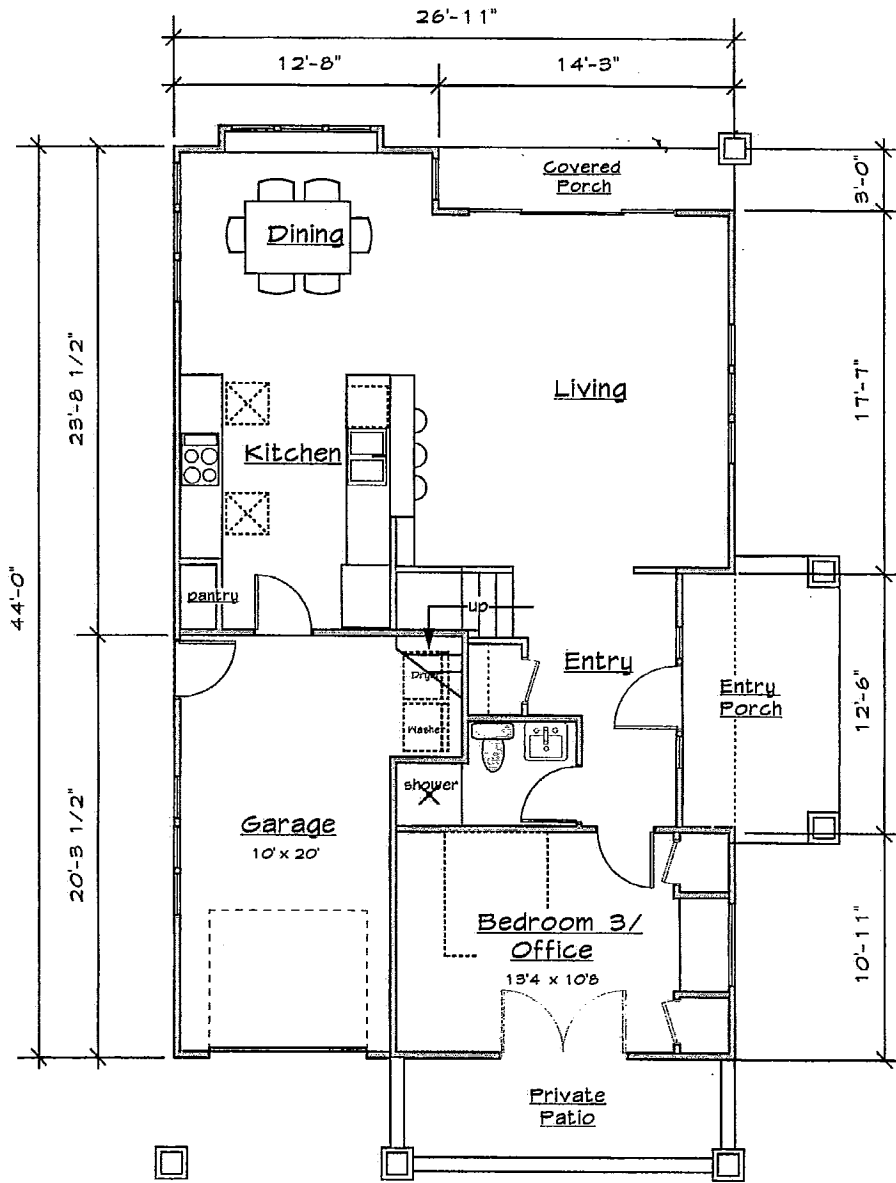
Topaz Street

Forty Seventh Avenue



Site Plan  
1/16" = 1'

Preliminary Design  
Topaz Ave. Capitola  
7-11-07



1st Floor -- 902 sq. ft.  
 2nd Floor -- 726 sq. ft.  
 Total Heated -- 1628 sq. ft.

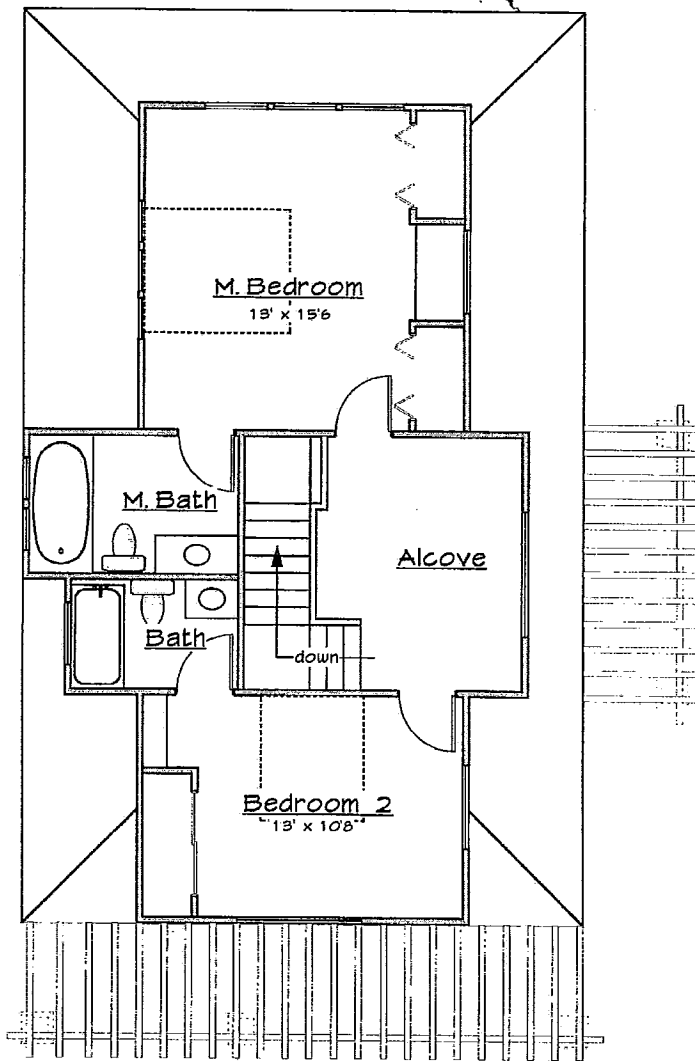
Garage -- 208 sq. ft.

Total Floor Area -- 1836 sq. ft.



Lot 1  
First Floor Plan  
 1/8" = 1'

Preliminary Design  
 Topaz Ave. Capitola  
 7-11-07



Lot 1

Second Floor Plan

1/8"=1'

1st Floor -- 902 sq. ft.  
 2nd Floor -- 726 sq. ft.  
 Total Heated -- 1628 sq. ft.

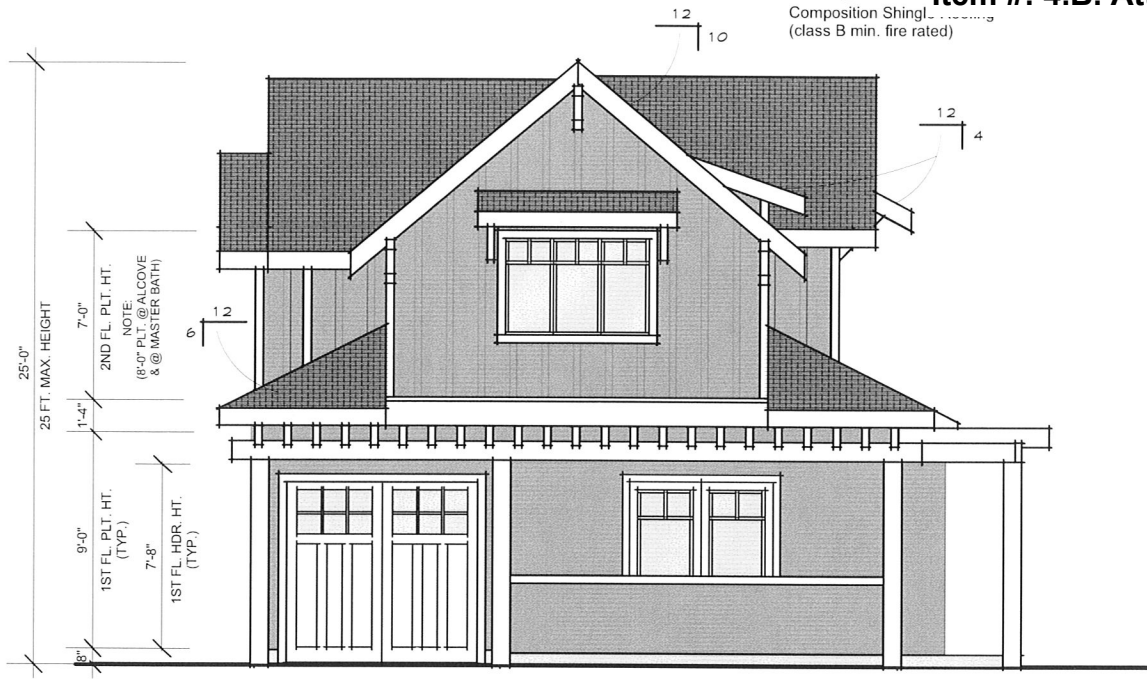
Garage -- 208 sq. ft.

Total Floor Area -- 1836 sq. ft.

Preliminary Design  
 Topaz Ave. Capitola  
 7-11-07

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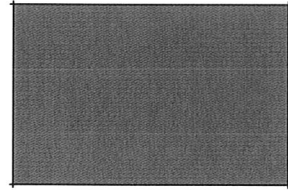


**North Elevation**  
1/4" = 1'



**West Elevation**  
1/4" = 1'

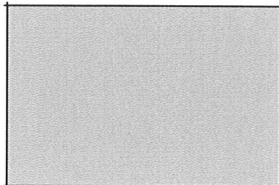
"Night Sky"  
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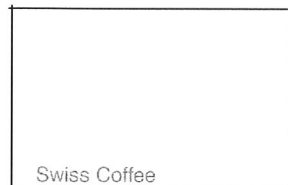
**Colors**

Body	- Kelly Moore - "Plymouth Grey" 178
Trim	- Kelly Moore - "Swiss Coffee" 23
Accent	- Kelly Moore - "Night Sky" 306
Roofing	- GAF Timberline HD "Charcoal"

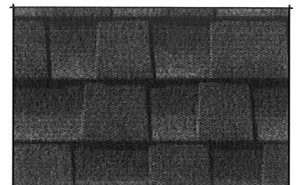
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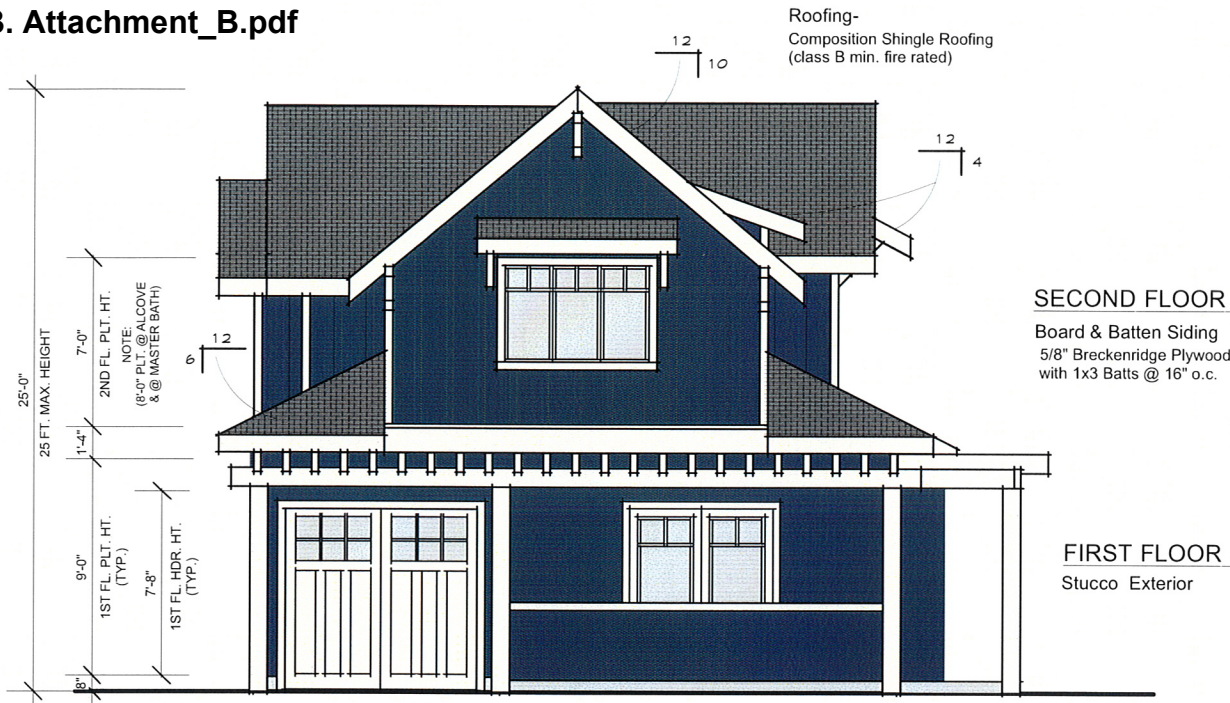
"Swiss Coffee"  
23



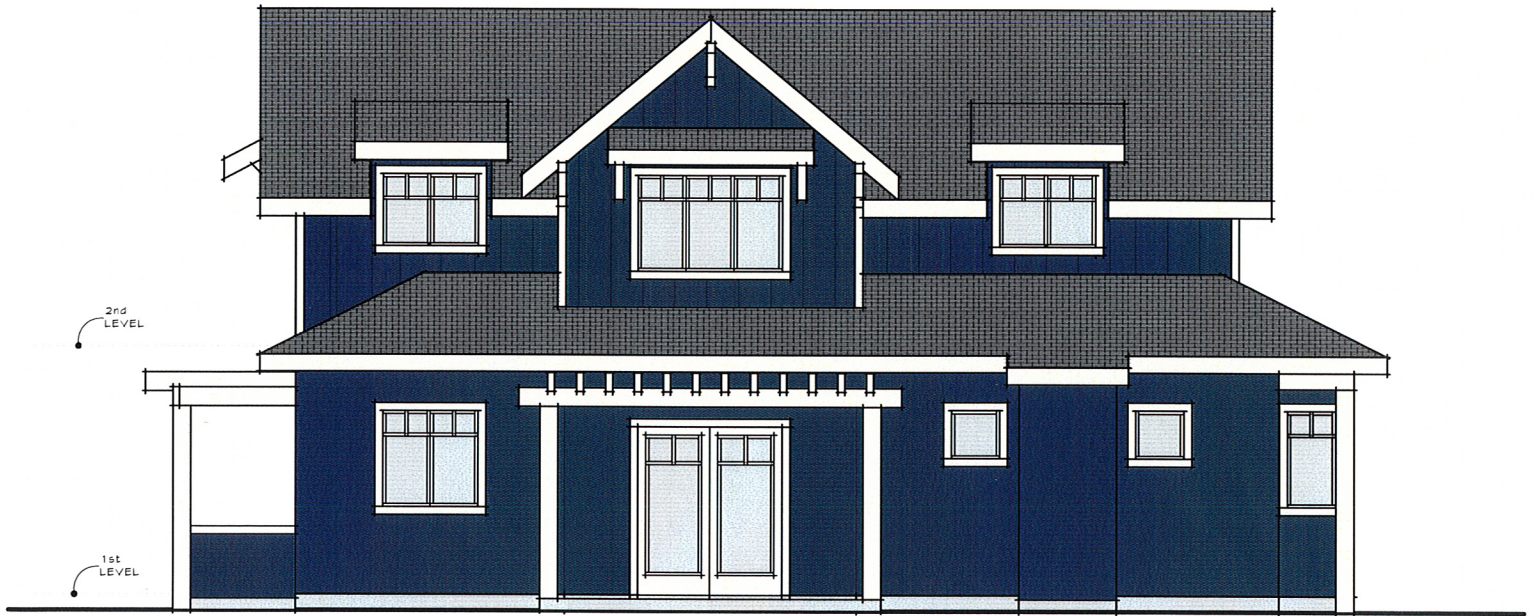
"Charcoal"  
GAF Timberline HD



Item #: 4.B. Attachment\_B.pdf



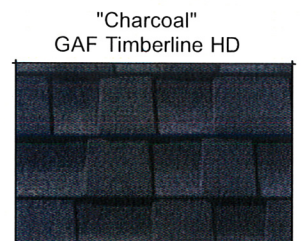
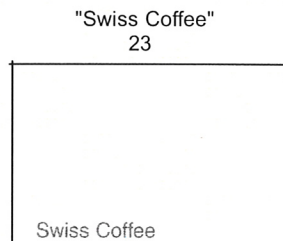
North Elevation  
1/4" = 1'



West Elevation  
1/4" = 1'

Colors

Body	- Kelly Moore - "Blue By You" KM3152-5
Trim	- Kelly Moore - "Swiss Coffee" 23
Roofing	- GAF Timberline HD "Charcoal"







## STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 7, 2013

SUBJECT: **4200 AUTO PLAZA DRIVE #13-020 APN: 034-14-130, -131**  
Design Permit, Conditional Use Permit, and a Sign Program as part of a project to demolish an existing car dealership building and construct a new car dealership building, including a service building, carwash, and parking lot improvements in the CC (Community Commercial) Zoning District.  
Environmental Determination: Categorical Exemption  
Property Owner: Charles Canfield, filed 2/6/13  
Representative: Toyota of Santa Cruz

### APPLICANT'S PROPOSAL

The applicant is proposing to demolish the existing Toyota dealership building and construct a new 44,200 square foot dealership building, including a service shop and detached carwash in the CC (Community Commercial) zoning district. Also part of the application is a merger of the two existing lots. The use is consistent with the General Plan, Zoning Ordinance and Local Coastal Plan.

### BACKGROUND

On February 13, 2013, the Architectural and Site Review Committee reviewed the application and provided the following comments.

- Public Works Director Steve Jesberg indicated that sidewalk ramps would need to be ADA compliant, that sidewalks would need to be 4' clear, and that the project would need to gain Santa Cruz County Zone 5 drainage and Sanitation approvals.
- City Architect Derek Van Alstine supported the project.
- City Landscape Architect Susan Suddjian requested a more detailed landscape plan that includes any tree removals, and replacement trees. She also suggested using low growing native shrubs along the front landscape area.
- Senior Planner Bane requested elevations and details regarding the detached car wash, information regarding the pole lighting, and detailed sign plans.

The applicant has since provided additional information and revised plans to address the comments.

## **DISCUSSION**

For the Toyota dealership to remain in business in the City of Capitola the dealership is required to up-date its sales facilities to conform to requirements established by Toyota. The City has been working with the dealership to develop a plan which would allow them to stay in the City. This commitment to a new facility will ensure a more long term commitment by the dealership to remain at this site in Capitola. The dealership has been designed to meet the criteria establish by Toyota.

This site currently contains an existing building used for auto sales and repairs on the west side of the property. The eastern side of the property is currently a separate parcel which is used for automobile display. This project will involve the construction of a new 44,200 square foot Toyota dealership on the eastern portion of the property and then tearing down of the existing facility on the western part of the parcel. The dealership will remain open during the construction of the new sales and auto repair facility. The project will be conditioned to combine the two lots prior to construction and require that the existing building be removed prior to a final building sign off for the project.

There have been some issues related to the existing facility which this plan is designed to correct. Currently parking for customers is a problem because the customer parking is often used as a display area and also requires customers to park in spaces which are difficult to safely access. The new design provides for additional customer parking in front of the proposed building. This parking will be conditioned to remain available for customer use.

The plan will involve re-landscaping of the front part of the dealership as well as significantly increasing the number of trees on the site on the rear and west property lines. The removal and replacement of trees conforms to the City's tree ordinance.

There has been an issue with the neighbors to the rear of the property regarding the installation of a carwash as part of the dealership's operation. The applicant has relocated the carwash/detail area further away from the residential area. The current plan shows a wall screening the carwash from the north side of the property and we are conditioning the carwash and detailing area to also be screened from the south side of the property where the residential area is located. Staff can work out the details with the developer so long as the carwash and detail area does not move closer to the residential area.

Noise related to the repair facility should be diminished because the new design encloses the entire repair facility and locates the opening on either end of the building rather than having any opening facing the existing residential area.

The project will include new lighting. The light standards do not increase in height from the existing standards but will be located in different places. The City's standard condition which requires adjustments be made if it is shown that the light is shining off the property or a light source (bulb) is visible from an adjacent residential unit.

The application includes new signage to be installed on the building and a monument sign at the curb. All the proposed signage is in conformance with the City's existing sign ordinance. There has been a constant problem with illegal banner signs and flag signs at the auto dealerships. Clearly there is a need for the City to develop a sign program which has different sign

PLANNING COMMISSION AGENDA REPORT: March 7, 2013 4200 Auto Plaza Drive

regulations along Auto Plaza Drive. That new sign program will be considered by the Planning Commission as part of the City's updated zoning ordinance.

The design of the dealership is established by Toyota as part of their corporate imaging and branding. The design is consistent with all requirements in the C-C zoning district. The height of the building is 34 feet 3 inches at the highest point. The C-C district allows for a height of 40 feet. The project meets the requirements for lot coverage, front, side and rear setbacks, parking, landscaping and signage. The proposed materials are consistent with the other uses on Auto Plaza Drive.

### **CEQA REVIEW**

Section 15302(b) of the CEQA Guidelines exempts replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. This project involves demolition of a car dealership and the construction of a dealership that is substantially the same size, as well as serves the same purpose and capacity. No adverse environmental impacts were discovered during review of the proposed project

### **RECOMMENDATION**

Staff recommends the Planning Commission **approve** project application #13-020 based on the following Conditions and Findings for Approval.

### **CONDITIONS**

1. The project approval consists of a Design Permit, Conditional Use Permit, and a Sign Program as part of a project to demolish an existing car dealership building and construct a new car dealership building, including a service building, carwash, and parking lot improvements at 4200 Auto Plaza Drive.
2. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission.
3. Hours of construction shall be Monday to Friday 7:30 a.m. – 9:00 p.m., and Saturday 9:00 a.m. – 4:00 p.m., per city ordinance.
4. Air-conditioning equipment and other roof top equipment shall be screened from view and fall within the city permitted decibel levels.
5. Lighting shall be shielded to prevent light from shining on to neighboring properties. The applicant agrees to make the necessary adjustment required by the Community Development Director regarding shielding.
6. Sandwich board and other movable freestanding signs are prohibited.
7. 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.
8. Curb, gutter and sidewalk shall be replaced to meet ADA standards to the satisfaction of the Public Works Director.

9. An encroachment permit shall be acquired for any work performed in the right-of-way.
10. A drainage plan or design shall be submitted with the final building plans, to the satisfaction of the Public Works Director. The grade along the eastern property line shall be designed to prevent potential drainage issues with the neighboring residential properties.
11. 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. The approved landscaping and operational irrigation system shall be installed prior to final occupancy.
12. The applicant shall enter into a landscape maintenance agreement and a cash deposit of \$2,000.00 shall be retained by the City to cover costs of replacing or maintaining landscaping for a period of three (3) years after project completion. The agreement and deposit shall be completed prior to final occupancy.
13. All landscaping must be maintained and non-maintenance will be a basis for review by the Planning Commission.
14. Prior to granting of final occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director including the removal of the existing building on site.
15. The Community Development Director shall approve the relocation and/or screening of the carwash/detail facility prior to issuing a building permit.
16. Parking located in the front of the building designed for customers will not be used for display of automobiles.

### **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 CC (Community Commercial) Zoning District and the 41<sup>st</sup> 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.**

Planning 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 CC (Community Commercial) Zoning District and the 41<sup>st</sup> Avenue Design Guidelines. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area.

PLANNING COMMISSION AGENDA REPORT: March 7, 2013 4200 Auto Plaza Drive

- C. **This project is categorically exempt under Section 15302(b) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15302(b) of the CEQA Guidelines exempts replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. This project involves demolition of a car dealership and the construction of a dealership that is substantially the same size, as well as serves the same purpose and capacity. No adverse environmental impacts were discovered during review of the proposed project

**ATTACHMENTS**

- A. Project Plans

**Report Prepared By: Susan Westman  
General Plan Coordinator**

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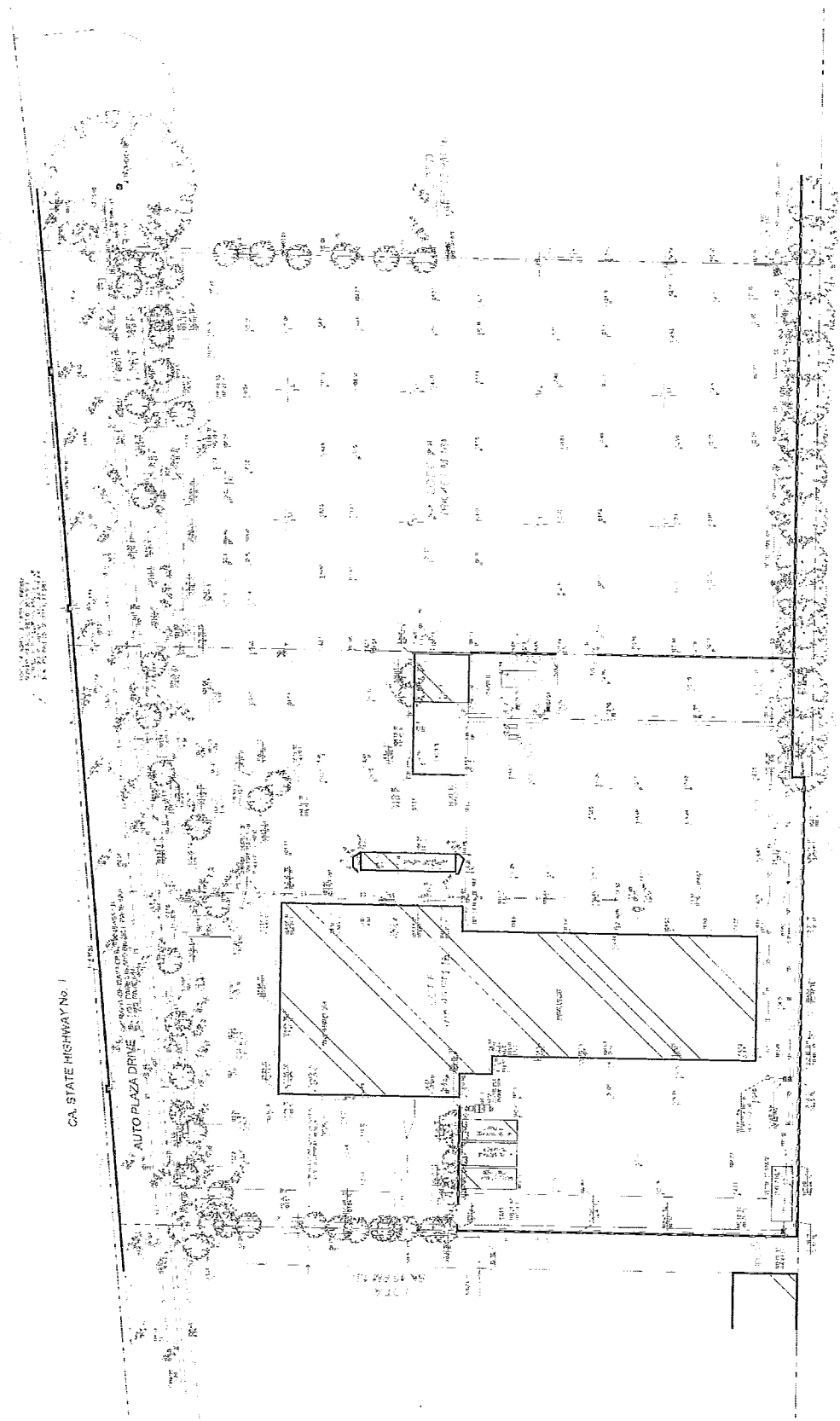




**TOYOTA OF SANTA CRUZ**  
4200 AUTO PLAZA DRIVE  
CAPITOLA, CA 95010

100 STONE MOUNT DRIVE  
SUITE 306  
ROSBURIE, CA 95061  
TEL 408 762 7200  
F 408 763 3097  
BORGESARCH.COM

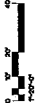
ARCHITECTURAL GROUP  
**Borges**  
PLANNING  
LANDSCAPE



**TOPOGRAPHIC MAP**

Client: Gary Shipman

DATE: 02-21-2018  
JOB NO: 112091  
DRAWN BY: RPD



SA-012

**TOYOTA OF SANTA CRUZ**  
4200 AUTO PLAZA DRIVE  
CAPITOLA, CA 95010

148 STONE POINT DRIVE  
SUITE 300  
ROSELILLE CA 95061  
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**FIRST FLOOR PLAN**

Client: Gary Shipman

DATE: 02-21-2018  
JOB NO.: 0011  
DRAWN BY: RPD



SA-111

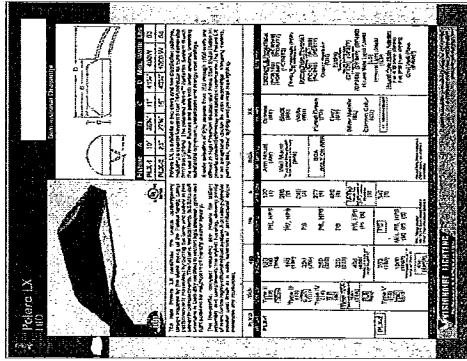


SA-113

**TOYOTA OF SANTA CRUZ**  
 4200 AUTO PLAZA DRIVE  
 CAPITOLA, CA 95010

THE STONE ISLAND GROUP  
 ARCHITECTURAL GROUP  
 ARCHITECTS  
 1100 MARKET STREET  
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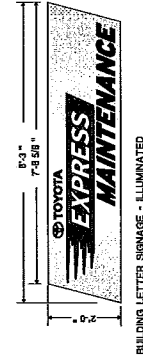
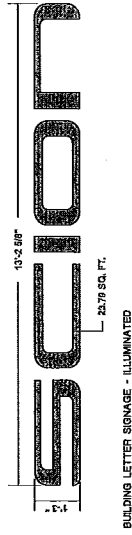
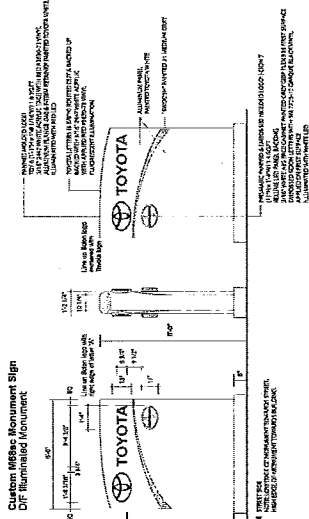
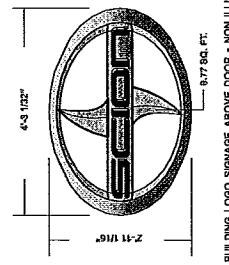
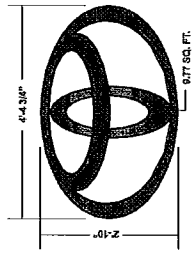
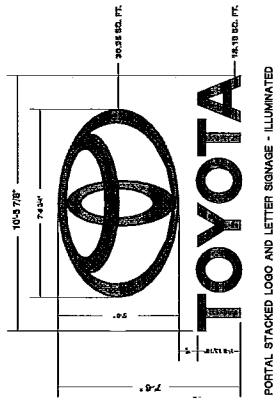
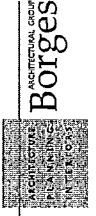






**TOYOTA OF SANTA CRUZ**  
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**SIGNAGE**

Client: Gary Shipman

DATE: 02-21-2018  
 JOB NO: 102911  
 DRAWN BY: RTD

SA-301



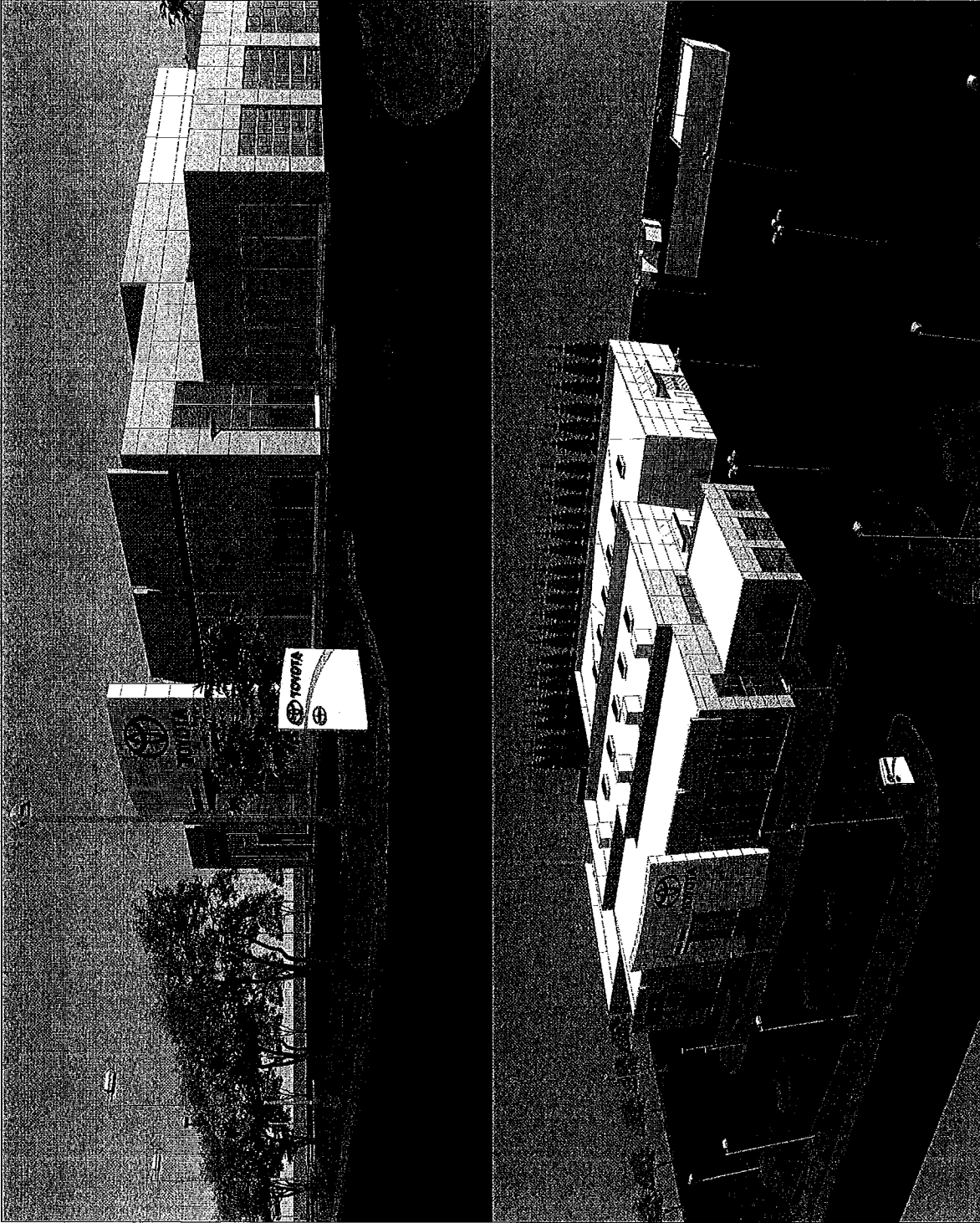
SA-901

**TOYOTA OF SANTA CRUZ**  
4200 AUTO PLAZA DRIVE  
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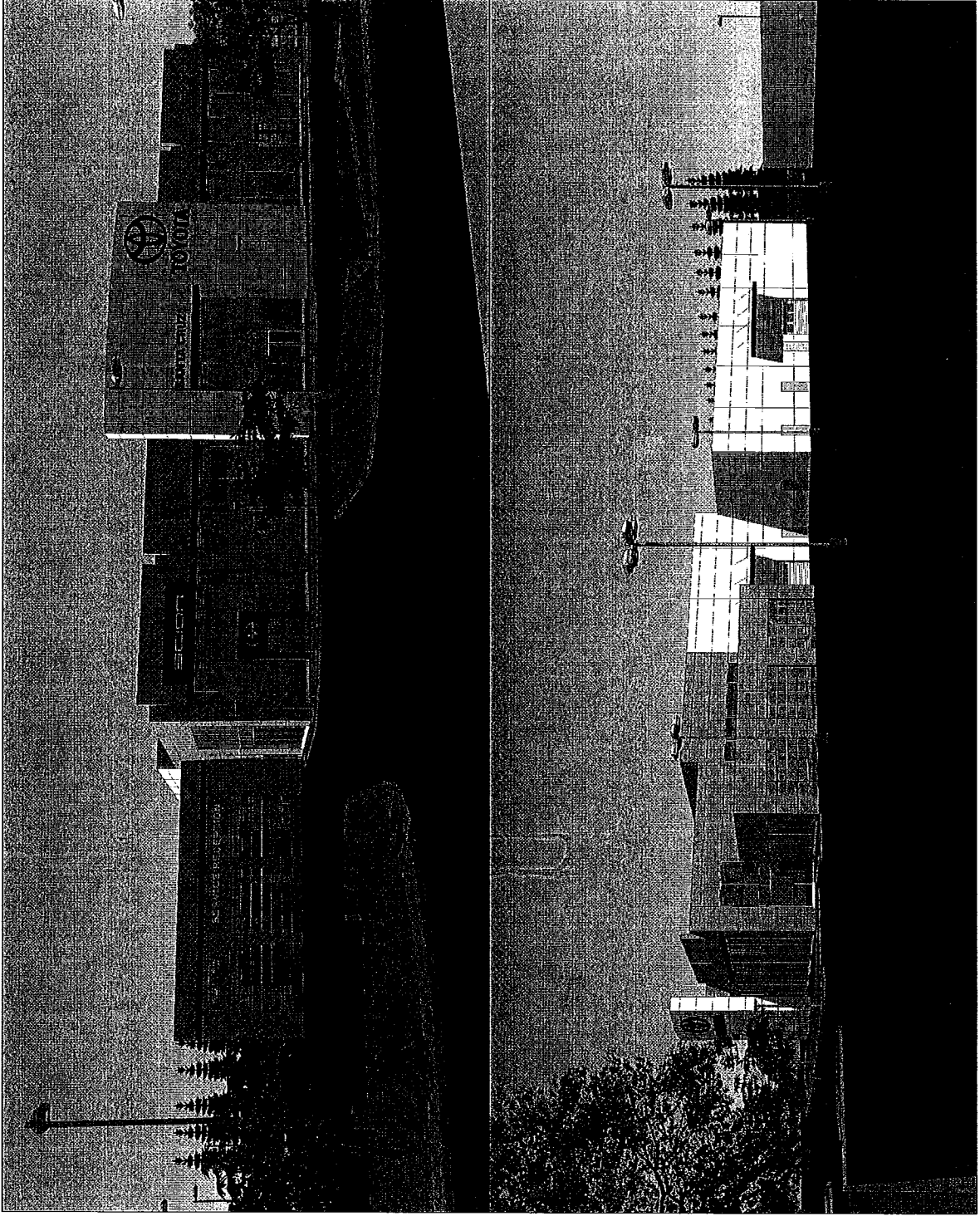
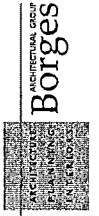
RENDERINGS

DATE: 02-21-2019  
JOB NO: 10091  
DRAWN BY: RPD

Client: Gary Shipman

**TOYOTA OF SANTA CRUZ**  
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RENDERINGS

Client: Gary Shipman

DATE: 02-21-2018  
JOB NO.: 02018  
DRAWN BY: RPD

SA-902



## STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 7, 2013

SUBJECT: **426 CAPITOLA AVENUE #13-019 APN: 035-141-33**  
Certification of a Negative Declaration, Coastal Permit, Architectural and Site Review and a Conditional Use Permit for a temporary 233 space parking lot including rest room facilities. This project requires a Coastal Permit which is not appealable to the California Coastal Commission.  
Environmental Determination: Negative Declaration  
Property Owner: City of Capitola

### PROPOSAL

The project consists of construction of a 233 space surface public parking lot adjacent to City Hall with access provided from Capitola Avenue and Bay Avenue. The project also includes renovation of an existing restroom facility to provide public restrooms with outdoor showers. Other improvements include a pedestrian walkway through the site, landscaping, and retaining wall replacement. The City intends to use the parking lot until a permanent parking structure is developed on the adjacent, existing City-owned public parking lot. At this time, it is expected that the proposed lot will be used for a period of up to five years or until such time that a parking structure is constructed and operational.

### DISCUSSION

The City of Capitola purchased the Pacific Cove Mobile Home Park in the early 1980's with the intent of using this property to provide parking for the Capitola Village area. During the 1980's the City was able to relocate and buy enough of the mobile homes to convert the upper portion of the property to a public parking lot. The proposal before you now will convert the lower part of the property to a public parking lot.

The project site formerly housed the Pacific Cove Mobile Home Park that was in operation from the early 1960s to 2011. A storm drain through the project site failed in 2011, causing extensive damage to the park infrastructure while also damaging some mobile homes and structures in Capitola Village. The City of Capitola decided to close the City-owned mobile home park because it was unlikely the park could be rebuilt to adequately protect mobile home residential uses. Formerly, there were a maximum of 45 mobile homes on the site, but there were 42 when the park closed. The City is in the process of having the remaining units removed and expects this process to be completed within the next 60 days.

In 2011, the City completed conceptual studies for construction of a parking structure on the existing Pacific Cove parking lot, which is located adjacent to the project site on the south next to City Hall. The City is now proposing construction of a surface parking lot on the project site,

referred to as the Lower Pacific Cove Parking Lot, to serve as a temporary parking lot until the permanent parking structure is constructed. At this time, it is expected that the proposed parking lot will be used for a period of up to five years or until such time that the planned parking structure is constructed and operational. Currently there is no schedule or funding for development of the parking garage though considerable work has been done on the design of the structure.

The parking structure studies included traffic and parking demand estimates. The conceptual studies identified an alternative with approximately 560 parking spaces for a parking structure, which reflects current demand and parking shortfalls, as well as, future potential demand from other growth in Capitola Village. The upper parking lot currently has 232 existing spaces. The new parking structure of 560 spaces results an increase of 328 spaces. Parking demand in the Village currently exceeds parking supply by 176 spaces. The proposed temporary Lower Pacific Cove parking lot will be providing needed spaces to fill the identified existing parking supply deficit in Capitola Village and it will be providing an additional 57 spaces which could ultimately be used for an in lieu parking permit program to stimulate economic development in the village area. It is anticipated that the in lieu parking permit would be developed and approved during the summer of 2013. The program would be used to stimulate economic development in the Village area. The in lieu parking will be transferred to the parking structure when it is constructed. Fees will be based on the costs of developing the parking structure. The in lieu parking program will not be designed to provide parking for residential uses.

The design of the parking lot attempts to be a balance between a number of completing factors. The design has been minimized because of the temporary use of the facility, but even with this there are a number of other requirements driving the parking lot design. The parking lot needs to meet standards for ADA access and use, storm water management practices, lighting which provides for safety but does not significantly impact adjacent residents, shuttle bus usage and accommodate pay stations. The basic design is to pave the travel lanes through the parking lot and have the parking space be porous pavement. Pathway will be decomposed granite. Bio swales will be used for drainage and landscaping.

The existing rest room building on the property will be remodeled as public rest room facilities and provide for outdoor showers.

Traffic - Access will be provided from both Capitola Avenue and Bay Avenue. Access from Bay Avenue will be provided just north of the street's intersection with Monterey Avenue. As part of this project a traffic report has been prepared which establishes the design for both entry points. The traffic report did identify two intersections in the Village area which are currently operating below the City's acceptable standards. Those are Capitola Avenue and Stockton Avenue which currently operates at a level E and Monterey Avenue and Park Avenue which currently operates at a level D. Based on the prior traffic generated when this area operated as a mobile home park, the new parking lot does not have a major impacting either of these intersections. The City has included in its Capital Improvement Program improvements to the Monterey Avenue and Park Avenue intersection. No feasible improvements can be implemented at the intersection of Stockton Avenue and Capitola Avenue due to right-of-way constraints and the spillover effect on the adjacent Capitola Village intersections. At some time in the future, when improvements have been completed on Highway 1, it is anticipated that the evening cut through traffic which creates these problems will be reduced.

With the development of this project, the City plans to completely re-do signage which directs visitors and residents to the City's public parking lots. The new signage program will be based on the international parking signs (the letter P in a circle) and the international blue parking color. The

signs will provide no additional pictures or information than necessary to direct people to the City's parking lots. Recent studies have shown that universal style signage is a critical factor in the success of public parking and the signs need to be as uncluttered as possible.

Trees - The proposed project will result in removal of 14 small trees, but none are considered heritage trees under City regulations. All of the trees are horticultural trees, except for two small oak trees. Based on the City's Tree Ordinance the City will be providing a two for one replacement for trees the 7 trees which are larger than 6" in diameter. The other 12 onsite trees will be retained including the two large Monterey cypress trees, one oak tree, one redwood tree and several other smaller horticultural trees. Tree removal will not conflict with City regulations with approval of a permit and replanting of replacement trees as required by City regulations. The trees on the slopes bordering the parking lot site appear to provide the majority of the existing tree canopy coverage, and these trees will be retained. A landscape plan has been provided which will include the planting of 20 new trees as well as various shrubs and ground cover.

Lighting - The project site is bordered by residential development on the north that is situated at a higher elevation than the project site. There is generally a 15 foot elevation difference between the parking lot site and residences to the north. Project construction will include lighting throughout the parking lot, but it will be oriented and designed to prevent offsite glare onto adjacent properties. Thus, the project would not result in creation of a new source of substantial light or glare that would adversely affect nighttime views in the area. The light poles may be flush with the top of the slope, but the light fixtures will be downcast and will meet "Dark Sky" requirements. This type of lighting will not create significant visual impacts on the surrounding neighborhood as the lighting would typically be shielded, directed downward and/or oriented so as not create offsite glare. The project will include the standard City condition requiring the modification of any light fixture which cause light onto adjacent property or has a visible light source (bulb) to adjacent residents. The ultimate determination as to where the wiring for the lights will be above ground or below ground will be based on cost as this is a temporary facility.

Air Quality - The Monterey Bay Unified Air Pollution Control District's regional Air Quality Management Plan (AQMP) establishes emission forecasts based on population forecasts developed by AMBAG. The project consists of a parking lot and would not result in new housing development or population growth. Thus, the project would not conflict with or obstruct implementation of the existing air quality management plan for the region. Construction equipment will be conditions to use best management practices related to noise and emissions.

Vehicle traffic and emissions will be associated with the operation of the proposed parking lot. According to the traffic analysis conducted for the project, the project could generate approximately 495 trips per day when the parking lot is fully utilized. This increase will however not be significant. It is anticipated that there may actually be a reduction if the parking lot reduces the circling of cars trying to find to find non-existent beach parking in the Village.

Noise – The parking lot will result in varying levels of vehicular noise associated with cars and people arriving and departing. The noise levels would fluctuate throughout the day and would not result in a prolonged duration. It is likely that sound levels would be less than those associated with commercial uses and attendant activities. City staff has not received complaints from residents regarding the existing Pacific Cove Parking Lot use. If complaints are received, the City could consider limiting the hours the parking lot is open to the public.

There will be temporary increases in existing noise levels during the grading and construction. Construction would be of a limited duration and is expected to be completed within 45 to 60 working days. Construction related noise levels would vary through the day depending on the type of equipment that is in use at any one time. Construction is planned on weekdays between 8:00 AM and 5:00 PM. The construction project will not be operating on the weekends.

Drainage - This is one of the first major projects to be constructed which will need to meet all of the new storm water management practices. As a result of this a significant portion of the expense and work necessary to construct this temporary parking lot. The new law does not allow for any new development to increase the amount of runoff from the proposed development. The current design will reduce the runoff from this site.

The projects drainage plan will utilize a "Low Impact Development" porous pavement consist of permeable interlocking pavers and plastic grids filled with drain rock constructed over open-graded aggregate bases. The open graded aggregate bases temporarily store the collected runoff to allow the storm water to make contact with underlying soil for infiltration. Any excess runoff unable to infiltrate is then routed to a controlled outlet structure to regulate flow to 2 and 10 year storm events per Santa Cruz County Design Criteria. The details of the drainage system may need to be modified as the City's works through the process of obtaining a permit from Santa Cruz County Flood Control and Water Conservation District (Zone 5).

The City did receive a letter from the County of Santa Cruz regarding the storm water retention system and from the Department of Fish and Wildlife. A response to that letter has been prepared.

Parking Lot Operations - Pay stations will be provided for "Pay by Space" parking fee collection. It is anticipated that there potentially could be up to three shuttle bus stops and pay stations will be located at each stop. At least two pay stations will be provided at each location to deal with congested time and provide redundancy.

In order to construct the parking lot, approximately 165 linear feet of existing wood retaining walls will be removed and replaced with new retaining walls in several locations totaling approximately 90 linear feet. The walls will be constructed of wood and/or concrete with heights similar to existing retaining walls, which are generally 4-6 feet in height.

The City is planning for the parking lot to be used for the shuttle bus service which is required on weekends during the summer season. This site will, for the first time in all the years the shuttle bus has operated, provide a lot location which achieves desirable headways and should greatly increase the utilization of the bus. There could be up to three shuttle bus stops in the parking lot. It is expected that the shuttle bus will enter the parking lot at the Capitola Avenue entrance and exit the parking lot at the Bay Avenue exit. It will travel to a stop at the corner of Monterey Avenue and Capitola Avenue. It will continue down Capitola Avenue with a stop at the intersection of Stockton Avenue and Capitola Avenue. The bus will then proceed to the parking lot. Final details of the shuttle bus route and stops will be determined at a later date as the City finalizes this plan for operating the shuttle bus with the Coastal Commission.

As indicated above, the City intends to use the project site as a parking lot until such time that a permanent parking structure is developed on the adjacent City-owned public parking lot. At that time, potential uses for the project site will be identified and considered. No specific future uses of the property have been proposed as part of this application.

**RECOMMENDATION**

Staff recommends that the Planning Commission **approve** the resolution to certify the Negative Declaration and **approve** application #13-019 for a Coastal Permit, Architectural and Design Review Permit and Conditional Use Permit based on the following Conditions and Findings for Approval.

**CONDITIONS**

1. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions
2. All lighting shall be shielded and directed away from adjacent residential properties.
3. Measures must be in place to protect existing trees to be retained; especially the larger cypress and oak trees, in order to minimize damage to the trees and their root zones during construction as recommended by a certified arborist.
4. If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. Disturbance shall not resume until the significance of the archaeological resources is determined and appropriate mitigations to preserve the resource on the site are established. If human remains are encountered during construction or any other phase of development, work in the area of discovery must be halted, the Santa Cruz County coroner notified, and the provisions of Public Resources Code 5097.98-99, Health and Safety Code 7050.5 carried out. If the remains are determined to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours as required by Public Resources Code 5097.
5. Implement erosion control measures, including, but not limited to: conduct grading prior to the rainy season if possible; protect disturbed areas during the rainy season; implement other Best Management Practices (BMPs) during construction to protect water quality; and immediately re-vegetate disturbed areas.
6. Construction activity shall be limited to 8:00 a.m. to 5:00 p.m. Monday thru Friday. There will be no weekend work.
7. Final design details for retaining walls, landscaping, lights, drainage design and pavement materials shall be approved by the Community Development Director and Public Works Director.
8. Require implementation of "Best Management" construction practices to control dust and PM10 emissions during grading and site development. The MBUAPCD identifies the following construction practices to control dust:
  - Water all active construction areas at least twice daily;
  - Prohibit all grading activities during periods of high winds (over 15 mph);
  - Cover all trucks hauling dirt, sand or loose materials
  - Cover or water stockpiles of debris, soil and other materials which can be windblown;
  - Sweep streets if visible soil material is carried out from the construction site;
  - Plant vegetation grown cover in disturbed areas as soon as possible.

**Local Coastal Plan 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.*

- Public access will be improved by this proposed project. The proposed project is located inland of the beach area and within the existing city hall complex and is within walking distance to the beach. The project will increase the amount of available parking for beach visitor by 233 spaces. It will allow for a more desirable shuttle bus operation and reduce headway times. No easements for coastal access, or other public access ways, are required or necessary.

*(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;*

- This project will make it possible for more people to have access to the beach and its various recreational opportunities.

*(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 development is not located near the shoreline and is already a developed area; therefore the proposed project will not affect the shoreline process.

*(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, bluff top, 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 site is owned by the City of Capitola and is part of the existing City Hall Complex. The new parking lot will open this area to the public for its use.

*(E)(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 site is already developed and is located inland of the first public road; therefore the proposed development will not impede or block public access to local tidelands, public recreation areas, or other public coastal resources, or to see 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 development is located in an existing built-out area. The proposed project site is surrounded by the development of single-family homes or city hall. The proposed project will not adversely impact access and/or recreational opportunities.

*(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 will enhance visitor servicing 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 enhance public access to the beach. It will improve the operation of the shuttle bus system and should overall improve traffic congestion issues in the Village area.

*(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's design, site plan, landscaping, will be receiving an Architectural and Site Review permit from the Planning Commission.

*(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. Public views of Capitola's shoreline are not blocked by the project as there are no designated public viewing areas at the project site. 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;*

- Both water and sewer service are currently available and provided for the site. The site is currently served by sewer services and can accommodate the additional development.

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

- A fire hydrant is located nearby. Central Fire Department has an existing Station approximately 600-feet away from the site on Capitola Avenue. There will be no habitable or occupied structures as part of this development. The only structure on site is a rest room building.

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

- All lighting and plumbing fixed will meet the City's current green building standards.

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

- None are required.

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

- Not applicable.

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

- The project is outside of the City's identified Sensitive Habitat Zone and no natural or cultural resources are present.

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

- The project is outside of any identified sensitive habitat areas.

*(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. The new development will include a new drainage system which will comply with Storm Water Regulations.

*(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 located within a tsunami and flood zone but will contain no occupied structure other than rest room facilities.

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

- The proposed development is not located on or near 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;*

- Public Facilities are permitted in the MHP zoning district with a conditional use permit.

*(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, and project development review and development procedures.

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

- (h) The proposed development shall improve the availability of public parking.

**A. Conditional Use Permit Findings**

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

Community Development Department Staff and the Planning Commission have all reviewed the project. The project conforms to the development standards of the MHP (Mobile Home Park) Zoning District. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

**B. This project is being approved based on a Negative Declaration.**

An initial study and negative declaration have been prepared, circulated and certified for the project.

**C. 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 MHE (Mobile Home Exclusive) Zoning District and is permissible with the issuance of a Conditional Use Permit, carrying out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

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

Community Development Department Staff and the Planning Commission have all reviewed the project. The site has been used Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood.

**E. This project is categorically exempt under Section 15303 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.**

An initial study and negative declaration have been prepared, circulated, public notice and certified for this project. No adverse environmental impacts were discovered during review of the proposed project

**ATTACHMENTS**

- A. Initial Study and Negative Declaration
- B. Comment Letters Received
- C. Responses to Comment Letters Received (To be provided at the meeting.)
- D. Resolution to certify the Negative Declaration
- E. Project Plans

**Report Prepared By:** Susan Westman  
General Plan Coordinator

# **CITY OF CAPITOLA**

420 CAPITOLA AVENUE

CAPITOLA, CA 95010

PHONE: (831) 475-7300 FAX: (831) 479-8879

## ***INITIAL STUDY***

### **I. BACKGROUND INFORMATION**

**Project Title:** Lower Pacific Cove Parking Lot

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**Application No.:** Not Applicable

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**Project Location:** 426 Capitola Avenue

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**Name of Property Owner:** City of Capitola

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**Name of Applicant:** City of Capitola

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**Assessor's Parcel Number(s):** 035-141-33

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**Acreage of Property:** 3.4 acres

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**General Plan Designation:** R-MH – Residential, Mobile Homes

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**Zoning District:** MHE – Mobile Home Exclusive

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**Lead Agency:** City of Capitola

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**Prepared By:** Stephanie Strelow, Strelow Consulting

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**Date Prepared:** January 14, 2013

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**Contact Person:** Steve Jesberg, Public Works Director / Interim Community Development Director

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**Phone Number:** 831-475-7300

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## II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

### A. Environmental Setting and Surrounding Land Uses:

This project site is located along Capitola Avenue within the central portion of the City of Capitola, north of Capitola Village and adjacent to City Hall (see Figure 1). The site is located between the intersections of Riverview Drive / Capitola Avenue and the driveway of the former mobile home / Bay Avenue, just north of Monterey Avenue. The site is bordered by Capitola Avenue on the west, single-family homes on the north, Bay Avenue on the east, and the Pacific Cove public parking lot at City Hall on the south.

The site was formerly occupied by mobile homes, and some unoccupied mobile homes still exist on the property (see discussion below). Some paving and concrete pads also remain. A paved roadway traverses the site and extends from Capitola Avenue to Bay Avenue. The site is relatively flat on the western half of the site, with a slight upward slope upward toward Bay Avenue on the east. The site is enclosed by existing slopes with retaining walls in places. There numerous trees within the site and on adjacent slopes, though the majority are horticultural trees from former residential landscaping.

### B. Project Description

**Background.** The project site formerly housed the Pacific Cove Mobile Home Park that was in operation from the early 1960s to 2011. A storm drain through the project site failed in 2011, causing damage to some mobile homes and structures in Capitola Village. The City of Capitola decided to close the City-owned mobile home park. Because of the property damage from the March 2011 flood event, and the hazards posed by the park property, it was unlikely the park could be rebuilt to adequately protect life and property. Formerly, there were a maximum of 45 mobile homes on the site, but there were 42 when the park closed. The City is in the process of having the remaining units removed.

In 2011, the City completed conceptual studies for construction of a parking structure on the existing Pacific Cove parking lot, which is located adjacent to the project site on the south next to City Hall. The City is now proposing construction of a surface parking lot on the project site, referred to as the Lower Pacific Cove Parking Lot, to serve as a temporary parking lot until the permanent parking structure is constructed. At this time, it is expected that the proposed parking lot will be used for a period of up to five years or until such time that the planned parking structure is constructed and operational. Currently there is no schedule or funding for development of the parking garage.

The parking structure studies included traffic and parking demand estimates. The conceptual studies identified an alternative with approximately 560 parking spaces for a parking structure, which reflects current demand and parking shortfalls, as well as, future potential demand from other growth in Capitola Village. The upper parking lot currently has 232 existing spaces. A new parking structure of 560 spaces would result in an increase of 328 spaces. Parking demand in the Village during summer months currently exceeds parking supply by 176 spaces. Thus, the proposed temporary Lower Pacific Cove parking lot would be providing needed spaces to help fill the identified existing parking supply deficit in the area.



**Project Elements.** The project consists of construction of a 233-space surface public parking lot to increase the supply of parking for visitors to the Capitola Village area. The site plan is shown on Figure 2. (The site plan shows 227 spaces, but the layout may be slightly modified, and this analysis conservatively assumes a total of 233 spaces.) Access will be provided from both Capitola Avenue and Bay Avenue. Vehicular access will be provided via an existing all-way stop intersection Riverview Drive and Capitola Avenue. Access from Bay Avenue will be provided just north of the street's intersection with Monterey Avenue via an existing driveway that will be improved as part of the project. Pay stations will be provided for "Pay by Space" parking fee collection. Shuttle stops also be provided for the Village Beach Shuttle operations during the summer weekends. The lot will include a pedestrian walkway with access to Bay Avenue, as well as landscaping, although a landscaping plan has not yet been prepared.

The project also includes renovation of an existing restroom facility near the center of the site to provide public restrooms. Up to five outdoor showers are planned at the restroom. Additionally, the project includes relocation of an existing mobile coach (approximately 1,200 square feet) to an area adjacent to Capitola Road that will be used for a City Police Department office and storage.

In order to construct the parking lot, approximately 165 linear feet of existing wood retaining walls will be removed, and new (or replacement) retaining walls will be installed in several locations as shown on Figure 2, totaling approximately 90 linear feet. The walls will be constructed of wood and/or concrete with heights similar to existing retaining walls, which are generally 4-6 feet in height.

As indicated above, the City intends to use the project site as a parking lot until such time that a permanent parking structure is developed on the adjacent City-owned public parking lot. At that time, potential uses for the project site will be identified and considered. No specific future uses of the property have been proposed at this time.

**Construction Methods, Equipment and Schedule.** Construction is expected to commence in the spring of 2013. Construction activities would occur between 8:00 AM and 5:00 PM, Monday through Friday. The project is expected to be completed within 45-60 days.

### C. **Agencies whose approval is required (and permits needed)**

The City of Capitola is the lead agency and responsible for approving a coastal permit and conditional use permit for the proposed work. Other agencies whose approval is required include:

- California Regional Water Quality Control Board: Review Notice of Intent and Storm Water Pollution Prevention Plan filed by Applicant
- Santa Cruz County Sanitation District: Review Restroom Building Plans
- Santa Cruz County Flood Control and Water Conservation District Zone 5: Approval of Drainage Plan

FIGURE 1: Project Location



SOURCE: Imagine Capitola – City of Capitola General Plan Update

FIGURE 2A: Site Plan – Western Half of Site

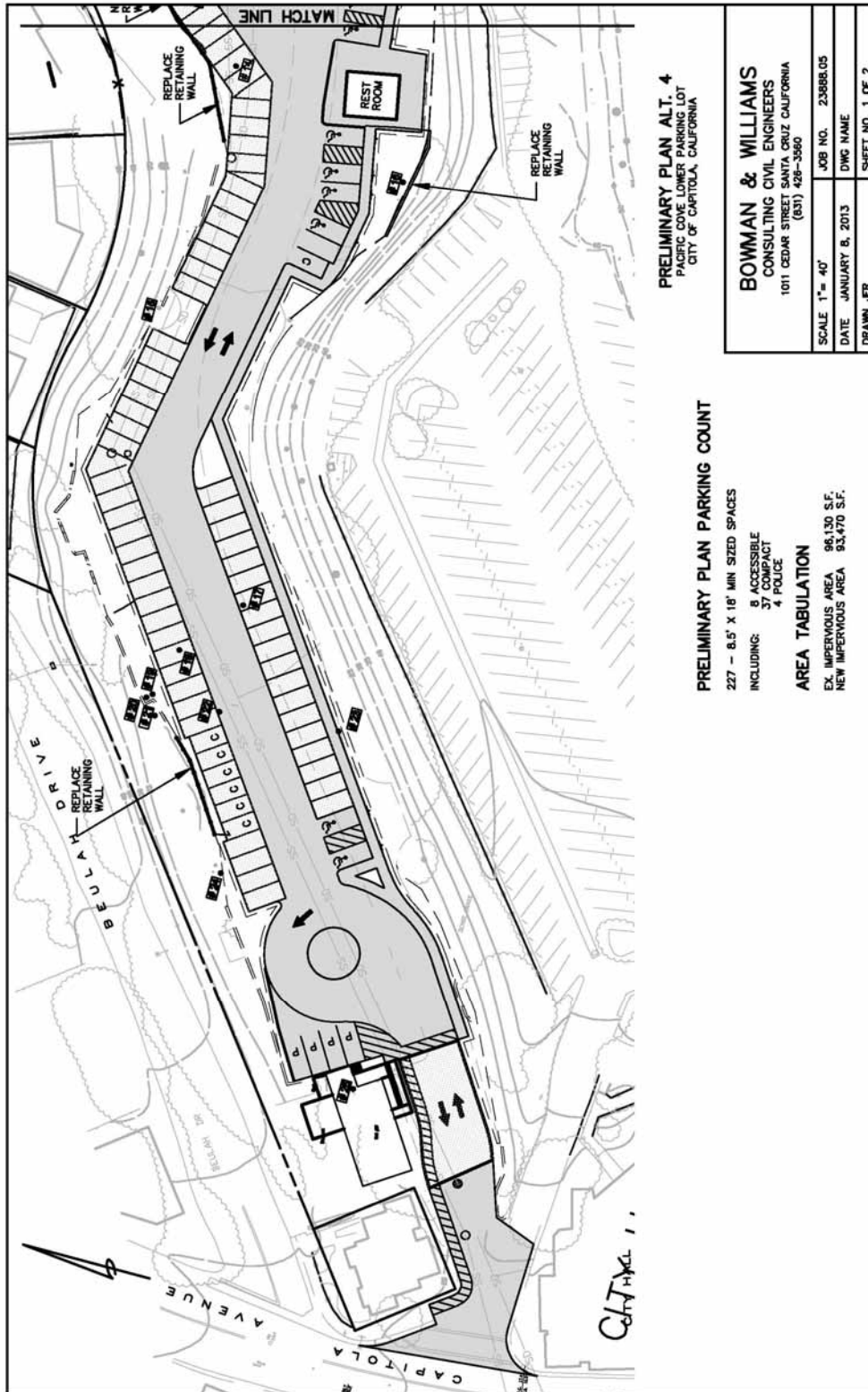
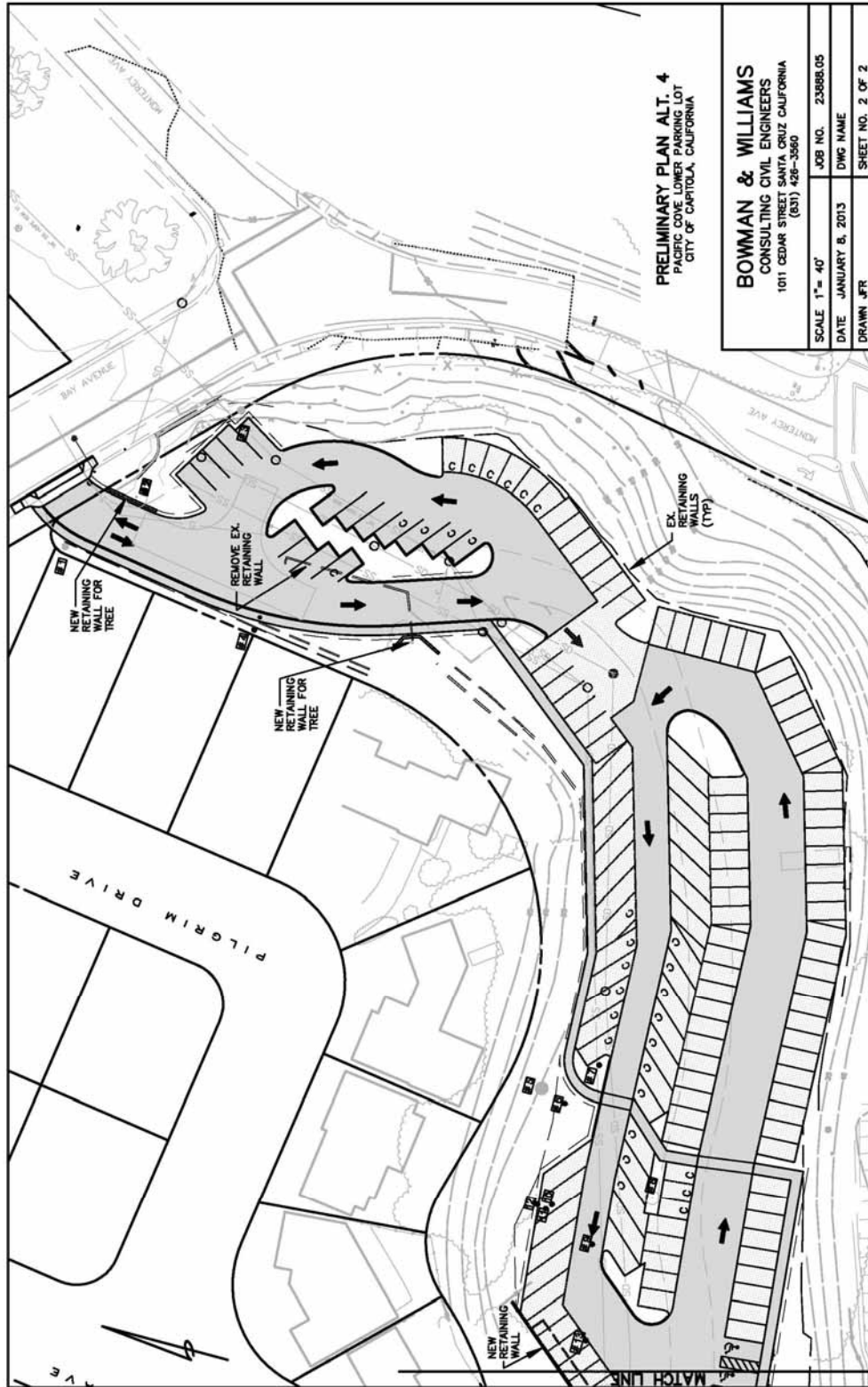


FIGURE 2B: Site Plan – Eastern Half of Site



PRELIMINARY PLAN ALT. 4  
 PACIFIC COVE LOWER PARKING LOT  
 CITY OF CAPITOLA, CALIFORNIA

**BOWMAN & WILLIAMS**  
 CONSULTING CIVIL ENGINEERS  
 1011 CEDAR STREET SANTA CRUZ CALIFORNIA  
 (831) 426-3550

SCALE 1" = 40'	JOB NO. 23688.05
DATE JANUARY 8, 2013	DWG NAME
DRAWN JFR	SHEET NO. 2 OF 2

### III. ENVIRONMENTAL CHECKLIST

**Environmental Factors Potentially Affected by the Project:** The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

✓	Aesthetics		Agriculture & Forest 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

#### **Instructions:**

1. A brief explanation is required (see VI. "Explanation of Environmental Checklist Responses") 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 (see V. Source List, attached). 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 any 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 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.
5. Earlier Analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

- a) *Earlier analysis used.* Identify earlier analyses 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 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. The explanation of each issue should identify:
    - a) The significance criteria or threshold, if any, used to evaluation each question; and
    - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS. Would the project:</b>				
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?			✓	
<b>2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</b>				
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? (V.3)				✓
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?				✓

<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. 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:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Violate any air quality standard or contribute to an existing or projected air quality violation?			✓	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				✓
d) Expose sensitive receptors to substantial pollutant concentrations?			✓	
e) Create objectionable odors affecting a substantial number of people?				✓
<b>4. BIOLOGICAL RESOURCES. Would the project:</b>				
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, 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?				✓



<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	Potentially Significant Issues	Potentially Significant Unless 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?				✓
<b>5. CULTURAL RESOURCES. Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?				✓
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?				✓
<b>6. GEOLOGY AND SOILS. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</b>				
a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?				✓
b) Strong seismic ground shaking?			✓	
c) Seismic-related ground failure, including liquefaction?				✓
d) Landslides?				✓
e) Would the project result in substantial soil erosion or the loss of topsoil?				✓
f) Would the project 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?			✓	

<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Would the project 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?				✓
h) Would the project 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.				✓
<b>7. GREENHOUSE GAS EMISSIONS. Would the project:</b>				
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?				✓
<b>8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
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 ¼ 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 it 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 two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
<b>9. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
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 ground water table level (for example, 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 storm water drainage systems or provide substantial additional sources of polluted runoff?				✓
f) Otherwise substantially degrade water quality?			✓	
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? (V.1)				✓
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? (V.1)				✓
j) Inundation by seiche, tsunami, or mudflow?			✓	

<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. LAND USE AND PLANNING. Would the project:</b>				
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?				✓
c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?				✓
<b>11. MINERAL RESOURCES. Would the project:</b>				
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? (V.1)				✓
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? (V.1)				✓
<b>12. NOISE. Would the project result in:</b>				
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) 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?				✓

<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
<b>13. POPULATION AND HOUSING. Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
<b>14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</b>				
a) Fire protection?				✓
b) Police protection?				✓
c) Schools?				✓
d) Parks?				✓
e) Other public facilities?				✓
<b>15. RECREATION. Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

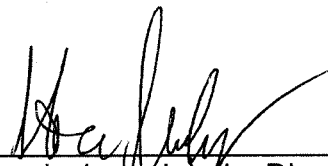
<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. TRANSPORTATION/TRAFFIC. Would the project:</b>				
a) Conflict with an applicable plan, ordinance 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 standard 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 (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?				✓
e) Result in inadequate emergency access?				✓
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (for example, bus turnouts, bicycle racks.)				✓
<b>17. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
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?				✓

<b>ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				✓
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				✓
b) 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 the past projects, the effects of other current projects, and the effects of probable future projects.)				✓
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

**IV. 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 or a potentially significant unless mitigated impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

  
 \_\_\_\_\_  
 Steve Jesberg, Interim Director  
 Community Development Department

1-14-13  
 \_\_\_\_\_  
 Date



## V. SOURCE LIST

1. City of Capitola.
  - a) Adopted September 28, 1989. *General Plan City of Capitola*. Prepared by Freitas + Freitas.
  - b) 1981 with amendments in October 2001 and January 2005. "Land Use Plan City of Capitola Local Coastal Program."
2. "Imagine Capitola" – City of Capitola General Plan Update.
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10. Persons Contacted:
- a) Steve Jesberg, City of Capitola Public Works Director / Community Development Interim Director
  - b) Susan Westman, City of Capitola General Plan Coordinator
  - c) Joel Ricca, Bowman & Williams, Project Engineer
  - d) Ron Duncan, Soquel Creek Water District

## VI. EXPLANATION OF ENVIRONMENTAL CHECKLIST RESPONSES

### 1. Aesthetics.

(a-b) Scenic Views and Resources. The proposed project is located within an existing developed area that is generally only visible from a few adjacent properties. The City’s General Plan identifies “vista points” along the coastal bluffs to the southeast of the project site. Panoramic views of the Monterey Bay, beaches, Capitola Wharf and Capitola Village are the prominent visual features in these areas of the mapped vista points.

The project site is not visible from a designated vista point nor is it within a scenic view. The project is situated between two vegetated slopes that serve to enclose the site. There are numerous trees on the slopes and at the top of the slope. Thus, the project site is mostly screened from views due to existing topography and vegetation.

The proposed project consists of construction of a surface parking lot with restroom and small office/storage building to be housed in a manufactured modular building. The project would not obstruct or remove scenic coastal views as none exist in the area.

The project will not result in removal of trees or other resources that might be considered scenic resources. Project construction will result in removal of 13 small, mostly horticultural trees, as further discussed below in subsection 4(e). However, these trees are not visually distinctive or prominent from public viewpoints and do not represent a significant or prominent visual element of the surrounding area, which is characterized by existing development and landscaping. Most of the trees are smaller horticultural trees within the interior of the site that are not visible from public locations. Therefore, the trees to be removed are not considered scenic resources, and the proposed project would not affect or remove scenic views or scenic resources. Furthermore, twelve trees within the site will be retained, including several larger trees: two Monterey cypress trees, one oak tree and one redwood tree. One cypress and redwood are located at the Monterey Avenue entrance.

(c) Visual Effects upon Surrounding Area. The visual quality of the project vicinity is currently characterized by primarily existing single-family residential development of varying sizes, age and building styles to the north of the site with City Hall and commercial uses in Capitola Village to the south. The site is generally bounded by vegetated slopes, and the interior of the site is not highly visible from either Capitola Avenue or Bay Avenue.

The proposed project consists of construction of a surface parking lot with a restroom building and small office building to be housed in a new or relocated mobile home. Thus, there would be no substantial above-ground structural development. The project would not be visible from any public areas due to the limited visibility of the site as discussed above. Thus, given limited visibility of the site and the low profile nature of the development (surface parking lot), the project would not result in a substantial degradation of the visual quality of the surrounding area.

(d) Creation of Light and Glare. The project site is bordered by residential development on the north that is situated at a higher elevation than the project site. There is generally a 15 foot elevation difference between the parking lot site and residences to the north.

*Impact Analysis.* Project construction will include lighting throughout the parking lot, but it will be oriented and designed to prevent offsite glare onto adjacent properties. Thus, the project would not result in creation of a new source of substantial light or glare that would adversely affect nighttime views in the area. Although specific design and placement of light fixtures has not been completed, the project description approved by the City Council calls for utilization of "downcast" lighting. According to information provided to City staff by the project engineer and consultants, parking lot lighting would typically include fixtures that are approximately 15 feet in height above finished grade and installed at 50 to 70 foot spacing intervals. The light poles may be flush with the top of the slope, but

the light fixtures will be downcast and will meet “Dark Sky” requirements.<sup>1</sup> This type of lighting will not create significant visual impacts on the surrounding neighborhood as the lighting would typically be shielded, directed downward and/or oriented so as not create offsite glare.

## 2. Agricultural and Forest Resources.

The project site is located in a developed urban area and is not in agricultural production or located adjacent to or near agricultural uses. The project site, as all of Capitola, is designated “Urban and Built-Up” by the California Department of Conservation Farmland Mapping and Monitoring Program (SOURCE V.3). Similarly, the project site, is not designated for Timberland Preserve and does not support trees that would be considered commercial timber resources. The proposed project would have no effects on agricultural or forest resources, and would not lead to conversion of agricultural or forest lands as none exist in the area.

## 3. Air Quality.

(a) Consistency with Air Quality Management Plan. The Monterey Bay Unified Air Pollution Control District’s regional Air Quality Management Plan (AQMP) establishes emission forecasts based on population forecasts developed by AMBAG. The project consists of a parking lot and would not result in new housing development or population growth. Thus, the project would not conflict with or obstruct implementation of the existing air quality management plan for the region.

(b) Project Emissions. The North Central Coast Air Basin (NCCAB), in which the project site is located, is under the jurisdiction of the Monterey Bay Air Pollution Control District (MBUAPCD) and includes Santa Cruz, Monterey and San Benito Counties. Under the Federal Clean Air Act, as of March 2006 the NCCAB is designated an attainment area for the federal 8-hour ozone standard. (The federal 1-hour ozone standard was revoked in the basin on June 15, 2005.) The basin is designated unclassified/attainment for all other Federal standards, including those for carbon monoxide, nitrogen dioxide, inhalable particulates (PM<sub>10</sub>), and fine particulates (PM<sub>2.5</sub>). Under the California Clean Air Act, the NCCAB is classified as nonattainment for the State 1-hour ozone standard. The air basin is also a nonattainment area for the State inhalable particulate (PM<sub>10</sub>) standard. The basin is an attainment area or is unclassified for all other State standards, including those for carbon monoxide, nitrogen dioxide, sulfur dioxide, and fine particulates (PM<sub>2.5</sub>).

*Impact Analysis.* The proposed project consists of construction of a 233-space public parking lot with a restroom and small office. The project would not result in permanent habitable structural development. Emissions from project

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<sup>1</sup> “Dark sky” standards have been developed by the International Dark-Sky Association (IDA), a non-profit organization founded in 1988, to preserve and protect the nighttime environment and heritage of dark skies through environmentally responsible outdoor lighting.

construction and operations would not result in a significant impact related to air quality as discussed below.

The project does not include operations that would result in stationary emissions. However, vehicle traffic and emissions will be associated with the operation of the proposed parking lot. According to the traffic analysis conducted for the project, the project could generate approximately 495 trips per day when the parking lot is fully utilized. This is a net increase in daily trips and reflects a deduction of trips based on the estimated daily trips from the former mobile home park at the project site. This is a worst-case estimate as the proposed parking lot will help accommodate an existing parking supply deficit within the Village, and some of the estimated project trips will be generated by vehicles already looking for a parking space. (See subsection 16 below for further discussion of traffic impacts.)

The URBEMIS-2007 program (Version 9.2.4) was used to calculate estimated daily vehicle emissions based on the estimated project trip generation. The results indicate that daily emissions would be substantially below MBUAPCD significance thresholds as summarized on Table 1. Thus, the project emissions would not violate current air quality standards or expose sensitive receptors to substantial pollutant concentrations, and therefore, would result in a less-than-significant impact related to air emissions.

**TABLE 1: Project Air Emissions**

Pollutant	Daily Total Project Emissions (lbs per day)	MBUAPCD Threshold [1]
ROG	3.18 pounds per day	137 pounds per day <sup>2</sup>
No <sub>x</sub>	3.93 pounds per day	137 pounds per day
CO	28.93 pounds per day	550 pounds per day
So <sub>2</sub>	0.02 pounds per day	150 pounds per day
PM <sub>10</sub>	19.22 pounds per day	82 pounds per day

[1] Per MBUAPD's CEQA Guidelines (SOURCE V.4b)

Project grading could result in generation of dust and PM<sub>10</sub> emissions. According to MBUAPCD's "CEQA Air Quality Guidelines" (as updated in February 2008), 8.1 acres could be graded per day with minimal earthmoving or 2.2 acres per day with grading and excavation without exceeding the MBUAPCD's PM<sub>10</sub> threshold of 82 lbs/day (SOURCE V.4b). The project site covers approximately 3.4 acres, which would be above the 2.2-acre per day

<sup>2</sup> MBUAPCD does not have a threshold for ROG, which are reactive organic gases – classes of organic compounds that react rapidly in the atmosphere to form photochemical smog or ozone. The MBUAPD has a significance threshold of 137 pounds per day of for VOC – volatile organic compounds, which are considered to be the primary compounds or precursors contributing to the formation of ozone (SOURCE V.5b). The URBEMIS program outputs are for ROG. There is a minor difference between the two, but the terms are mostly interchangeable.

threshold, although the entire site would not be graded. Additionally, grading would not occur all in one day, so it is likely that grading on any given day would be below the threshold. However, the results of the URBEMIS model indicate that PM<sub>10</sub> emissions from construction would be below the District's daily threshold. Thus, no significant dust generation, exceedances of the PM<sub>10</sub> threshold or significant emissions impacts would occur with project grading. Although mitigation measures are not required as a significant impact has not been identified, implementation of dust-suppression practices is recommended to prevent nuisances to nearby residents.

**RECOMMENDED CONDITION OF APPROVAL:** Require implementation of "Best Management" construction practices to control dust and PM<sub>10</sub> emissions during grading and site development. The MBUAPCD identifies the following construction practices to control dust:

- Water all active construction areas at least twice daily;
- Prohibit all grading activities during periods of high winds (over 15 mph);
- Cover all trucks hauling dirt, sand or loose materials.
- Cover or water stockpiles of debris, soil and other materials which can become windblown;
- Sweep streets if visible soil material is carried out from the construction site;
- Plant vegetative ground cover in disturbed areas as soon as possible.

Therefore, the project emissions related to construction and operation are considered less than significant, and the project would not violate current air quality standards or expose sensitive receptors to substantial pollutant concentrations.

(c) Cumulative Pollutant Increases. According to the MBUAPCD CEQA Guidelines, projects that are consistent with the "Air Quality Management Plan" (AQMP) would not result in cumulative impacts as regional emissions have been factored into the Plan (SOURCE V.4b). The MBUAPCD prepares air quality plans, which address attainment of the state and federal emission standards. These plans accommodate growth by projecting growth in emissions based on different indicators. For example, population forecasts adopted by AMBAG are used to forecast population-related emissions. These forecasts are then accommodated within the AQMP. As indicated above, the project is a public parking lot that would not result in new population growth, and thus, would not conflict with the adopted Air Quality Management Plan for the region.

(d) Sensitive Receptors. The project site is located within a developed area of the City of Capitola and is surrounded primarily by residential development, except for City Hall and commercial development to the south. As indicated above, the proposed project would not result in stationary emissions. Thus, the proposed project will not expose sensitive receptors to substantial pollutant concentrations.

Diesel particulate matter was identified as a toxic air contaminant (TAC) by the State of California in 1998. Following the identification of diesel as a TAC, the California Air Resources Board (CARB) developed a comprehensive strategy to control diesel PM emissions. The “Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles”—a document approved by CARB in September 2000—set goals to reduce diesel PM emissions in California by 75% by 2010 and 85% by 2020. This objective would be achieved by a combination of approaches (including emission regulations for new diesel engines and low sulfur fuel program). An important part of the Diesel Risk Reduction Plan is a series of measures for various categories of in-use on- and off-road diesel engines, which are generally based on the following types of controls:

- Retrofitting engines with emission control systems, such as diesel particulate filters or oxidation catalysts,
- Replacement of existing engines with new technology diesel engines or natural gas engines, and
- Restrictions placed on the operation of existing equipment.

Once the Diesel Risk Reduction Plan was adopted, the ARB started developing emission regulations for a number of categories of in-use diesel vehicles and equipment. In July 2007, the ARB adopted regulations for in-use, off-road diesel vehicles that will significantly reduce particulate matter emissions by requiring fleet owners to accelerate turnover to cleaner engines and install exhaust retrofits.

*Impact Analysis.* Project grading and construction could involve the use of diesel trucks and equipment that will emit diesel exhaust, including diesel particulate matter, which is classified as a toxic air contaminant. Adjacent residents and businesses would be exposed to construction-related diesel emissions, but activities that would use diesel equipment would be of temporary and of short-term duration. Thus, potential exposure to adjacent residents is considered a less-than-significant impact.

There are some existing residential units adjacent to the site on the north. Construction-related diesel emissions would be of limited duration (i.e., primarily during grading) and would be temporary. CARB has identified diesel exhaust particulate matter as a toxic air contaminant, and assessment of toxic air contaminant cancer risks is typically based upon a 70-year exposure period. Project excavation and construction activities that would utilize diesel-powered equipment would expose receptors to possible diesel exhaust for a very limited number of days (approximately 30 to 60 days). Because exposure to diesel exhaust will be well below the 70-year exposure period, and given the limited and short-term duration of activities that would use diesel equipment, construction-related diesel emissions are not considered significant. Furthermore, the State is implementing emission standards for different classes of on- and off-road diesel vehicles and equipment that applies to off-road diesel fleets and includes measures such as retrofits. Additionally, Title 13 of the California Code of Regulations (section 2485(c)(1)) prohibits idling of a diesel engine for more than five minutes in any location. Thus, the project would not expose sensitive

receptors to substantial pollutant concentrations, and potential exposure of sensitive receptors to diesel emissions and associated risks is considered a less-than-significant impact.

(e) Odors. The planned parking lot will not include activities that would create objectionable odors.

#### 4. Biological Resources.

(a-d) Special Status Species and Sensitive Habitats. The project site is located within a developed area of Capitola. The site was formerly developed and used as a mobile home park. There are no known biological resources on the project site or in the vicinity. The site is not mapped in the City's General Plan as being located in a riparian corridor or monarch butterfly grove (SOURCE V.1a). Thus, the project will have no effect on biological resources.

(e) Tree Removal. There are approximately 25 existing trees on or immediately adjacent to the project site that include mostly small ornamental trees planted as part of previous residential landscaping, except for two large Monterey cypress, two oak trees and one redwood tree, all of which are mostly located near the entrances from both Capitola and Monterey Avenues. An arborist has prepared an inventory of these 25 trees with some notes on the condition of the trees. There are also numerous trees on the slopes bordering the project site.

Chapter 12.12 of the City's Municipal Code includes provisions to protect trees within the City with a policy "to protect the locally significant, scenic and mature trees as listed in the heritage tree list" to be adopted pursuant to this chapter. A "heritage" tree is any locally significant, scenic and mature tree growing on public or private property that is listed on the city's adopted heritage tree list.

The trees on the project site are not considered "heritage" trees under City of Capitola regulations (Chapter 12.12 – Community Tree and Forest Management) as they are not on an adopted list. However, removal of non-heritage trees requires a permit pursuant to section 12.12.160 of the City's Municipal Code with the following findings pursuant to section 12.12.1890:

1. The tree removal is in the public interest based on one of the following:
  - a. Because of the health or condition of the tree, with respect to disease infestation, or danger of falling;
  - b. Safety considerations; or
  - c. In situations where a tree has caused, or has the potential to cause, unreasonable property damage and/or interference with existing utility services.
2. All possible and feasible alternatives to tree removal have been evaluated, including, but not limited to undergrounding of utilities, selective root cutting, trimming and relocation.
3. The type, size and schedule for planting replacement trees are specified and shall be concurrent with the tree removal or prior to it.



4. The removal of the tree would not be contrary to the purposes of Chapter 12.12 – “Community Tree and Forest Management” and Chapter 17.95 – Environmental Sensitive Habitats.
5. Replacement trees in a ratio of two to one as needed to ensure that with replacement trees, a canopy coverage of at least fifteen percent will result, and location(s) for tree replanting are selected, and/or as a last resort, in-lieu fees have been paid as a condition of the permit in accordance with Section 12.12.190. Replacement trees and/or in-lieu fees are not required if post-removal tree canopy coverage on the site or parcel will be thirty percent or more.

*Impact Analysis.* The proposed project will result in removal of 13 small trees, but none are considered heritage trees under City regulations. All of the trees are horticultural trees, except for two small oak trees. Tree removal would not conflict with City regulations with approval of a permit and replanting replacement trees as required by City regulations. However, replacement trees or in-lieu fees are not required if post-removal tree canopy coverage is 30% or more as indicated above. The trees on the slopes bordering the parking lot site appear to provide the majority of the existing tree canopy coverage, and these trees will be retained. There is no proposed landscaping plan at this time. City staff will make a final determination as to the number of replacement trees to be provided, and the City has indicated that a landscaping plan will be developed for the project. Thus, it appears that planned tree removal and subsequent replanting as part of the project landscaping plan would not conflict with City regulations.

Twelve onsite trees will be retained including the two large Monterey cypress trees, one oak tree, one redwood tree and several other smaller horticultural trees. The arborist review noted that grading and trenching within the “critical root zones” of these trees should be minimized, and that each requires regular professional maintenance if they are to be preserved (SOURCE V.6). Although mitigation measures are not warranted as a significant impact has not been identified, the following Condition of Approval is recommended.

**RECOMMENDED CONDITION OF APPROVAL:** Implement measures to protect existing trees to be retained, especially the larger cypress and oak trees, in order to minimize damage to the trees and their root zones during construction as recommended by a certified arborist review.

(f) Conflicts with Plans. There are no adopted Habitat Conservation Plans in the vicinity.

5. **Cultural Resources.** The project site was formerly a mobile home park, but most of the former homes have been removed. There are no structures on the site that would be considered historical resources.

(b.d) Archaeological Resources. The project site is not within a mapped area of archaeological sensitivity as depicted in the City’s General Plan/Local Coastal Program. The project consists of development of a parking lot that would involve some grading. However, the site has been previously graded and disturbed, and the

preliminary geotechnical investigation identified fill soils throughout the site. It is not expected that archeological resources would be encountered during the limited grading for and construction of the parking lot and associated facilities. Thus, there would be no impacts to cultural resources, and no mitigation measures are required. However, the following Condition of Approval is recommended in the event that unknown resources are discovered during project grading and excavation.

**RECOMMENDED CONDITION OF APPROVAL:** If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. Disturbance shall not resume until the significance of the archaeological resources is determined and appropriate mitigations to preserve the resource on the site are established. If human remains are encountered during construction or any other phase of development, work in the area of discovery must be halted, the Santa Cruz County coroner notified, and the provisions of Public Resources Code 5097.98-99, Health and Safety Code 7050.5 carried out. If the remains are determined to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours as required by Public Resources Code 5097.

(c) Paleontological/Unique Geological Resources. No unique geologic features have been identified in plans or observed on the site. The limited grading for the proposed public parking lot will have no effect on any unanticipated paleontological resources as the site has been previously disturbed with former placement of fill soils throughout the site.

## 6. Geology and Soils.

(a-d) Seismic and Geologic Hazards. The project site is located in a seismically active region of California. There are no active faults which underlie the City of Capitola, but active faults are located nearby in the Santa Cruz Mountains and offshore in Monterey Bay (SOURCE V.1a & V.2d). The regional faults of significance potentially affecting Capitola include the San Andreas, the Zayante, and the Palo Colorado-San Gregorio.

The most probable seismic hazards to Capitola are from the San Andreas Fault (in the Santa Cruz Mountains) and, further south, the Palo Colorado-San Gregorio fault. Seismic historical records of the area show that earthquakes of 6.5 – 7.0 magnitude occur periodically on the San Andreas Fault. The main trace of the San Andreas Fault is approximately nine miles northeast of Capitola. One of the largest earthquakes in the Santa Cruz area occurred on October 17, 1989 due to movement on this fault and measured 7.1 on the Richter scale. The epicenter of the Loma Prieta earthquake was approximately five (5) miles southeast of Capitola (SOURCE V.2d).

The Zayante fault is located approximately five miles northeast of Capitola, and the Palo Colorado-San Gregorio is located approximately 14 miles southwest of Capitola. The California Division of Mines and Geology considers the Zayante fault active (SOURCE V.2d). The Palo Colorado-San Gregorio fault is not well understood, but is considered potentially active with an estimates maximum credible magnitude of 7.7 and a recurrence level of 800+ years (Ibid.).

The primary seismic hazard that could affect the project is seismic shaking. The site is located in an area subject to high seismic shaking hazards according to maps in the City's General Plan (SOURCE V.1a). Liquefaction, differential compaction of near surface soils, and lateral spreading can present seismic hazards during earthquakes. Soil liquefaction occurs when loose, saturated sandy soil deposits lose internal strength and transform from a solid to a liquefied state due to reduced stresses within the soils mass. According to maps prepared for the General Plan update, the site is in a high liquefaction potential zone (SOURCE V.2d). The project site is located within a developed urban area, and there are no accounts of landslides in the geotechnical report; adjacent slopes are supported by retaining walls.

The California Building Standards Code (CBC) design standards have a primary objective of ensuring public safety and a secondary goal of minimizing property damage and maintaining function during and following a seismic event. The CBC prescribes seismic design criteria for different types of structures, and provides methods to obtain ground motion inputs. The CBC also requires analysis of liquefaction potential, slope instability, differential settlement, and surface displacement due to faulting or lateral spreading for various categories of construction. Recognizing that the risk of severe seismic ground motion varies from place to place, the CBC provisions vary depending on location within the state.

*Impact Analysis.* The project site is located in an area of high seismic activity and will be subject to strong seismic shaking during an earthquake. However, the project does not involve construction of habitable residential structures that would be at risk or which would place people at risk, and no seismic issues were identified in the geotechnical review for the proposed temporary parking lot. The geotechnical investigation evaluated only the parking lot and includes recommendations for removal of surface fill soils and replacement with engineered soils, which will be implemented as part of project design and construction. The restroom facility and small office subject would be subject to applicable CBC requirements, which set forth structural design parameters for buildings to withstand seismic shaking without substantial structural damage. Structures built in accordance with the latest edition of the CBC and recommendations in the required geotechnical report have an increased potential for experiencing relatively minor damage which should be repairable. Thus, this is considered a less-than-significant impact.

(e.g) Soils and Erosion. A preliminary project geotechnical investigation was conducted that included soil test borings. The surficial geology in the project area is mapped as Alluvial Deposits with Older FloodPlain Deposits (SOURCE V.7). The soil

test borings did not encounter native soils, but encountered a variety of fill soil types (Ibid.). All investigated areas were underlain by at least 2.5 to 6.5 feet of fill that appeared relatively loose. The presence of fill soils is the primary consideration at the site, which could lead to settlement without removal and recompaction (Ibid.). The geotechnical review provides three options to consider with varying degrees of removal of fill and recompaction of soils.

According to the 1980 Soil Conservation Survey of Santa Cruz County (U.S. Department of Agriculture), the soils on the project site and surrounding area have a moderate shrink-swell potential. However, the project does not involve construction of habitable structures that would be at risk, and the geotechnical review indicated that onsite soils consist of 2.5 to 6.5 feet of fill.

*Impact Analysis.* Soils with potential shrink-swell conditions could result in structural damage if not properly designed. The geotechnical report sets forth recommendations for site preparation and design requirements, including removal of fill soils and replacement with engineered soil. Thus, impacts related to soils constraints are considered less-than-significant.

The onsite project soils are classified as having a slight to moderate erosion hazard. Project development will include excavation and grading, although the project site is relatively flat and located within a developed urban area. Approximately 1,100 cubic yards of material will be excavated with 1,150 cubic yards of fill for grading existing to finish grades. Additionally, approximately 1,700 cubic yards will be removed and exported to remove existing fill soils with imported replacement soils. Approximately 2,150 cubic yards of asphalt pavement with base and 1,548 cubic yards of rock for porous pavement will be imported.

Project excavation could result in potential off-site transport of sediments into the municipal storm drain system. The project site is not located adjacent to existing water bodies. Grading is typically subject to approval of a permit with identification of erosion control measures. Under City regulations, public works projects are exempt from a permit where the City provides inspections. However, The project will be required to prepare and implement Stormwater Pollution Prevention Plan (SWPPP) to prevent water quality degradation during construction, as well as a Drainage Plan that will include post-construction erosion control measures. With implementation of standard erosion control measures and Stormwater Pollution Prevention Plan (SWPPP), the potential for offsite erosion and inadvertent transport of soils into the municipal storm drain system is considered less-than-significant. (See subsection 9(f) above for further discussion of SWPPPs.) Although mitigation measures are not required, the following Condition of Approval is recommended.

**RECOMMENDED CONDITION OF APPROVAL:** Implement erosion control measures, including, but not limited to: conduct grading prior to the rainy season if possible; protect disturbed areas during the rainy season; stockpile excavated and fill soils away from storm drain outlets;

implement other Best Management Practices (BMPs) during construction to protect water quality; and immediately revegetate disturbed areas.

(h) Soil Suitability for Septic Systems. The project is a parking lot. Public restrooms will be provided that are connected to a public sanitary sewer line. Septic systems are not utilized in the City of Capitola.

## 7. Greenhouse Gas Emissions.

(a) Greenhouse Gas Emissions. Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of greenhouse house gas (GHG) emissions in the atmosphere. Greenhouse gases trap heat in the atmosphere, which in turn heats the surface of the Earth. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities (SOURCE V.9b).

The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide (SOURCE V.9b). The primary contributors to GHG emissions in California (as of 2008) are transportation (about 37%), electric power production (24%), industry (20%), agriculture and forestry (6%), and other sources, including commercial and residential uses (13%) (SOURCE V.9c). Approximately 81% of California's emissions are carbon dioxide produced from fossil fuel combustion (SOURCE V.9d).

The State of California passed the Global Warming Solutions Act of 2006 (AB32), which seeks to reduce GHG emissions generated by California. The Governor's Executive Order S-3-05 and AB 32 (Health & Safety Code, § 38501 et seq.) both seek to achieve 1990 emissions levels by the year 2020. Executive Order S-3-05 further requires that California's GHG emissions be 80 percent below 1990 levels by the year 2050. AB 32 defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrocarbons, perfluorocarbons and sulfur hexafluoride.

The California Air Resources Board (CARB) is the lead agency for implementing AB32. In accordance with provisions of AB 32, CARB has completed a statewide Greenhouse Gas (GHG) Inventory that provides estimates of the amount of GHGs emitted to, and removed from, the atmosphere by human activities within California. In accordance with requirements of AB32, a Scoping Plan was adopted by CARB in December 2008. The Scoping Plan identifies 18 emissions reduction measures that address cap-and-trade programs, vehicle gas standards, energy efficiency, low carbon fuel standards, renewable energy, regional transportation-related greenhouse gas targets, vehicle efficiency measures, goods movement, solar roofs program,

industrial emissions, high speed rail, green building strategy, recycling, sustainable forests, water and air (SOURCE V.9a).

*Impact Analysis.* The proposed project will not result in the construction of new structures that would result in permanent, ongoing traffic and energy related emissions. However, the proposed project would result in a new parking lot with associated vehicle emissions. Vehicle emissions calculated as part of the URBEMIS program (see subsection 3b above) indicate that approximately 0.94 metric tons per of carbon dioxide emissions per day would be result from the project under full operations, which is equivalent to approximately 345 MT CO<sub>2</sub>e/yr. Assuming an average annual parking lot use of nearly 20% based on the use of the existing adjacent Pacific Cove Parking Lot, the project could result in carbon dioxide emissions of approximately 70 metric tons per year.

To date, no state agency has adopted significance criteria for GHG emissions. On December 30, 2009, the Natural Resources Agency adopted the CEQA Guidelines Amendments addressing greenhouse gas emissions, but these amendments do not specify significance thresholds for GHG emissions. In June 2010, the Bay Area Air Quality Management District (BAAQMD) in the San Francisco Bay area adopted revised its CEQA Guidelines, which include thresholds of significance for greenhouse gas emissions. The BAAQMD was the first regional air district to adopt numeric thresholds for greenhouse gas emissions from residential and commercial projects. The guidelines identified 1,100 MT CO<sub>2</sub>e/yr<sup>3</sup> or 4.6 MT/year per service population (residents/employees) as a numeric emissions level below which a project's contribution to global climate change would be less than "cumulatively considerable"<sup>4</sup>.

The project site is located within the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD), which to date, has not adopted significance criteria or thresholds. In June 2011, the MBUAPCD initiated a process to develop GHG emission thresholds for project and plan level impact analyses. In April 2012, District staff recommended a threshold of 10,000 metric tons (MT) of CO<sub>2</sub>e per year for stationary source projects and a threshold of 2,000 MT CO<sub>2</sub>e per year for land-use projects (SOURCE V.4d). A GHG threshold has not yet been adopted by the MBUAPCD, but is expected to be taken to the District Board of Directors in 2013.

Although, the MBUAPCD has not yet adopted GHG emission significance thresholds, the project's estimated GHG emissions are well below the significance threshold of 2,000 metric tons per year being considered by the

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<sup>3</sup> Carbon dioxide equivalent in metric tons; one metric ton = 2,204.62262 pounds.

<sup>4</sup> In March 2012, the Alameda County Superior Court issued a judgment finding that the Air District had failed to comply with CEQA when it adopted the Thresholds. The Court did not determine whether the Thresholds were valid on their merits, but found that the adoption of the Thresholds was a project under CEQA and order the District to set aside the Thresholds until it complied with CEQA. The District has appealed the decision, but is no longer recommending use of the Thresholds (per BAAQMD website: <http://www.baaqmd.gov/Divisions/Planning-and-Research/CEQA-GUIDELINES/Updated-CEQA-Guidelines.aspx>).

MBUAPCD, and thus, the potential project-level GHG emissions are considered less than significant and less than cumulatively considerable. Additionally, these emissions are expected to be at least partially offset with implementation of the State's Scoping Plan strategies to improve fuel and vehicle efficiency standards. The project will also serve the Capitola Beach Shuttle operations. Therefore, greenhouse gas emissions resulting from development of the project are not considered significant, and the project's incremental effect is less than cumulatively considerable.

(b) Conflict with Applicable Plans. The project would not conflict with implementation of state plans adopted for the purpose of reducing greenhouse gas emissions. The City of Capitola is in the process of updating its General Plan and preparing a Climate Action Plan to address citywide greenhouse emissions, but a plan has not been completed or adopted.

- 8. Hazards.** The proposed public parking lot project would not involve the use, disposal or emission of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. The site location and scale have no impact on emergency response or emergency evacuation. The site is not located near an airport or airstrip.

**9. Hydrology.**

(a-b) Water Quality Standards and Groundwater. The project is located on formerly developed site within a developed area and will not affect groundwater recharge. The project is a public parking lot that will not result in discharges or potential violations of water quality standards.

(c-e) Drainage. The project site was formerly developed with a mobile home park and will be converted to a temporary paved parking lot. Calculations provided by the project engineer that impervious surfacing on the site will decrease from approximately 96,130 square feet to 93,470 square feet. Thus, stormwater runoff from site would also be reduced.

Site drainage will be directed to an existing 72-inch storm drain that goes through the site and is part of the Nobel Gulch storm drain system. Noble Gulch flows into Soquel Creek at the Village. Approximately 30 years ago, the last approximately 2,000 feet of the Gulch (west of Bay Avenue) was diverted via a 72-inch drainage pipe that extends under the project site. During a heavy storm in March of 2011, rushing water overwhelmed the drainage pipe creating an upwards surge that tore apart the ground beneath several mobile homes and caused flooding and damages in Capitola Village (SOURCE V.2d). A joint City-County project to repair the storm drain is underway and is expected to be completed by February 15, 2013.

(f) Water Quality. The City's Local Coastal Plan seeks to protect and improve the water quality in the Monterey Bay. Within urbanized areas such as the City of

Capitola, pollutants frequently associated with storm water include sediment, nutrients, oil and grease, heavy metals, and litter. The primary sources of storm water pollution in urban areas include automobiles, parking lots, landscape maintenance, construction, illegal connections to the storm water system, accidental spills and illegal dumping.

Urban runoff and other “non-point source” discharges are regulated by the 1972 Federal Clean Water Act (CWA), through the National Pollutant Discharge Elimination System (NPDES) permit program that has been implemented in two phases through the California Regional Water Quality Control Boards (RWQCB). Phase I regulations, effective since 1990, require NPDES permits for storm water discharges for certain specific industrial facilities and construction activities, and for municipalities with a population size greater than 100,000. Phase II regulations expand the NPDES program to include all municipalities with urbanized areas and municipalities with a population size greater than 10,000 and a population density greater than 1,000 persons per square mile. Phase II regulations also expand the NPDES program to include construction sites of one to five acres.

Cities and districts maintaining stormwater systems must obtain coverage under a NPDES stormwater permit and implement stormwater pollution prevention plans or stormwater management programs (both using best management practices) that effectively reduce or prevent the discharge of pollutants into receiving waters. For most jurisdictions, the best management practices have resulted in higher operations and maintenance costs for their stormwater systems. The City of Capitola is working on a joint effort with other jurisdictions to develop guidelines to implement the state’s requirement for storm water retention on new construction sites (SOURCE V.2d).

*Impact Analysis.* Project runoff would not result in significant water quality degradation as the project drainage plan will utilize a “Low Impact Development” (LID) design using porous pavements to treat and detain new site runoff. The porous pavements consist of permeable interlocking pavers and plastic grids filled with drain rock constructed over open-graded aggregate bases. The open-graded aggregate bases temporarily store the collected runoff to allow the stormwater to make contact with the underlying soil for infiltration. Any excess runoff unable to infiltrate is then routed to a controlled outlet structure to regulate flow to 2 and 10 year storm events per Santa Cruz County Design Criteria. Thus, impacts to water quality would be less than significant with the proposed drainage designs.

Potential erosion associated with grading is addressed in subsection 6(e,g) above. Furthermore, construction activity on projects that disturb one or more acres of soil must obtain coverage under the State’s General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ). Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list best management practices (BMPs) that the discharger will use



to protect storm water runoff and the placement of those BMPs. Because the project site size is over one acre, the project must file a Notice of Intent (NOI) with the Regional Water Quality Control Board and abide by the state regulations outlined in the general permit and implement best management practices to the maximum extent practicable.

(g-j) Flood and Tsunami Hazards. The project site is located within a 100-year floodplain (SOURCE V.1a and V.2b) and in an area identified as being subject to tsunami hazards (SOURCE V.2b). However, the project is a parking lot and will not result in habitable development or expose people or structures to these hazards. Furthermore, the proposed project would not worsen the potential for flood or tsunami damage.

- 10. Land Use and Planning.** The project is located within a developed area of the city of Capitola, and is located on a site that was formerly developed as a mobile home park. The proposed project consists of construction of a temporary public parking lot that will remain in use until such time as a parking structure is developed on the adjacent Pacific Cove Parking Lot site. The proposed project would not divide an established community. There are no known Habitat Conservation or Natural Community Conservation Plans that would be applicable to the site.

(b-c) Consistency with Local Policies/ Plans. The project site is designated for mobile home residential uses in the City's General Plan and Zoning Ordinance. The MHE (Mobile Home Exclusive) zone district allows public facilities with the issuance of a use permit. A small area of the project site along Capitola Avenue is located in the coastal zone. The project does not conflict with any policies or regulations adopted for the purpose of avoiding or mitigating an environmental impact. The project is consistent with the General Plan's objective to encourage development of convenient parking facilities consistent with anticipated demand (Circulation, Chapter 9).

- 11. Mineral Resources.** The General Plan determined that no known mineral resources were located within the General Plan Area which would be of value to the region or state, and the site is already developed with a residential use.

**12. Noise.**

(a-c) Noise Exposure and Permanent Noise Increases. The proposed parking lot would not expose people to severe existing noise levels as no habitable structures will be constructed. The project site is not located near an airport or private airstrip. The use of a parking lot will result in varying levels of vehicular noise associated with cars and people arriving and departing and associated. However, sound levels would fluctuate throughout the day and would not result in a prolonged duration. It is likely that sound levels would be less than those associated with permanent residential or commercial uses and attendant activities. Furthermore, City staff has indicated that there have not been complaints from residents regarding the existing Pacific Cove

Parking Lot use. Therefore, any sounds arising from the proposed parking lot would not be expected to generate substantial increases in ambient noise levels or result in a significant impact.

(b,d) Temporary Noise and Vibration. There will be a temporary increase in existing noise levels during grading and construction. However, construction would be of limited duration and is expected to be completed within 45 to 60 days. Construction-related noise levels would vary throughout the day depending on the type of equipment that is in use at any one time. Construction is planned on weekdays between 8 AM and 5:00 PM. Because impacts would occur only during daylight hours and are temporary and of limited duration, impacts are considered less-than-significant.

**13. Population and Housing.** The proposed temporary public parking lot project will not result in habitable structures or new population growth. The project site was a former mobile home park that was closed in 2011 after flood damage from a failed storm drain. The park has been closed since then with some removal of mobile homes; removal of the remaining unoccupied and damaged units is underway. The project will not result in displacement of residents or housing.

**14-15. Public Services & Recreation.** The proposed public parking lot project will not result in habitable structures or new population growth, and thus would not result in a demand for public services or recreation. The project will include a small onsite office for the City Policy Department

**16. Transportation/Traffic.**

(a-b,f) Traffic and Circulation. The project site is located between Capitola and Monterey Avenues, just north of Capitola Village. Capitola Avenue and nearby Bay Avenue are identified as arterial streets in the City's existing General Plan, and Monterey Avenue is identified as a "minor" arterial in the background reports prepared for the General Plan Update that is in progress (SOURCE V.2b). There are no signalized intersections in the project vicinity; stop signs control intersection movements along Capitola and Bay Avenues. There are no congestion management programs in effect in Capitola or county of Santa Cruz.

Intersection traffic operations were evaluated based on the Level of Service (LOS) concept. LOS is a qualitative description of an intersection and roadway's operation, ranging from LOS A to LOS F. Level of service "A" represents free flow un-congested traffic conditions. Level of service "F" represents highly congested traffic conditions with unacceptable delay to vehicles on the road segments and at intersections. The intermediate levels of service represent incremental levels of congestion and delay between these two extremes. The City of Capitola General Plan has established LOS D as the acceptable standard for overall traffic operations at intersections in the Village Area and LOS C everywhere else (SOURCE V.1a).

A traffic analysis conducted for the project found four of the study intersections operate at an acceptable LOS as summarized on Table 2. The Monterey Avenue/Park Avenue intersection currently operates at a LOS D, which does not meet the City's existing standard of C. The Capitola Avenue/Stockton Avenue intersection currently operates at a LOS E, which does not meet the City's existing standard of D for intersections in the Village.

**TABLE 2: Intersection Levels of Service**

Intersection	PM Peak Hour LOS (Delay in seconds)	
	Existing	With Project
Capitola Ave./Bay Ave.	C (21.4)	C (24.6)
Capitola Ave./Riverview Dr.	B (10.2)	B (10.6)
Capitola Ave./Stockton Ave.	<b>E (38.8)</b>	<b>E (42.8)</b>
Monterey Ave./Bay Ave.	B (11.3)	B (11.7)
Bay Ave./Project Entrance		Driveway: A (0.9) Worst Approach: B (12.7)
Monterey Ave./Park Ave.	<b>D (27.4)</b>	<b>D (32.7)</b>
SOURCE: RBF Consulting, January 2013		

*Impact Analysis.* The proposed project is estimated to result in an increase in daily traffic and PM peak hour trips. However, as discussed below, increased traffic associated with the project would not result in substantial increases in congestion or deterioration of intersection operations. Thus, traffic generated as a result of the project is considered a less-than-significant impact.

The proposed surface parking lot will provide a total of up to 233 public parking spaces (including accessible parking spaces), and will replace the former mobile home park that was located at the project site. Vehicular access will be provided at two full movement driveways off of Bay Avenue and Capitola Avenue. The west access driveway is located at the existing all-way stop controlled intersection of Riverview Drive / Capitola Avenue, and the east driveway is located at an existing driveway off Bay Avenue just south of Monterey Avenue.

The project is estimated to turn over one third of the parking spaces in the PM peak hour. Trips to and from the former mobile home site will be removed from the road network once the proposed parking lot is constructed. The proposed project is estimated to result in a net increase of 495 daily trips and 134 weekday PM peak hour trips based on trip generation rates for uses published by the Institute of Transportation Engineers (SOURCE V.8a). Traffic from the former mobile home park was deducted from the total trips generated by the proposed parking lot project.

The project trip generation is conservatively high. As discussed above in section II.B, parking demand in Capitola Village currently exceeds parking supply during

summer months and peak visitor periods. Approximately 176 spaces would be needed to meet existing demand. Thus, the proposed temporary Lower Pacific Cove parking lot would be providing needed spaces to help fill the identified existing parking supply deficit in the area. Thus, some of the estimated trips would be existing trips redirected to the parking lot.

The project trips would not result in a change in existing levels of service as shown on Table 2. The four intersections operating at an acceptable LOS would continue to operate at an acceptable level. The project would add trips to intersections currently operating at an unacceptable LOS per City standards: Capitola Avenue/Stockton Avenue (E) and Monterey Avenue/Park Avenue (D). Existing delays at these two intersections would increase slightly by 4 to 5 seconds. The increase in traffic represents slightly less than 3% at the Capitola/Stockton intersection and slightly more than 3% at the Monterey/Park intersection. The increase in trips and delay at these intersections is not considered substantial given daily fluctuations in traffic<sup>5</sup> nor would the amount of increased delay be considered significant. It should also be noted that LOS D is typically considered the minimum acceptable level of service for intersections in developed cities, and LOS D is the City of Capitola's standard for traffic in Capitola Village according to the City's General Plan. Thus, the project's traffic would result in a less-than-significant impact, and no mitigation measures are required.

The City has identified the potential installation of roundabouts and/or signals at the Monterey Avenue/Park Avenue and Capitola Avenue/Bay Avenue intersections in the *One-Way Traffic Analysis for the Capitola Village Area* (RBF Consulting, March 2008) study. The installation of roundabouts would improve operating conditions to an acceptable LOS C at the intersection of Monterey Avenue / Park Avenue and an acceptable LOS A at the intersection of Capitola Avenue / Bay Avenue during the PM peak hours. The installation of a signal at the intersection of Monterey Avenue/Park Avenue would also improve the LOS to acceptable conditions. The northbound queue at the adjacent intersection of Monterey Avenue/Bay Avenue is not projected to extend back to the Monterey Avenue/Park Avenue intersection and would not impact the proposed roundabout. With the installation of these improvements, the operating conditions will improve to acceptable conditions (SOURCE V.8a). The City plans to install roundabouts or signals at these two intersections, and funding is provided in the City Capital Improvement Program. No feasible improvements can be implemented at the intersection of Stockton Avenue and Capitola Avenue due to right-of-way constraints and the spillover effect on the adjacent Capitola Village intersections (Ibid.). However, as discussed above, the increase in traffic and delays at this intersection would not be considered substantial or significant.

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<sup>5</sup> Caltrans has identified the standard deviation expected with regards to reliability of traffic count data. The standard deviation ranges indicate a 12% deviation at 10,000 vehicle trips, meaning that if a traffic count totals 10,000 vehicles per day, then approximately 90% of the time, the actual traffic counts will lie within a range of 8,800 to 11,200 vehicles (California Department of Transportation, June 2006 and "2011 Traffic Volumes on the California State Highway System").

(d-e) Access. Vehicular access will be provided via an existing all-way stop intersection from the intersection of Riverview Drive / Capitola Avenue and an existing driveway off Bay Avenue that will be improved as part of the project. The design will meet fire access requirement. The project design would not result in increased hazards or inadequate emergency access. The proposed project would not conflict with adopted policies or plans supporting alternative transportation. Shuttle stops will be provided at the proposed parking lot for the Village Beach Shuttle operations during summer weekends.

- 17. Utilities and Service Systems.** The proposed project will be served by existing utilities and will have no measurable effect on existing sewer, water, or storm drainage utilities in that the incremental increased demand will not require expansion of any of those services or construction of new facilities to serve the project.

(a-b, e) Wastewater Collection and Treatment. Sanitary sewer service for the City of Capitola is provided under contract through the Santa Cruz County Sanitation District, which provides sewage collection and disposal services to the Live Oak, Capitola, Soquel, and Aptos areas. The City of Capitola is not responsible for nor has the authority to maintain the sanitary sewers. The District's customers generate approximately 5-6 million gallons a day (mgd) of wastewater that flows to the Lode Street treatment facility and is then pumped to the City of Santa Cruz wastewater treatment plant at Neary Lagoon (SOURCE V.2d). The design capacity of the treatment plant is 17 mgd, and the current average flow is approximately 12 mgd. As part of this total capacity, the District has treatment capacity rights of 8 million gallons per day in the City of Santa Cruz wastewater treatment plant.

The treatment plant has adequate capacity to serve the project, which is estimated to generate far less wastewater than the previous mobile home park use. Based on estimated water demand (see the following subsection), the project would result in a net decrease in wastewater generation compared to the former mobile home park at the site that historically housed 42-45 mobile home units. Wastewater flows from the project would not require improvements to sanitary sewer lines or the City's wastewater treatment plant.

It is also noted that the County has plans to replace the sewer trunkline in the project area, a segment of which will cross the project site. The replacement of the trunkline is not part of the proposed project.

(b,d) Water Supply. The project site is located within the service area of the Soquel Creek Water District (SqCWD), which encompasses seven miles of shoreline along Monterey Bay, and extends from one to three miles inland into the foothills of the Santa Cruz Mountains, essentially following the County Urban Services Line. The City of Capitola is the only incorporated area within the SqCWD. Unincorporated communities include Aptos, La Selva Beach, Rio Del Mar, Seascape, Seacliff Beach, and Soquel (SOURCE V.5a).

The District currently serves a population of about 37,720 people through approximately 15,420 service connections (including approximately 1,320 fire service connections and approximately 180 dedicated landscape irrigation connections) in four service subareas within mid-Santa Cruz County. (SOURCE V.5a). Population in the District's service area is estimated to increase to approximately 39,550 in the year 2030 and to 40,037 in the year 2035 (Ibid.).

In September 2011, the District Board of Directors adopted the *2010 Urban Water Management Plan* (UWMP) in accordance with State law. The 2010 UWMP includes important information on SqCWD's water supply sources, water deliveries and uses, projected water demand, drought contingency and emergency response measures, and current and planned conservation programs. The UWMP is one of several documents that SqCWD uses as a long-range water supply planning tool (SOURCE V.5a). Pursuant to state law, the UWMP is updated every five years and covers a period of 20 years.

The SqCWD currently receives 100 percent of its water from groundwater aquifers in the Soquel-Aptos area. The aquifers are located within two geologic formations that underlie the District's service area. The Purisima Formation (Purisima) provides approximately two-thirds of SqCWD's annual production and serves the communities of Capitola, Soquel, Seacliff Beach, and Aptos, while the Aromas Red Sands (Aromas) aquifer provides the remaining one-third of District's annual production (SOURCE V.5a). The groundwater within the Soquel-Aptos area is also a source of supply for the City of Santa Cruz Water Department, Central Water District (CWD), and numerous mutual water companies and private wells. Water production data are generally only available from the public water agencies; however, there has been some effort to extrapolate total production based on land use. It is estimated that SqCWD pumps approximately 60 percent of the total annual groundwater yield from the Soquel-Aptos area, with the remaining 40 percent pumped by all other users (Ibid.).

The current average annual demand in the SqCWD service area, based on average annual demand from 2006 through 2010, is 4,615 acre-feet per year (afy) (approximately 1.5 billion gallons) (SOURCE V.5a). As a result of ongoing conservation efforts and other potential factors, including but not limited to weather, the economic downturn, and rate increases, the average annual demand has been reduced by approximately 800 acre-feet compared to average annual demand from 2001 to 2005, which was 5,416 afy (Ibid). Average per capita water use within the District averaged 118 gallons per capita per day between the years 2000 and 2010 (Ibid.). The District anticipates a modest increase in water service accounts over the next 30 years (approximately 316) with an estimated decrease in total water demand from 4,092 afy in 2010 to 3,787 afy in the year 2030 (Ibid.).

Coastal groundwater levels are below elevations that protect the Soquel-Aptos area from seawater intrusion, therefore creating a state of overdraft with a potential for seawater intrusion (SOURCE V.5a). Recent modeling and evaluations by the District and its consultants indicate that SqCWD's portion of the sustainable yield of the Purisima is approximately 2,500 afy, and SqCWD's portion of the sustainable yield of

the Aromas could be just a few hundred acre-feet, which is significantly less than the 1,800 afy previously projected. In order to recover groundwater levels to protective elevations and eliminate overdraft, SqCWD has determined that it must temporarily reduce pumping to levels below its portion of the sustainable yield and other pumpers must not further impact the overdrafted portion of the basin (Ibid.).

The District has reviewed water supply and management options. After conducting feasibility studies of the various supplemental supply alternatives, an Integrated Resources Plan (IRP) was adopted in early 2006. The SqCWD recently updated its “Integrated Water Resources Plan” and identified the water supply objectives to recover the groundwater basin, including limiting groundwater pumping (“recovery pumping goal”) to 2,900 afy for an estimated 20-year period to restore groundwater levels and prevent seawater intrusion. Once the groundwater basin has been restored and protective levels are achieved, a post-recovery pumping goal of 4,000 afy is identified (SOURCE V.5b).

The IRP, which is to be implemented in phases to meet the growing shortages that could occur in the future, identifies the following components for assuring a sustainable water supply:

- *Demand Management* – Continued implementation of existing and new conservation and drought management programs.
- *Conjunctive Use Supply Project* – Evaluation and potential development of a regional seawater desalination facility with the City of Santa Cruz.
- *Local Supplemental Supply Alternatives* – If determined to be needed, preparation of project-level feasibility studies for a modified Soquel Creek diversion project and/or local-only desalination as alternatives, or in addition to, the regional desalination project, as well as development of site specific recycled water supplies for non-potable irrigation use.
- *Groundwater Management* – Continued monitoring/assessment of coastal groundwater quality and levels under the guidelines provided in the Groundwater Management Plan for the Soquel-Aptos Area, first adopted in 1996 – Redistribute groundwater pumping to alleviate the potential for seawater intrusion as identified in the Well Master Plan – Support recharge protection and enhancement projects and policies (SOURCE V.5a).

To date, the SqCWD has maintained and expanded conservation efforts including adopting water use efficiency requirements for new/remodeled development and rebate incentives for newly available technology, e.g. high efficiency toilets, graywater systems, weather-based irrigation controllers, etc. The District also completed a grant funded feasibility study for satellite reclamation plants to provide non-potable water for large irrigation use.

SqCWD also completed a Well Master Plan and will be developing up to five new wells over the next five or so years to redistribute pumping inland. Additionally, groundwater modeling and evaluations are still underway to more fully characterize protective elevations and the sustainable yield within portions of the Aromas aquifer

used by SqCWD (SOURCE V.5a). Furthermore, in 2007, there was a comprehensive update of the 1996 Groundwater Management Plan for the Soquel-Aptos Area that established groundwater management goals to: 1) ensure water supply reliability for current and future beneficial uses; 2) maintain water quality to meet current and future beneficial uses; and 3) prevent adverse environmental impacts. Basin management objectives (BMO) were established to meet each goal and specific actions were identified to achieve each BMO. Actions include: regular groundwater level and quality monitoring from production wells and dedicated monitoring wells.

The SqCWD also continues to increase water conservation efforts and is pursuing a supplemental supply (desalination in partnership with the City of Santa Cruz). The proposed desalination plant would be located in the City of Santa Cruz, and the SqCWD would have priority use of the desalination facility during non-drought conditions to help supplement water demand needs while reducing groundwater pumping (approximately five out of six years). To date, a one-year pilot study and feasibility studies for intake, brine disposal and pre-treatment have been completed, and preparation of an the Environmental Impact Report (EIR) is underway for a permanent facility, which is expected to be constructed and in operation by the year 2016, pending completion of project-level environmental review and regulatory permit approvals, e.g., approval of a coastal development permit from the California Coastal Commission.<sup>6</sup> The design and environmental review phases are currently underway. The likelihood of construction of a permanent plant is currently uncertain as design plans have not been completed, and it cannot be predicted at this time whether the Coastal Commission and other agencies would issue the necessary approvals.

*Impact Analysis.* The proposed project is estimated to result in a net decrease in water demand from has historically occurred at the site. Thus, the project would not result in significant impacts on water supplies or require construction of new or expanded water facilities to serve the project.

The project site historically housed 45 mobile homes with 42 when the park was closed. Based on a water demand rate of approximately 0.14 afy of water per mobile home that was provided by the Soquel Creek Water District, the former mobile home park's water demand is estimated at approximately 6.3 afy. The project water demand was developed by City staff utilizing the District's water fixture standards and requirements and is summarized on Table 3. Total project water demand is estimated at approximately 220,000 gallons per year, which is approximately 0.7 afy. Thus, water use at the project site would decrease by approximately 5.5 afy over historical demand levels.

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<sup>6</sup> Other potential permits, approvals and/or consultations for a permanent desalination plant and supporting infrastructure (i.e., intake facility and distribution pipeline) may be required from various agencies, including, but not limited to U.S. Fish and Wildlife Service, State Lands Commission, and California Department of Health Services.



TABLE 3: Estimated Project Water Demand

Fixture/Use [1]	Count	gal/use	use/day	Daily usage	Total Annual Usage (In Gallons)
Landscape Area (sf)	7,500				102,600
Mens room urinals	3	0.5	10	5	1,825
Mens room toilets	3	1.28	10	12.8	4,672
Mens room sinks	3	1.5	20	30	10,950
Womens room toilets	6	1.28	35	44.8	16,352
Womens room sinks	3	1.5	35	52.5	19,163
Public Showers	5	10	15	150	54,750
PD Building					
Toilet	1	1.28	6	7.68	2,803
Sink	2	1.5	10	15	5,475
				total	218,590
[1] ASSUMPTIONS:					
<ul style="list-style-type: none"> <li>• Number of public spaces</li> <li>• % Use of Lot based on existing lot use</li> <li>• Space Daily Usage</li> <li>• People Per Car</li> <li>• Total People Per Day in Lot</li> <li>• Estimated % Using Restroom</li> <li>• Total Usage Per Day</li> </ul>					
					233
					16%
					37.2
					2
					74
					75%
					55
	Men		20		
	Women		35		

(c) Storm Drainage Facilities. See discussion above under subsection 9 (c-e) regarding drainage.

(f) Solid Waste Disposal. Since 2007, the City of Capitola has a franchise agreement with Green Waste Recovery (GWR) for the collection of refuse, recycling, and yard waste. Solid waste collected in Capitola is transferred to the Monterey Peninsula Class III Landfill located in the City of Marina, which is operated by the Monterey Regional Waste Management District. It is a regional disposal facility that serves an 853 square mile area with a population of approximately 170,000. This landfill covers 475 acres and is comprised of both unlined and lined disposal areas. Waste types accepted and permitted at this facility include: agricultural, construction/demolition, sludge (biosolids), and mixed municipal. The landfill has a remaining waste capacity of approximately 40 million tons (74 million cubic yards) and has an anticipated life capacity of 100 years (SOURCE V2.d). Thus, there is adequate existing capacity to

serve the proposed project and limited amount of refuse that would be generated from a public parking lot.

18. **Mandatory Findings of Significance.** The project will not result in significant environmental impacts, is of a limited scale and will not degrade the quality of the environment or result in significant biological or cultural impacts. No environmental impacts have been identified which would have direct or indirect adverse effects on human beings.

(b) Cumulative Impacts. There are no other known cumulative development projects to which the proposed project would contribute to cumulative impacts. The traffic and parking study prepared for the parking garage on the Pacific Cove parking lot site identified potential additional development in the Village area. However, at this time there are no specific proposed or approved development plans pending before the City.

There are two infrastructure projects that are planned in the area. Replacement of the storm drain through the site has been funded and is scheduled to be completed in mid-February prior to construction of the proposed project. The County of Santa Cruz also plans to upgrade the sanitary sewer line in the area. There are no known permanent cumulative impacts that would result from these improvements in combination with the proposed parking lot. It is expected that the storm drain replacement will be completed prior to or simultaneously with the parking lot construction.



## CITY OF CAPITOLA NEGATIVE DECLARATION

The City of Capitola has prepared this Negative Declaration for the following described project:

**PROJECT:** Lower Pacific Cove Parking Lot

**PROJECT LOCATION:** City of Capitola

**APPLICANT:** City of Capitola

**PROJECT DESCRIPTION:** The project consists of construction of a 233-space surface public parking lot adjacent to City Hall with access provided from Capitola Avenue and Bay Avenue. The project also includes renovation of an existing restroom facility to provide public restrooms with outdoor showers. A relocated mobile coach will be sited near the Capitola Avenue entrance that will be used by the City Police Department. Other improvements include a pedestrian walkway through the site, landscaping, and retaining wall replacement. The City intends to use the parking lot until a permanent parking structure is developed on the adjacent, existing City-owned public parking lot. At this time, it is expected that the proposed lot will be used for a period of up to five years or until such time that a parking structure is constructed and operational. Currently there is no schedule or funding for development of the parking garage. Future uses for the project site will be identified and considered at a later date when the lot is closed. No specific future uses of the property have been proposed at this time.

**FINDINGS:** The City of Capitola has reviewed the proposed project and has determined, based on the attached Initial Study, that the project will have no or less-than-significant impacts on the environment. Consequently, adoption of a Negative Declaration is appropriate. An Environmental Impact Report is not required pursuant to the *California Environmental Quality Act of 1970 (CEQA)*. This environmental review process was conducted and the attached Initial Study was prepared in accordance with the State *CEQA Guidelines*.

**BASIS OF FINDINGS:** The Initial Study finds that all direct and potentially indirect impacts that could be caused by the project are less than significant.

  
By: Steve Jesberg, Interim Community Development Director

1-14-13  
Date

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State of California – The Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Bay Delta Region  
7329 Silverado Trail  
Napa, CA 94558  
(707) 944-5500  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)



RECEIVED

FEB 14 2013

February 13, 2013

CITY OF CAPITOLA

Mr. Steve Jesberg  
City of Capitola  
420 Capitola Avenue  
Capitola, CA 95010

Dear Mr. Jesberg:

Subject: Lower Pacific Cove Parking Lot, Negative Declaration, SCH #2013012045,  
City of Capitola, Santa Cruz County

The California Department of Fish and Wildlife (CDFW) has reviewed the documents provided for the subject project, and we have the following comments.

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream, or use material from a streambed, CDFW may require a Lake and Streambed Alteration Agreement (LSAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant. Issuance of an LSAA is subject to the California Environmental Quality Act (CEQA). CDFW, as a responsible agency under CEQA, will consider the CEQA document for the project. The CEQA document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for completion of the agreement. To obtain information about the LSAA notification process, please access our website at <http://www.dfg.ca.gov/habcon/1600/>; or to request a notification package, contact the Lake and Streambed Alteration Program at (707) 944-5520.

If you have any questions, please contact Ms. Melissa Farinha, Environmental Scientist, at (707) 944-5579; or Ms. Stephanie Buss, Staff Environmental Scientist, at (707) 944-5502.

Sincerely,

Scott Wilson  
Acting Regional Manager  
Bay Delta Region

cc: State Clearinghouse



# County of Santa Cruz

## FLOOD CONTROL AND WATER CONSERVATION DISTRICT - ZONE 5

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070  
 (831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

JOHN J. PRESLEIGH  
 DISTRICT ENGINEER

February 14, 2013

**RECEIVED**

**FEB 14 2013**

**CITY OF CAPITOLA**

STEVE JESBERG  
 Interim Community Development Director  
 City of Capitola  
 420 Capitola Avenue  
 Capitola, CA 95010

SUBJECT: COMMENTS ON THE NEGATIVE DECLARATION FOR THE LOWER  
 PACIFIC COVE PARKING LOT

Dear Mr. Jesberg:

The Santa Cruz County Flood Control and Water Conservation District - Zone 5 (Zone 5) has received a copy of the Notice of Intent to Adopt a Negative Declaration and the associated Initial Study (IS) for the City of Capitola's Lower Pacific Cove Parking Lot. We offer the following comments:

1) The proposed project is a redevelopment of a portion of parcel 035-141-33 from a mobile home park to a parking lot exceeding 5,000 square feet. As such, per the County Design Criteria (CDC), this project is considered a large project and is required to mitigate pollutant and hydrologic impacts due to development that includes Low Impact Development (LID) measures that emphasize minimization of impacts as a first priority. It appears that this project may result in an alteration of more than 50 percent of the impervious surface of the previously existing development; therefore, runoff from the entire project, consisting of all existing, new and/or replaced impervious surfaces, must be included in the mitigation design (see CDC Part 3 Section C.1). Please provide information on existing and proposed site information to determine what percent alteration this project will result in.

2) Section VI.6. (e,g) Soils and Erosion. This section refers to a preliminary geotechnical investigation and suggests that porous pavement is proposed for at least a portion of the project. Please provide the geotechnical investigation and a proposed stormwater management plan that describes proposed surfacing, layout, and mitigation features. The impact analysis for this section (on Page 30) states that "the project site is not located adjacent to existing water bodies." The project is located adjacent to and directly over Noble Gulch and is upstream of Soquel Creek and Soquel Lagoon. This statement in the IS should be updated.

MR. STEVE JESBERG

Interim Community Development Director

City of Capitola

Page -2-

3) Section VI.9 (c-e) Drainage. This section states that the 72-inch storm drain that runs underneath the project is approximately 30 years old, while the pipe is closer to 50 years old. This information should be updated in the IS. This section does not address the capacity of the existing pipe underneath the project site and downstream. The checklist states "no impact" to question 9.e, Page 13. "Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems"? It is unclear how this was determined. Based on a tributary drainage area greater than 1 square mile, the system should provide safe flood overflow for the 100-year return period. The CDC allows a maximum water depth of 6 inches for flood overflow in parking and driveway areas. Please provide an analysis demonstrating that expected 100-year water elevation does not exceed 6 inches in parking and driveway areas. Please also provide an analysis of the downstream system to the point of discharge at Soquel Creek demonstrating safe flood overflow (12 inches of freeboard from finished floor elevations and maximum 6 inches of depth in parking and driveway areas, etc.) See Part 3 Section E.5 of the CDC. Detention design will be based on the results of the capacity analysis of the downstream system. This IS section also refers to recent repairs to the 72-inch culvert as a "joint City-County project." There was no joint City-County project. The County was not involved in the recent repairs. Zone 5 (a separate legal entity) contributed funds to a project under which the City made repairs to the City's pipe. Please correct this IS wording so as to avoid any confusion as to this issue.

4) Section VI.9. (f) Water Quality. This section fails to acknowledge that: Noble Gulch is a 303(d) listed water body for E. Coli; Soquel Creek is a 303(d) listed waterbody for Enterococcus, E. Coli, Fecal Coliform, and Turbidity; and Soquel Lagoon is a 303(d) listed waterbody for Pathogens and Sedimentation. This section should also acknowledge that the City of Capitola is a regulated Phase II MS4. While the impact analysis states that porous pavement will be used to treat and detain new site runoff, it is unclear how and where this will be incorporated into the project. Will the existing direct connections to the 72-inch pipe be removed or blocked as part of this project? The stormwater management plan should include measures for water quality treatment for all runoff from parking and driveway areas. All proposed inlets should include markings stating "No Dumping - Drains to Bay" and should be maintained by the City of Capitola. Structural treatment controls will require recorded maintenance agreements.

5) Section VI.9. (h). This section asks a question about structures that may impede flows. What is the definition of a structure for this section? The geology and soils section suggests that fill on the project site will be removed and replaced as part of this project. If structural fill for the parking and driveway area is considered a structure, the replacement may impede or redirect flood flows. This should be considered in the project analysis.

6) In order to review and approve this project, the project applicant should submit a stormwater management plan and analysis to Zone 5 demonstrating compliance with Part 3 of the CDC.

**Item #: 5.B. Attachment\_B.pdf**

MINUTE BOOK

Interim Community Development Director


City of Capitola

Page -3-

7) Section G.3 of the CDC. Since this site receives existing runoff from an upstream watershed area, acknowledgement from the City of Capitola, as the owner of the site, for maintenance of the on-site drainage facilities is required. Per the CDC, a recorded document shall acknowledge that the parcel does and will continue to receive upstream runoff, that the property owner is responsible for maintenance of the drainage pathway through the parcel, and that the County of Santa Cruz and District 5 are not responsible for the upstream runoff or the maintenance of the drainage pathway.

Please note that these comments do not address reference documents listed in Section V. Source List. If you have any questions, please call Alyson Tom, Civil Engineer, at (831) 454-2160.

Yours truly,



JOHN J. PRESLEIGH  
District Engineer

RJF:mh

PacificCove parkinglot



RESOLUTION NO. \_\_\_\_

**RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF CAPITOLA  
ADOPTING THE NEGATIVE DECLARATION  
FOR THE LOWER PACIFIC COVE PARKING LOT**

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, an Initial Study was prepared for the City of Capitola Lower Pacific Cove Parking Lot, which did not identify significant impacts, thus allowing for preparation of a Negative Declaration; and

WHEREAS, an Initial Study and Negative Declaration (IS/ND), dated January 14, 2013, were prepared for the City of Capitola Lower Pacific Cove Parking Lot Project; and

WHEREAS, the IS/ND was circulated for agency and public review and comment on January 17, 2013 for a 30-day period that ended February 15, 2013; and

WHEREAS, two comment letters were received on the IS/ND; and

WHEREAS, a summary of comments on the IS/MD and responses to environmental comments was prepared (dated February 27, 2013), which together with the comments, are included as part of the IS/ND; and

WHEREAS, the IS/ND has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq, the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 et seq.) (the "State CEQA Guidelines") and local procedures adopted pursuant thereto; and

WHEREAS, the Planning Commission considered the IS/ND, public comments, and responses at a public hearing held on March 7, 2013; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Capitola as follows:

- The Planning Commission hereby finds that it has considered the Negative Declaration together with the Initial Study, public comments, the Summary of Public Comments and Responses, and finds that the Negative Declaration (dated January 14, 2013) and supporting documents reflects the Planning Commission's independent judgment and analysis, as required by Public Resources Code Section 21082.1.
- The Planning Commission finds on the basis of the whole record before it (including the Initial Study, comments received and responses) that there is no substantial evidence that the project will have a significant effect on the environment.

RESOLUTION NO.

- The Planning Commission hereby adopts the Negative Declaration and finds that the Initial Study has been completed in compliance with CEQA, the State CEQA Guidelines and local procedures adopted pursuant thereto.
- All environmental documents and other materials that constitute the record of proceedings upon which this decision is based, are located at the City of Capitola, 420 Capitola Avenue, Capitola, California 95010.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2013 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

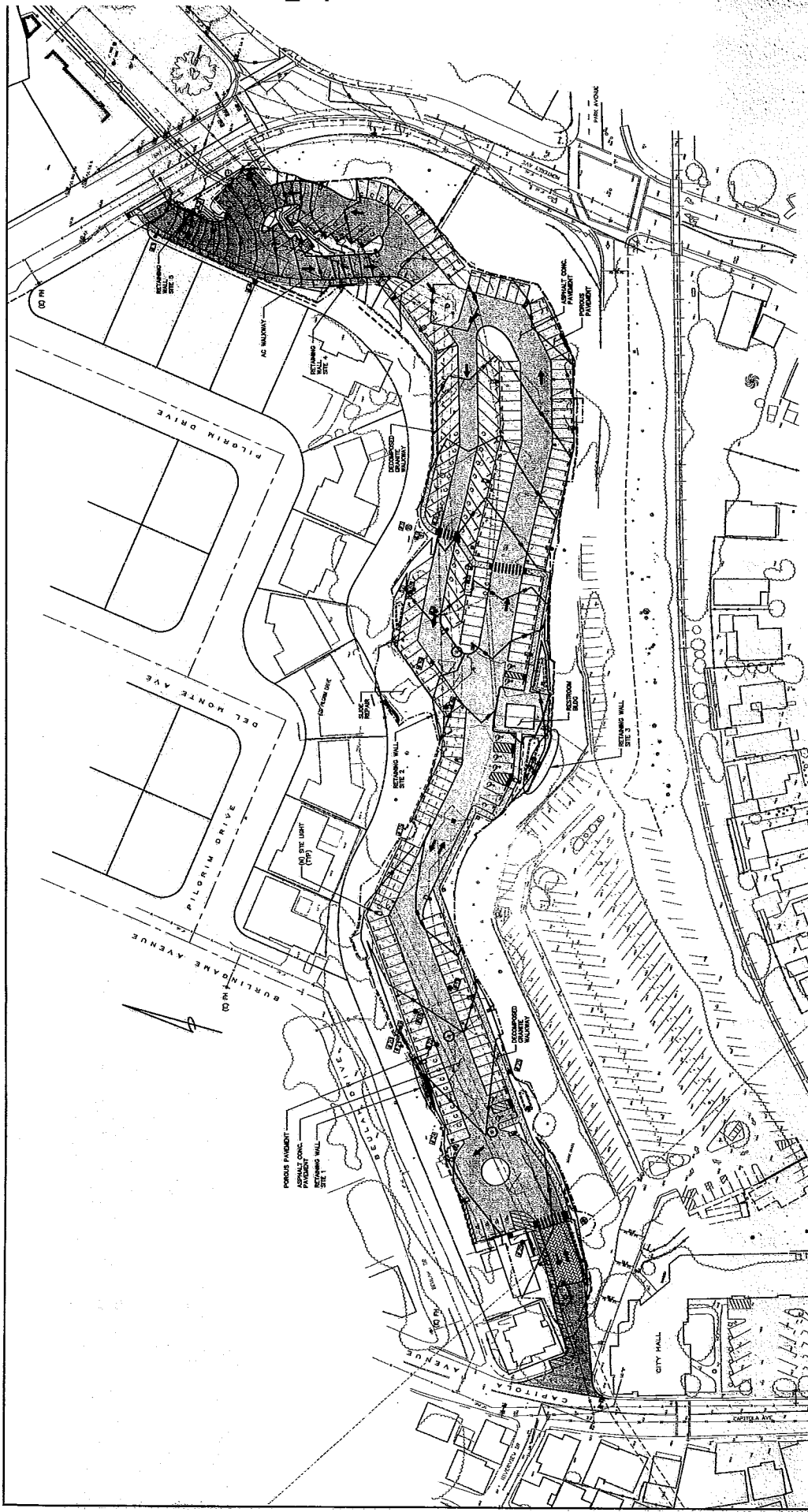
APPROVED: \_\_\_\_\_

Chair

ATTEST: \_\_\_\_\_

Secretary





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DATE: 03/24/2015 11:36 AM

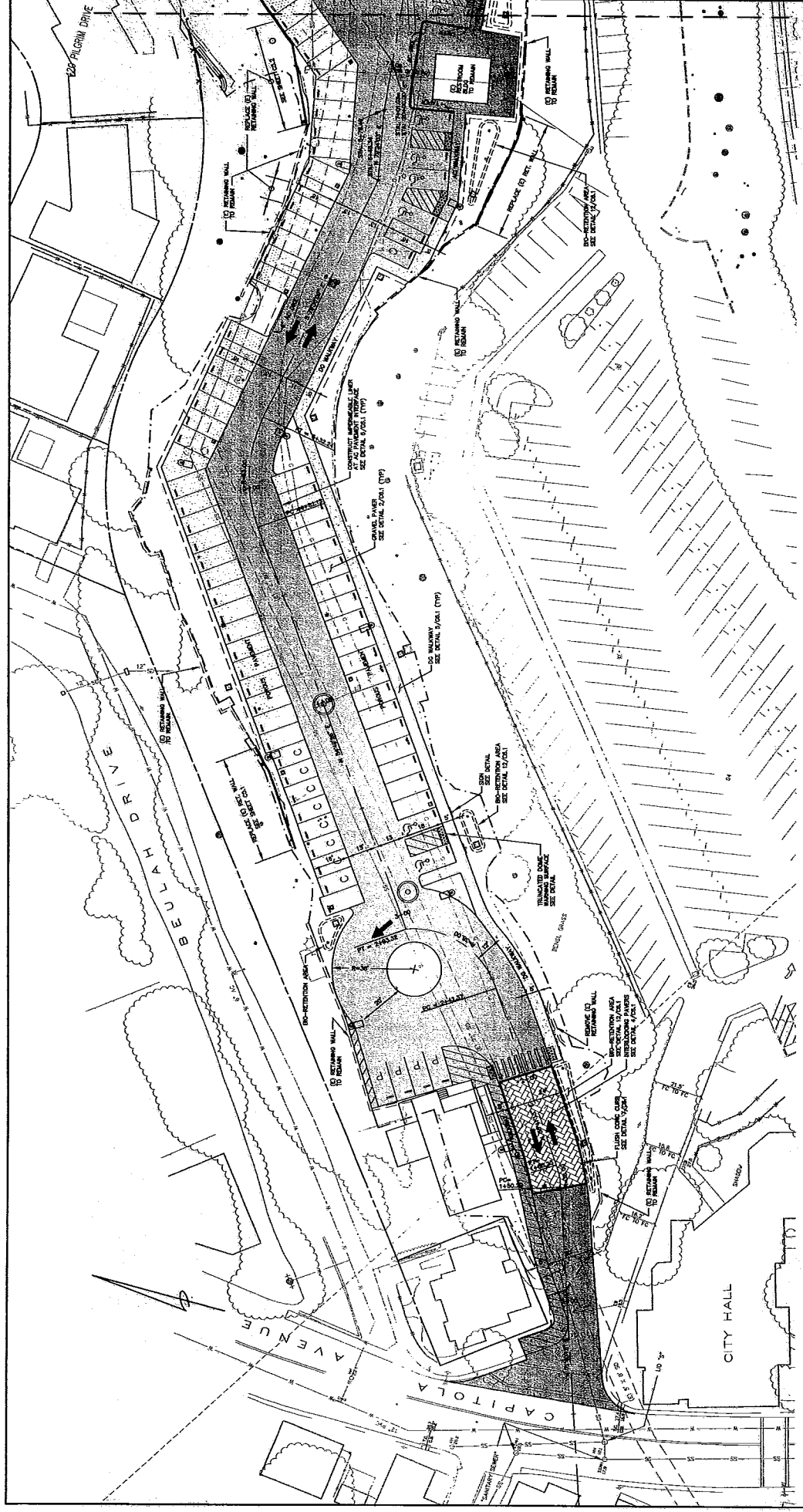
<b>BOWMAN &amp; WILLIAMS</b> CONSULTING CIVIL ENGINEERS 5011 GARDEN STREET SUITE 200 WASHINGTON, DC 20014 (202) 525-3300		PROJECT PLAN RETAINING WALL AND LANDSCAPE SITE PLAN CITY OF CAPITALA, CAPITALA
REGISTERED CIVIL ENGINEER NO. 33068 DATE: JANUARY 2013 DESIGNER:	DRAWN: JPT CHECKED:	SHEET NO. 20000-03 REVISION: SHEETS 1 PROJECT NO. 20000-03
PROJECT NO. 20000-03 SHEET NO. 20000-03	DATE: JANUARY 2013 DESIGNER:	SHEET C1.0 OF



**PARKING SPACE COUNT**  
 228 SPACES TOTAL INCLUDING:  
 8 VAN SPACES  
 4 POLICE DEPT. SPACES  
 40 COMPACT (6'3" x 10') SPACES







DISCLAIMER: THE USER OF THIS PLAN IS ADVISED THAT THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE SINCE THE DATE OF THE LAST SURVEY. THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

APR 05-14-13 P. 33



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 CONSULTING ENGINEERS  
 3471 COLTON BLVD.  
 SUITE 200  
 COSTA MESA, CA 92626  
 (714) 440-4000

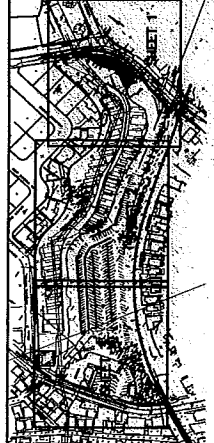
**PARKING LOT SITE PLAN**  
 PROJECT: COSTA MESA PARKING  
 LOCATION: CITY OF COSTA MESA  
 CITY OF COSTA MESA, CALIFORNIA

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SCALE: 1" = 20'	DRAWN: JF	DATE: JANUARY 2013	CHECKED: [Signature]
DATE: JANUARY 2013	CHECKED: [Signature]	PROJECT: SOULS 2	FILE NO. 2008-05
DATE: JANUARY 2013	CHECKED: [Signature]	PROJECT: SOULS 2	FILE NO. 2008-05

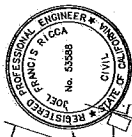






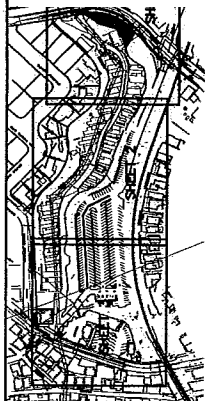


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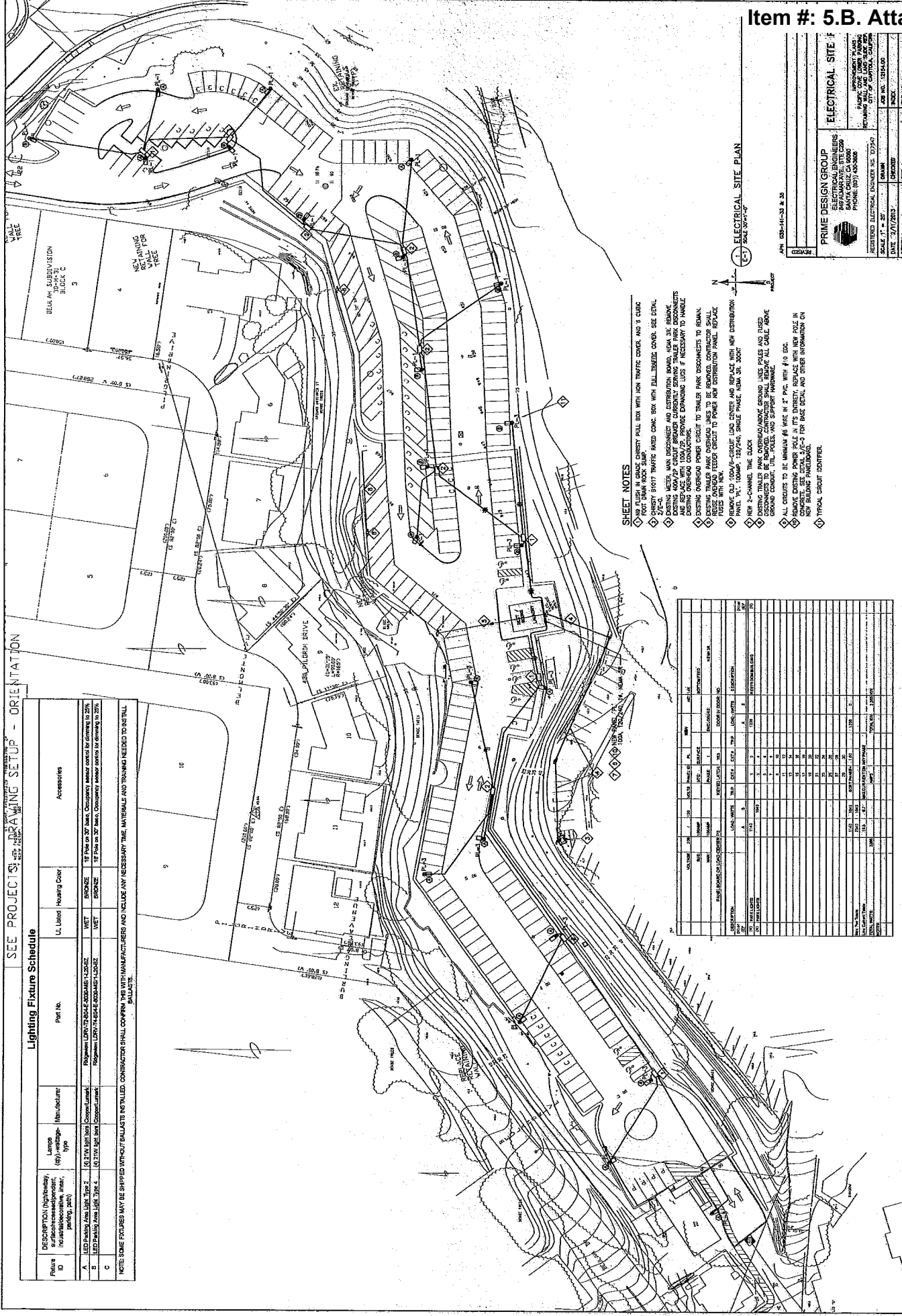
BOWMAN & WILLIAMS CIVIL ENGINEERS 8401 CRENSHAW STREET SUITE 200 LOS ANGELES, CA 90008 (310) 552-2000		TOPOGRAPHIC MAP PACIFIC COAST SERVICE, INC. 1000 W. 10TH STREET SANTA ANA, CA 92701 (714) 952-3000	
PROJECT NO. 03-14-03	DATE: MAY 9, 2007	DRAWN: [blank]	CHECKED: [blank]
REGISTERED CIVIL ENGINEER NO. 53588	REGISTERED CIVIL ENGINEER NO. 30308	CITY OF CAPITAL	CITY OF CAPITAL
SCALE: 1" = 20'	DATE: MAY 9, 2007	CHECKED: [blank]	SCALE: 1" = 20'
DESIGN: [blank]	DATE: MAY 9, 2007	CHECKED: [blank]	SCALE: 1" = 20'
PROJECT NO. 03-14-03	DATE: MAY 9, 2007	CHECKED: [blank]	SCALE: 1" = 20'





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PROJECT		TOPOGRAPHIC MAP	
PACIFIC COVE MOBILE HOME PARK		CITY OF CAPITOLA	
BOWMAN & WILLIAMS CONSULTING ENGINEERS		CITY OF CAPITOLA	
5401 CENTRAL STREET		CITY OF CAPITOLA	
SAN JOSE, CALIFORNIA 95128		CITY OF CAPITOLA	
(408) 425-2000		CITY OF CAPITOLA	
REGISTERED CIVIL ENGINEER NO. 23588	DATE: 10/18/2012	CHECKED BY:	FILE NO. 20080
SCALE: 1" = 20'	DRAWN: DM/DAI	JOB NO. 20080	SHEET 73
DATE: 10/18/2012	CHECKED BY:	PROJECT:	OF 73
ISSUED:	DATE: 10/18/2012	FILE NO. 20080	OF 73



- SHEET NOTES**
- ◆ NO FLOOR IN GRADE CRESTY FULL BOX WITH IRON TRAFFIC COVER AND 3\"/>
  - ◆ 2\"/>
  - ◆ EXISTING METERS, MAIN DISCONNECT, AND DISTRIBUTION BOARD, REMOVE AND REINSTALL WITH 1\"/>
  - ◆ EXISTING OVERHEAD POWER CIRCUIT TO TRAILER PARK DISCONNECTS TO REMAIN.
  - ◆ EXISTING OVERHEAD POWER CIRCUIT TO TRAILER PARK DISCONNECTS TO REMAIN.
  - ◆ REMOVE OLD 1\"/>
  - ◆ NEW 2\"/>
  - ◆ ALL CONDUITS TO BE MINIMUM #6 WIRE IN 2\"/>
  - ◆ REMOVE EXISTING POWER POLES IN ITS ENTIRETY. REPLACE WITH NEW POLES IN NEW LOCATION. PROVIDE 1\"/>
  - ◆ TYPICAL CIRCUIT IDENTIFIER.

**ELECTRICAL SITE PLAN**  
SCALE: 1/8\"/>

JAN 03/14/13 3:30

**PRIME DESIGN GROUP**  
ELECTRICAL ENGINEERS  
1800 W. 10TH STREET, SUITE 200  
PHOENIX, AZ 85009  
PHONE: (602) 438-8000

**ELECTRICAL SITE PLAN**

RESIDENTIAL ELECTRICAL ENGINEER NO. 027470

DATE: 2/17/2013  
DRAWN: [Name]  
CHECKED: [Name]  
DATE: 2/17/2013

JOB NO.: 1018400  
INDEX: [Blank]  
FILE NO.: [Blank]

SEE PROJECT'S DRAWING SETUP - ORIENTATION

**Lighting Fixture Schedule**

Fixture ID	Description (highway, surface, recessed, pendant, industrial, decorative, street, parking lot, etc.)	Leads (Qty) voltage, type	Manufacturer	Part No.	UL Listed	Housing Color	Accessories
A	LED Parking Area Light, Type 2	60 120V ball ball	CooperLumark	Regiswex LDP17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	WVET	BRONZE	1P Pole on 30' base, Occupancy sensor controls for dimming to 25%
B	LED Parking Area Light, Type 3	60 120V ball ball	CooperLumark	Regiswex LDP17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	WVET	BRONZE	1P Pole on 30' base, Occupancy sensor controls for dimming to 25%
C	LED Parking Area Light, Type 4	60 120V ball ball	CooperLumark	Regiswex LDP17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100	WVET	BRONZE	1P Pole on 30' base, Occupancy sensor controls for dimming to 25%

NOTE: SOME FIXTURES MAY BE SHIPPED WITHOUT BALLASTS INSTALLED. CONTRACTOR SHALL CONFIRM THIS WITH MANUFACTURER AND INCLUDE ANY NECESSARY TIE, MATERIALS AND TACKLING NEEDED TO INSTALL BALLASTS.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	LED Parking Area Light, Type 2	100	EA	150.00	15000.00
2	LED Parking Area Light, Type 3	100	EA	150.00	15000.00
3	LED Parking Area Light, Type 4	100	EA	150.00	15000.00
<b>TOTAL</b>		<b>300</b>			<b>45000.00</b>

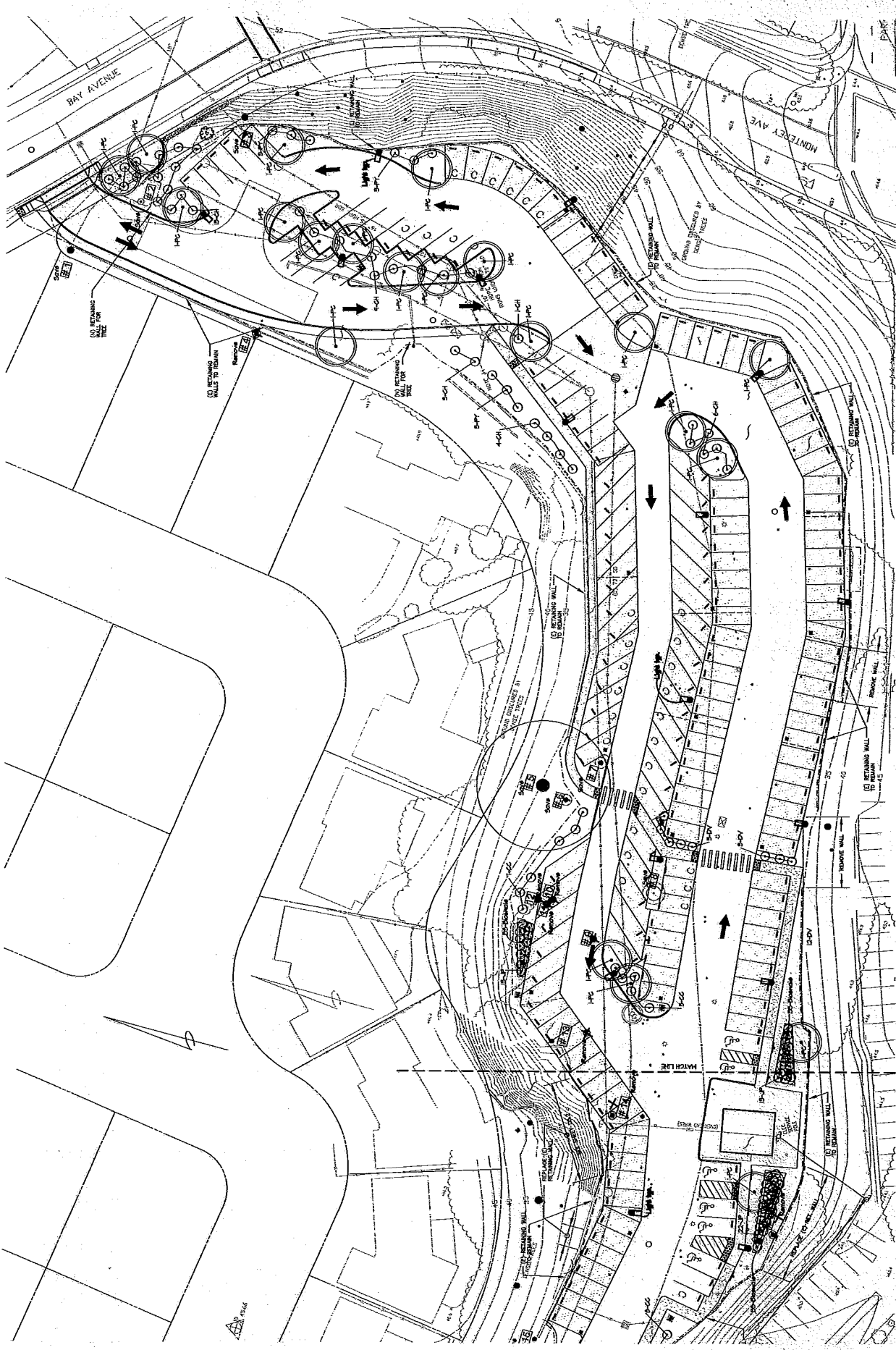


Revision

GREGORY LEWIS LANDSCAPE ARCHITECT #2179  
730 Park Way - Suite 200, CA 95065 (916) 425-4747 FAX 425-1107  
gland@gregorylewis.com



Pacific Cove Lower Parking Lot  
Capitola, CA



1"=20'-0"  
0' 20' 40'

# Planting Plan

Landscape Notes  
See sheet LI for Plant Legend and Plant Notes



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## STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 7, 2013

SUBJECT: MODIFICATION TO THE PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW PLANNING COMMISSION DECISIONS TO BE APPEALED TO THE CITY COUNCIL.

### **PROPOSAL**

The draft ordinance before you tonight was prepared by the City Attorney to allow Planning Commission decisions on Planned Development applications to be appealed to the City Council.

### **BACKGROUND**

On September 6, 2012, the Planning Commission voted to deny an application for a 23 unit senior apartment complex on 38<sup>th</sup> Avenue. As a result of this denial, the City became aware that Planned Development applications cannot be appealed to the City Council if they receive a denial from the Planning Commission. The Planning Commission's decision is final on Planned Development applications if the decision is a denial of the application.

At the City Council meeting on February 14, 2013, the City Council directed staff to take an amended ordinance prepared by the City Attorney to the Planning Commission to start the process of amending the Planned Development ordinance to allow for appeals to the City Council when an application has been denied.

### **DISCUSSION**

The City Attorney has provided a draft ordinance which would allow all Planning Commission decisions on Planned Development applications to be appealed to the City Council. The purpose of this change is to allow the project on 38<sup>th</sup> Avenue to be processed prior to the City completing its General Plan/Local Coastal Plan and Zoning Ordinance update. Under the proposed ordinance the 38<sup>th</sup> Avenue project would come back to the Planning Commission to be re-considered. If the Planning Commission repeated its denial of the project, the project could then go forward to the City Council on appeal.

The City Council indicated that they would like to see some additional modifications made to the Planned Development Ordinance as part of the zoning ordinance update which is being completed with the new General Plan. The Council indicated they would like to see the Planned Development Ordinance include a better set of findings for approving or denying an application. Planned Development applications are different from any other planning applications because they change the zoning on the property and create a unique set of zoning standards for that one

PLANNING COMMISSION AGENDA REPORT: February 7, 2013 718 Capitola Avenue

parcel. They are the only planning applications where the standards for development are established by the Planning Commission and City Council as part of that application process. The lack of standards makes approvals of these kinds of projects more difficult because the application must be evaluated on its own merits. Findings must be made as to why this project should be approved even though it does not meet the requirements of the existing zoning district.

Amendments to the City's zoning ordinances become effective 30 days after the second reading of the City Council in the portions of Capitola which are not in the Coastal Zone. For properties within the Coastal Zone, the amendments do not become effective until approved by the California Coastal Commission. The property on 38<sup>th</sup> Avenue is not in the Coastal Zone. If the zoning ordinance amendment is approved, it is anticipated that the 38<sup>th</sup> Avenue project would be returning to the Planning Commission early in the summer.

The City's zoning language regarding amendments to the zoning ordinances are a bit antiquated.

“17.69.060 Decision and report.

Upon completion of the hearing the facts presented, the planning commission finds that public necessity, convenience, and general welfare or good zoning practices require the change or reclassification involved, or any portion thereof, the planning commission shall make a report on its findings and recommendations with respect to the proposed amendment, supplement, or change of regulations prescribed for such district or part thereof, and shall file with the city council an attested copy of such report within sixty days after the filing of the petition or the adoptions of the resolution as aforesaid.”

Whatever recommendations or direction the Planning Commission feels is appropriate will be documented in the minutes and forwarded to City Council. Included with this report the Planning Commission needs to vote to either approve or deny the ordinance amendment. Submittal to the Coast Commission for a Local Coastal Plan amendment requires a vote of the Planning Commission.

### **RECOMMENDATION**

Planning Commission to consider the draft amended ordinance, indicate any findings you want forwarded to the City Council and vote to either approve or deny the zoning ordinance amendment.

### **ATTACHMENTS**

- A. Proposed modification to the Planned Development Ordinance prepared by the City Attorney.
- B. Staff Report presented to the City Council on February 14, 2013

**Report Prepared By: Susan Westman  
General Plan Coordinator**



## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF CAPITOLA AMENDING SECTIONS 17.39.020, 17.39.030, 17.39.040, 17.39.050, 17.39.060 AND 17.39.080 OF THE CAPITOLA MUNICIPAL CODE AND ADDING SECTION 17.39.110 TO THE CAPITOLA MUNICIPAL CODE PERTAINING TO PLANNED DEVELOPMENT DISTRICT REGULATIONS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAPITOLA AS FOLLOWS:

Section 1. Section 17.39.020 of the Capitola Municipal Code is hereby amended to read as follows:

**17.39.020 Standards and requirements.**

The following provisions shall apply in a PD district:

A. A PD district may be established on parcels of land which are suitable for, and of sufficient size to be planned and developed in a manner consistent with the purposes of this chapter and the objectives of this title. No PD district shall include less than four acres of contiguous land unless the planning commission, or and the city council on appeal from the planning commission, finds that property of less than four acres is suitable as a PD district by virtue of its unique historical character, topography, land use or landscaping features.

B. No ordinance establishing a PD district shall be adopted by the city council unless there is on file with the city written consent of every property owner within such district at the time of adoption of the ordinance.

C. Standard for area, coverage, density, yard requirements, parking and screening for PD district uses shall be governed by the standards of the residential, commercial, or industrial zoning district(s) most similar in nature and function to the proposed PD district use(s), as determined by the planning commission, or the city council on appeal from the planning commission. Standards for public improvements shall be governed by the applicable ordinances and laws of the city. Exceptions to these standards may be granted by the planning commission, or the city council on appeal from the planning commission, ~~and the city council are possible when these bodies find upon a finding~~ that such exceptions encourage a desirable living environment and are warranted in terms of the total proposed development or unit thereof. ~~(Ord. 388 § 13.02, 1975)~~

Section 2. Section 17.39.030 of the Capitola Municipal Code is hereby amended to read as follows:

**17.39.030 Preliminary development plan approval.**

The applicant shall submit a preliminary development plan to the planning commission for ~~an~~ approval in principle and the planning commission shall ~~so approve, following~~ consider the preliminary development plan at a public hearing, prior to the submission of a PD district rezoning application. The planning commission's decision to approve, conditionally approve or disapprove the preliminary development plan shall be appealable to the city council. The PD district rezoning application will not be considered absent a prior preliminary development plan approval. The filing fee for approval in principle shall be established by city council resolution. The tentative written consent of all property owners within the proposed PD district shall be on file with the city before staff study of a preliminary development plan is commenced. Approval in principle of the preliminary development plan shall be limited to general acceptability of the land uses proposed and their interrelationship, and shall not be construed to endorse precise location of uses, configuration of parcels, or engineering feasibility. Any preliminary development plan and text shall be prepared and endorsed by an architect, landscape architect or qualified urban planner and shall include the following information, as applicable, presented in a general, schematic method:

- A. Proposed land uses, population densities and building intensities;
- B. Proposed circulation pattern, indicating both public and private streets;
- C. Proposed parks, playgrounds, school sites, general landscaping and other open spaces;
- D. A market analysis or other acceptable data or statement of proposed commercial uses, if the property is not zoned for commercial purposes at the time of submittal of the preliminary development;
- E. Delineation of the units to be constructed in progression, if any;
- F. Relation to future land use in surrounding area and general plan.  
~~(Ord. 388 § 13.03, 1975)~~

Section 3. Section 17.39.040 of the Capitola Municipal Code is hereby amended to read as follows:

**17.39.040 General development plan and schedule approval.**

- A. If from the facts presented, the planning commission, or the city council on appeal from the planning commission, is able to approve, in principle, the preliminary plan, with modifications as required by the planning commission, or the city council on appeal from the planning commission, the applicant may submit for rezoning classification. Otherwise, the preliminary development plan shall be denied.

B. Together with the application for rezoning classification, the applicant shall submit the following documents and supporting evidence, prepared and endorsed by the qualified professional team, which shall include an architect, civil engineer and landscape architect as appropriate:

1. A map with seven prints of a survey of the property showing existing features of the property, including specimen trees, structures, streets, easements, utility lines and land use;
2. A map with twelve prints of a general development plan which shall be in conformance with the approved preliminary development plan, showing, as appropriate, all the information required on the preliminary development plan; the approximate locations and proposed density of dwelling units; nonresidential building intensity; and the land use considered suitable in accordance with adjacent properties;
3. A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; estimated residential population by type of dwelling for each unit in of the PD district; estimated nonresidential population; proposed retail sales area and economic justification; anticipated timing for each unit; and standards for height, open space, building intensity, population density, and public improvements proposed for each unit of development;
4. Proposed type of construction, building height and area of each building or structure, and proposed distances between buildings and structures and distances to property lines shall be submitted in the general development plan;
5. Evidence that the applicant has sufficient control over the land to effectuate the proposed plan;
6. Site development and engineering feasibility studies as necessary. ~~(Ord. 388 § 13.04, 1975)~~

Section 4. Section 17.39.050 of the Capitola Municipal Code is hereby amended to read as follows:

**17.39.050 Findings required.**

The planning commission, after a public hearing, shall make a recommendation to approve, conditionally approve or deny may recommend the establishment of a PD district, ~~and the~~ The city council, after a public hearing, may by ordinance, establish a PD district, provided they city council finds that the facts submitted with the application and presented at the hearings establish that:

A. The proposed PD district, or a given unit thereof, can be substantially completed within two years of the establishment of the PD district;

B. That the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts;

C. That any exception from standard ordinance requirements is warranted by the design and amenities incorporated in the general development plan, ~~in accord with adopted policy of the planning commission and the city council;~~

D. That the PD district and general development plan are compatible with the general plan of the city and the ~~City's~~ local coastal program. ~~(Ord. 685 § 4, 1989; Ord. 388 § 13.05, 1975)~~

In formulating its recommendation to the city council, the planning commission shall advise the city council with respect to each of the above-listed findings.

Section 5. Section 17.39.060 of the Capitola Municipal Code is hereby amended to read as follows:

**17.39.060 Planning commission and city council action.**

A. If from the facts presented, the planning commission, or the city council ~~on appeal from the planning commission,~~ is unable to make the necessary findings, the application shall be denied.

B. In taking action, the planning commission may ~~deny-recommend denial of~~ the general development plan and general development schedule as submitted, ~~or~~ may recommend approval of said plan ~~and schedule and schedule~~ subject to specific amendments, ~~or may recommend approval.~~

C. Major changes in the general development plan shall be considered the same as a change in the zoning map and shall be made in accordance with the provisions of this chapter.

D. If no development has occurred to effectuate a PD district development within two years after the district is created, the planning commission shall review the ~~PD approval action~~ and determine whether or not the continuation of ~~the subject a given~~ PD district is in the public interest. The planning commission's determination may be appealed to the city council. Absent affirmative action by the planning commission, or the city council on appeal from the planning commission, the PD approval shall automatically expire.

E. At the time of adopting any ordinance establishing a PD district, the city council shall make appropriate arrangements with the applicant,

~~to which will~~ insure the accomplishment, at the scheduled times, of the public improvements and grants of easement shown on the approved general development plan.

F. Fire zones shall be designated at the time of rezoning and such zones shall be delineated on the general development plan. ~~(Ord. 388 § 13.06, 1975)~~

Section 6. Section 17.39.080 of the Capitola Municipal Code is hereby amended to read as follows:

**17.39.080 Conditional uses.**

All uses in a PD district are conditional uses, subject to the securing of a use permit as provided in Chapter 17.60. Use permit plans shall be prepared and endorsed by a qualified professional team, which shall include an architect, landscape architect and civil engineer, ~~as and~~ appropriate; ~~The use permit application~~ shall include but not necessarily be limited to the following:

- A. Site plan, showing buildings(s), various functional use areas, circulation, and their relationships;
- B. Preliminary buildings plans including floor plans and exterior elevations;
- C. Landscaping plans;
- D. Engineering plans, including site grading, street improvements, drainage and public utility extensions, as necessary;
- E. Minor changes may be approved by the planning commission, ~~or the city council on appeal from the planning commission,~~ provided ~~ed~~ the changes ~~are is~~ in accord with the intent expressed in the general development plan;
- F. ~~Notation of a~~ Any activity which includes any significant alteration of an historic feature;
- ~~G.~~ Within the coastal zone, any change in regulations concerning use or intensity of use for the planned development district shall require an LCAP amendment. ~~(Ord. 685 § 5, 1989; Ord. 525 § 5 (part), 1982; Ord. 388 § 13.08, 1975)~~

Section 7. Section 17.39.110 ~~is~~ hereby added to the Capitola Municipal Code to read as follows:

**“Section 17.39.110. Appeals.**

All appeals to the city council taken pursuant to this chapter shall be subject to the requirements, and conducted in accordance with the procedures, set forth in Chapter 2.52 of this code.

Section 8. This ordinance shall take effect and be in full force on \_\_\_\_\_, 2013.

This ordinance was introduced on the \_\_\_\_ day of \_\_\_\_\_ 2013, and was passed and adopted by the City Council of the City of Capitola on the \_\_\_\_ day of \_\_\_\_\_, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

\_\_\_\_\_  
Stephanie Harlan, Mayor

ATTEST:

\_\_\_\_\_, CMC  
Susan Sneddon, City Clerk

DRAFT



## CITY COUNCIL AGENDA REPORT

MEETING OF FEBRUARY 14, 2013

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: DISCUSSION OF THE PLANNED DEVELOPMENT ORDINANCE

**RECOMMENDED ACTION:** Provide direction.

**BACKGROUND:** During the processing of the Planned Development application for the Senior Housing Project on 38<sup>th</sup> Avenue an anomaly in the City Zoning Ordinance was discovered. This anomaly allowed for the Planning Commission to make the final decision on a Planned Development application and did not allow for any appeal of the Planning Commission's decision to the City Council. As the Planning Commission is an appointed body, it is unusual for their decision to not be appealable to the City Council.

The City Attorney has drafted a Planned Development Ordinance which would allow for the Planning Commission decision on a Planned Development to be appealed to the City Council. The draft proposed by the City Attorney still requires that sites be four acres or larger unless the City Council can make findings to allow for a Planned Development on smaller sites. (Attachment 1)

At the January 24, 2013, City Council meeting the Council asked that this item return to the Council for a discussion regarding Planned Developments prior to an Ordinance change being presented to the Planning Commission.

**DISCUSSION:** The concept of having a Planned Development Ordinance or Planned Unit Development Ordinance is not new or unusual. A review of a number of other California cities' Zoning Ordinances shows that this is a standard planning tool which allows for a unique set of standards to be established for a development. A Planned Development Ordinance provides the opportunity for a City to "rezone" a particular site to allow for a development pattern which the City determines is advantageous to the community. This can be because it provides for affordable or unique housing opportunities or an unusual design pattern. Planned Developments are not subject to the legal challenges of spot zoning. Capitola currently has 16 Planned Developments within the City. They range from sites like Capitola Knolls to the Residential Development on the corner of Hill Street and Capitola Avenue. The recent Planned Development applications approved have been for sites under four acres in size and have been done to allow for small lot subdivisions. The last Planned Development application approved was for the 10 lot subdivision on Pierson Court off 42<sup>nd</sup> Avenue.

The current application on 38<sup>th</sup> Avenue came about as a Planned Development application because the site was identified in the City's 2007-2014 Housing Element as an opportunity site for higher density housing. The General Plan Update process and the 41<sup>st</sup> Avenue/Capitola Mall includes a redesign and up-zoning for 38<sup>th</sup> Avenue. The 41<sup>st</sup> Avenue/Capitola Mall Re-visioning Plan designates this part of 38<sup>th</sup> Avenue as Community Commercial and requires future development to implement a new pedestrian/bicycle connection to the mall which cannot be accommodated on 41<sup>st</sup> Avenue.

*"38<sup>th</sup> Avenue is activated with new multiple-family residential and mixed-use residential on the west side of 38<sup>th</sup> Avenue and side-walk-oriented commercial uses on 38<sup>th</sup> Avenue and Capitola Road. The appearance of King's Plaza buildings fronting 38<sup>th</sup> Avenue is improved. Streetscape and infrastructure improvements enhance the appeal of 38<sup>th</sup> Avenue for pedestrians and bicycles." (Page 31 Re-visioning Plan)*



**Item #: 5.C. Attachment\_B.pdf**

**SUBJECT: DISCUSSION OF THE PLANNED DEVELOPMENT ORDINANCE**

Based on this being classified as an opportunity site and the proposed project implementing the goals of the 41<sup>st</sup> Avenue/Capitola Mall Re-visioning Plan, the senior apartment project was an appropriate application for a Planned Development. As the City has a history of not requiring the four acre minimum for a Planned Development the size was not a significant issue in reaching this conclusion.

The update of the General Plan has identified that many of the residents of Capitola do not want to see major changes to their residential neighborhoods or to the Central Village area. During the various workshops and discussions of the 41<sup>st</sup> Avenue/Capitola Mall Re-visioning Plan there has been a willingness to allow for additional growth in the 41<sup>st</sup> Avenue corridor not only to accommodate the need for additional housing units but to assure the viability of this area as a regional shopping hub. Shopping areas which are experiencing success today provide restaurant, entertainment and a pleasing pedestrian experience. When products can easily be purchased online, retailers are forced to provide a shopping experience which is more than purchasing goods. This is often referred to as recreational shopping. People shop in an area because they enjoy the outing which often includes eating or other forms of entertainment. The proposed changes in the new General Plan are designed to accommodate the changing attitudes toward shopping to keep 41<sup>st</sup> Avenue a viable retail center, as well as provide new housing sites in Capitola. Senate Bill 375, through the Blueprint for Sustainable Growth and Smart Infrastructure is going to require that housing be developed where there are jobs and transit facilities. The 41<sup>st</sup> Avenue corridor is a major employment center and does have transit facility. The development in this area is going to be on "underdeveloped" sites as there is no vacant land. The redevelopment is going to involve both single parcel sites and multi-parcel sites. Having them developed as Planned Developments is going to be critical if the City wants to obtain the type of development it would like to see in this area.

In order to be creative and flexible the City will want to have a Planned Development Ordinance which will allow the Planning Commission and City Council to consider innovative types of development over the next 20 years. While the Council may decide to be more restrictive on what projects can be considered as planned developments, to completely eliminate the Planned Development Ordinance could be short-sighted because it will reduce the City's options and more importantly would make the existing 16 Planned Developments within in the City non-conforming.

The Council should provide direction on what should be changed in the current Ordinance to have the Ordinance operate in a manner more consistent with the Council's goals. Some items to be considered would be to modify the Ordinance to:

1. Allow Planning Commission's decision regarding a Planned Development to be appealable to the City Council as outlined in the draft Ordinance prepared by the City Attorney.
2. Establish more detailed findings for allowing projects which are on sites smaller than four acres.
3. Not allow exceptions to height, density or setbacks which are a fixed percentage of what the underlying zoning would allow.
4. Other modifications.

**FISCAL IMPACT:** None.

**ATTACHMENTS:**

1. Draft Planned Development Ordinance prepared by City Attorney
2. Zoning Map showing Planned Developments
3. Draft General Plan Land Use Map

**Report Prepared By:** Susan Westman  
General Plan Coordinator

**Reviewed and Forwarded  
by City Manager:** 



## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF CAPITOLA AMENDING SECTIONS 17.39.020, 17.39.030, 17.39.040, 17.39.050, 17.39.060 AND 17.39.080 OF THE CAPITOLA MUNICIPAL CODE AND ADDING SECTION 17.39.110 TO THE CAPITOLA MUNICIPAL CODE PERTAINING TO PLANNED DEVELOPMENT DISTRICT REGULATIONS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CAPITOLA AS FOLLOWS:

Section 1. Section 17.39.020 of the Capitola Municipal Code is hereby amended to read as follows:

**17.39.020 Standards and requirements.**

The following provisions shall apply in a PD district:

A. A PD district may be established on parcels of land which are suitable for, and of sufficient size to be planned and developed in a manner consistent with the purposes of this chapter and the objectives of this title. No PD district shall include less than four acres of contiguous land unless the planning commission, or and the city council on appeal from the planning commission, finds that property of less than four acres is suitable as a PD district by virtue of its unique historical character, topography, land use or landscaping features.

B. No ordinance establishing a PD district shall be adopted by the city council unless there is on file with the city written consent of every property owner within such district at the time of adoption of the ordinance.

C. Standard for area, coverage, density, yard requirements, parking and screening for PD district uses shall be governed by the standards of the residential, commercial, or industrial zoning district(s) most similar in nature and function to the proposed PD district use(s), as determined by the planning commission, or the city council on appeal from the planning commission. Standards for public improvements shall be governed by the applicable ordinances and laws of the city. Exceptions to these standards may be granted by the planning commission, or the city council on appeal from the planning commission, and the city council are possible when these bodies find upon a finding that such exceptions encourage a desirable living environment and are warranted in terms of the total proposed development or unit thereof. (~~Ord. 388 § 13.02, 1975~~)

Section 2. Section 17.39.030 of the Capitola Municipal Code is hereby amended to read as follows:

**17.39.030 Preliminary development plan approval.**

The applicant shall submit a preliminary development plan to the planning commission for ~~an~~ approval in principle and the planning commission shall ~~so approve, following~~ consider the preliminary development plan at a public hearing, prior to the submission of a PD district rezoning application. The planning commission's decision to approve, conditionally approve or disapprove the preliminary development plan shall be appealable to the city council. The PD district rezoning application will not be considered absent a prior preliminary development plan approval. The filing fee for approval in principle shall be established by city council resolution. The tentative written consent of all property owners within the proposed PD district shall be on file with the city before staff study of a preliminary development plan is commenced. Approval in principle of the preliminary development plan shall be limited to general acceptability of the land uses proposed and their interrelationship, and shall not be construed to endorse precise location of uses, configuration of parcels, or engineering feasibility. Any preliminary development plan and text shall be prepared and endorsed by an architect, landscape architect or qualified urban planner and shall include the following information, as applicable, presented in a general, schematic method:

- A. Proposed land uses, population densities and building intensities;
- B. Proposed circulation pattern, indicating both public and private streets;
- C. Proposed parks, playgrounds, school sites, general landscaping and other open spaces;
- D. A market analysis or other acceptable data or statement of proposed commercial uses, if the property is not zoned for commercial purposes at the time of submittal of the preliminary development;
- E. Delineation of the units to be constructed in progression, if any;
- F. Relation to future land use in surrounding area and general plan.  
(Ord. 388 § 13.03, 1975)

Section 3. Section 17.39.040 of the Capitola Municipal Code is hereby amended to read as follows:

**17.39.040 General development plan and schedule approval.**

- A. If from the facts presented, the planning commission, or the city council on appeal from the planning commission, is able to approve, in principle, the preliminary plan, with modifications as required by the planning commission, or the city council on appeal from the planning commission, the applicant may submit for rezoning classification. Otherwise, the preliminary development plan shall be denied.



B. Together with the application for rezoning classification, the applicant shall submit the following documents and supporting evidence, prepared and endorsed by the qualified professional team, which shall include an architect, civil engineer and landscape architect as appropriate:

1. A map with seven prints of a survey of the property showing existing features of the property, including specimen trees, structures, streets, easements, utility lines and land use;
2. A map with twelve prints of a general development plan which shall be in conformance with the approved preliminary development plan, showing, as appropriate, all the information required on the preliminary development plan, the approximate locations and proposed density of dwelling units, nonresidential building intensity; and the land use considered suitable in accordance with adjacent properties;
3. A schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; estimated residential population by type of dwelling for each unit in of the PD district; estimated nonresidential population; proposed retail sales area and economic justification; anticipated timing for each unit; and standards for height, open space, building intensity, population density, and public improvements proposed for each unit of development;
4. Proposed type of construction, building height and area of each building or structure, and proposed distances between buildings and structures and distances to property lines shall be submitted in the general development plan;
5. Evidence that the applicant has sufficient control over the land to effectuate the proposed plan;
6. Site development and engineering feasibility studies as necessary. ~~(Ord. 388 § 13.04, 1975)~~

Section 4. Section 17.39.050 of the Capitola Municipal Code is hereby amended to read as follows:

**17.39.050 Findings required.**

The planning commission, after a public hearing, shall make a recommendation to approve, conditionally approve or deny may recommend the establishment of a PD district, ~~and the~~ The city council, after a public hearing, may by ordinance, establish a PD district, provided the city council finds s that the facts submitted with the application and presented at the hearings s establish that:

A. The proposed PD district, or a given unit thereof, can be substantially completed within two years of the establishment of the PD district;

B. That the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts;

C. That any exception from standard ordinance requirements is warranted by the design and amenities incorporated in the general development plan, ~~in accord with adopted policy of the planning commission and the city council;~~

D. That the PD district and general development plan are compatible with the general plan of the city and the City's local coastal program. ~~(Ord. 685 § 4, 1989; Ord. 388 § 13.05, 1975)~~

In formulating its recommendation to the city council, the planning commission shall advise the city council with respect to each of the above-listed findings.

Section 5. Section 17.39.060 of the Capitola Municipal Code is hereby amended to read as follows:

**17.39.060 Planning commission and city council action.**

A. If from the facts presented, the planning commission, or the city council on appeal from the planning commission, is unable to make the necessary findings, the application shall be denied.

B. In taking action, the planning commission may ~~deny-recommend denial of~~ the general development plan and general development schedule as submitted, ~~or~~ may recommend approval of said plan ~~and schedule and schedule~~ subject to specific amendments, or may recommend approval.

C. Major changes in the general development plan shall be considered the same as a change in the zoning map and shall be made in accordance with the provisions of this chapter.

D. If no development has occurred to effectuate a PD district development within two years after the district is created, the planning commission shall review the ~~PD approval action~~ and determine whether or not the continuation of ~~the subject a-given~~ PD district is in the public interest. The planning commission's determination may be appealed to the city council. Absent affirmative action by the planning commission, or the city council on appeal from the planning commission, the PD approval shall automatically expire.

E. At the time of adopting any ordinance establishing a PD district, the city council shall make appropriate arrangements with the applicant,



~~to which will~~ insure the accomplishment, at the scheduled times, of the public improvements and grants of easement shown on the approved general development plan.

F. Fire zones shall be designated at the time of rezoning and such zones shall be delineated on the general development plan. (~~Ord. 388 § 13.06, 1975~~)

Section 6. Section 17.39.080 of the Capitola Municipal Code is hereby amended to read as follows:

**17.39.080 Conditional uses.**

All uses in a PD district are conditional uses, subject to the securing of a use permit as provided in Chapter 17.60. Use permit plans shall be prepared and endorsed by a qualified professional team, which shall include an architect, landscape architect and civil engineer, ~~as and~~ appropriate; ~~The use permit application~~ shall include but not necessarily be limited to the following:

- A. Site plan, showing buildings(s), various functional use areas, circulation, and their relationships;
- B. Preliminary buildings plans including floor plans and exterior elevations;
- C. Landscaping plans;
- D. Engineering plans, including site grading, street improvements, drainage and public utility extensions, as necessary;
- E. Minor changes may be approved by the planning commission, ~~or the city council on appeal from the planning commission,~~ providing the changes ~~are is~~ in accord with the intent expressed in the general development plan;
- F. Notation of aAny activity which includes any significant alteration of an historic feature;
- ~~G.~~ Within the coastal zone, any change in regulations concerning use or intensity of use for the planned development district shall require an LCAP amendment. (~~Ord. 685 § 5, 1989; Ord. 525 § 5 (part), 1982; Ord. 388 § 13.08, 1975~~)

Section 7. Section 17.39.110 ~~is~~ hereby added to the Capitola Municipal Code to read as follows:

**"Section 17.39.110. Appeals.**

All appeals to the city council taken pursuant to this chapter shall be subject to the requirements, and conducted in accordance with the procedures, set forth in Chapter 2.52 of this code.

Section 8. This ordinance shall take effect and be in full force on \_\_\_\_\_, 2013.

This ordinance was introduced on the \_\_\_\_ day of \_\_\_\_\_ 2013, and was passed and adopted by the City Council of the City of Capitola on the \_\_\_\_ day of \_\_\_\_\_, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

\_\_\_\_\_  
Stephanie Harlan, Mayor

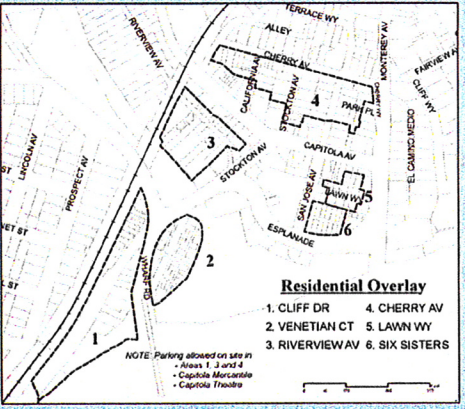
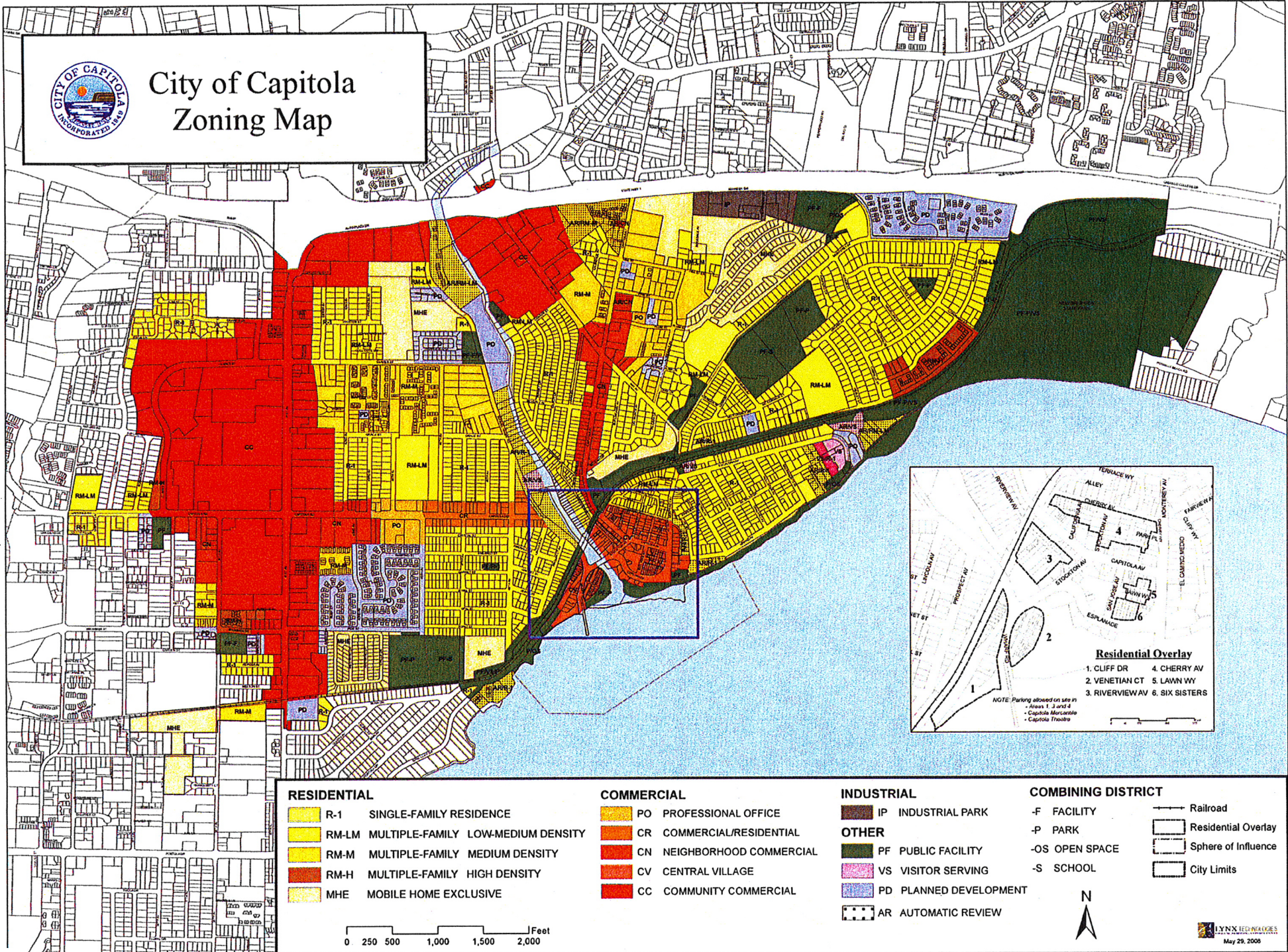
ATTEST:

\_\_\_\_\_, CMC  
Susan Sneddon, City Clerk

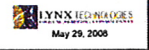
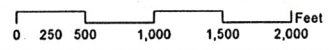




# City of Capitola Zoning Map

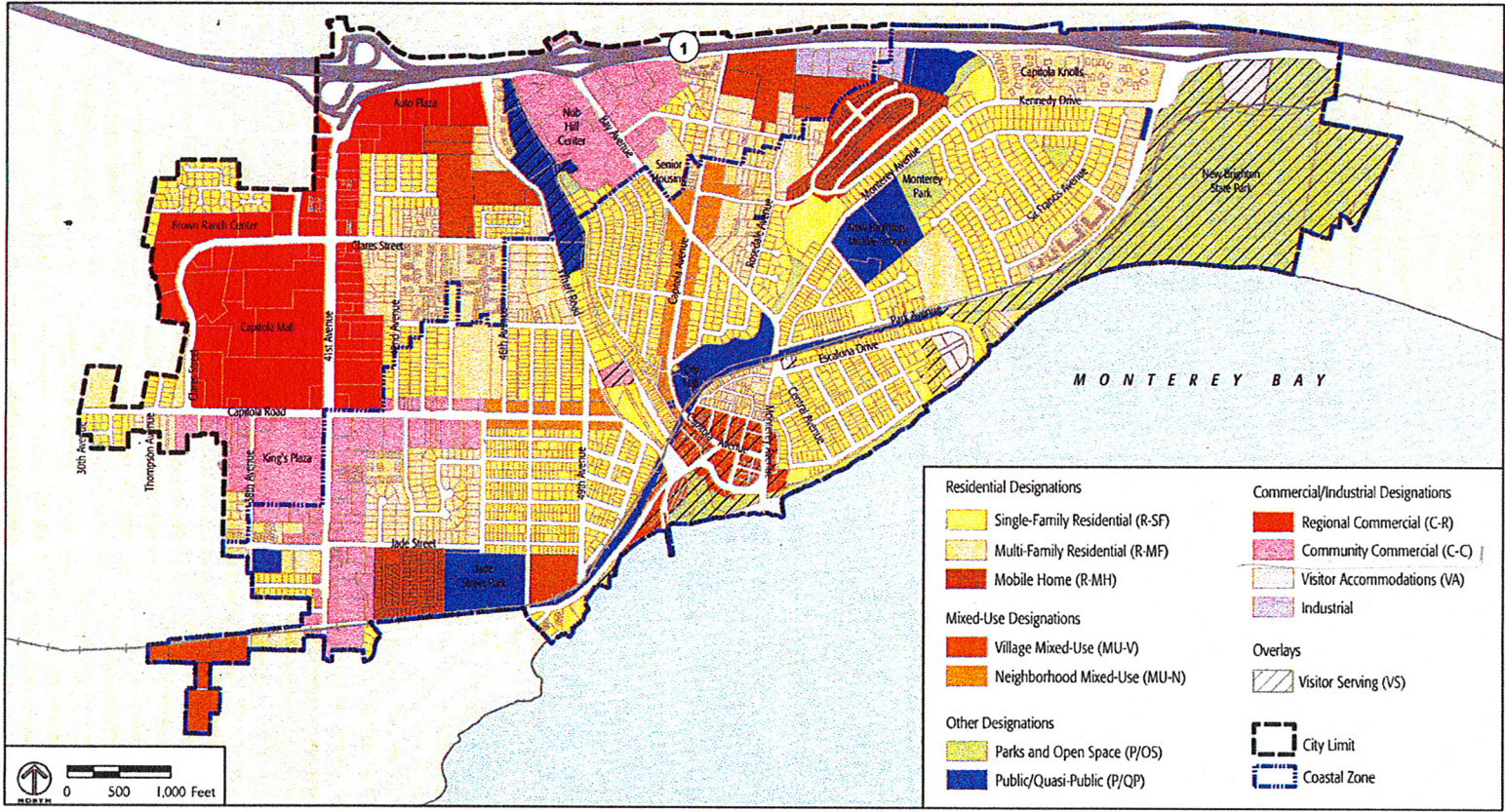


RESIDENTIAL	COMMERCIAL	INDUSTRIAL	COMBINING DISTRICT
R-1 SINGLE-FAMILY RESIDENCE	PO PROFESSIONAL OFFICE	IP INDUSTRIAL PARK	-F FACILITY
RM-LM MULTIPLE-FAMILY LOW-MEDIUM DENSITY	CR COMMERCIAL/RESIDENTIAL	PF PUBLIC FACILITY	-P PARK
RM-M MULTIPLE-FAMILY MEDIUM DENSITY	CN NEIGHBORHOOD COMMERCIAL	VS VISITOR SERVING	-OS OPEN SPACE
RM-H MULTIPLE-FAMILY HIGH DENSITY	CV CENTRAL VILLAGE	PD PLANNED DEVELOPMENT	-S SCHOOL
MHE MOBILE HOME EXCLUSIVE	CC COMMUNITY COMMERCIAL	AR AUTOMATIC REVIEW	Railroad
			Residential Overlay
			Sphere of Influence
			City Limits





CITY OF CAPITOLA  
GENERAL PLAN UPDATE



Source: City of Capitola, 2010

DRAFT GENERAL PLAN LAND USE MAP