AGENDA
CITY OF WATSONVILLE
PLANNING COMMISSION MEETING

Opportunity Through Diversity; Unity Through Cooperation.

Working with our community to create positive impact through service with heart.

Chair Matthew H. Jones, District 6
Vice Chair, Anna Kammer, District 5

Jenny Sarmiento, District 1
Gina Cole, District 2
Jenni Veitch-Olson, District 3
Veronica Dorantes-Pulido, District 4
Ed Acosta, District 7

Suzi Merriam, Secretary to Planning Commission
Alan J. Smith, City Attorney
Deborah Muniz, Recording Secretary

Remote Teleconference Meeting - Join the meeting by computer, tablet or smart phone at https://global.gotomeeting.com/join/491183797 or by calling + (872) 240-3212 and enter access code: 491-183-797.

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Spanish language interpretation is available

Americans with Disabilities Act

The City of Watsonville, in complying with the Americans with Disabilities Act ("ADA"), requests individuals who require special accommodations to access and/or participate in Planning Commission meetings, to please contact the City Clerk's Office at (831) 768-3040, at least three (3) days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.

Meetings are televised live on Charter Cable Communications Channel 70 and AT&T Channel 99 and re-broadcast on Thursday at 5:00 p.m. and Saturday at 8:00 a.m. the same week of the meeting. For information regarding this agenda or interpretation services, please call the City Clerk's Office at (831) 768-3040.

Notice of Remote/Teleconference Meeting

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, the Santa Cruz County Health Officer Extended and Modified Shelter in Place Orders, and the Governor's Executive Orders N-25-20 and N-29-20, that allows attendance by members of the Planning Commission, City Staff, and the public to participate and the Commission conduct the meeting by teleconference, video conference, or both.

HOW TO VIEW THE MEETING: There is no physical location from which members of the public may observe the meeting. Please view the meeting which is being televised on Channel 70 (Charter) and Channel 99 (AT&T) and video streamed at https://watsonville.legistar.com/Calendar.aspx

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit written comments through the Planning Commission portal at https://watsonville.legistar.com by clicking e-Comment or by emailing cdd@cityofwatsonville.org. All comments will be part of the meeting record. Emails received two hours before the meeting will not be uploaded to the Agenda and may not be seen by the Planning Commission or staff. They will be added to the agenda the day after the meeting.

HOW TO PARTICIPATE DURING THE MEETING: Members of the public are encouraged to join the meeting through Gotomeetings from their computer, tablet or smart phone at https://global.gotomeeting.com/join/491183797 or by calling +1 (872) 240-3212 and enter access code: 491-183-797 to express their comments.

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1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS AND ORAL COMMUNICATIONS

This time is set aside for members of the general public to address the Planning Commission on any item not on the Agenda, which is within the subject matter jurisdiction of the Planning Commission. No action or discussion shall be taken on any item presented except that any Commissioner may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Planning Commission will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. Any Commissioner may place matters brought up under Oral Communications on a future agenda. ALL SPEAKERS ARE ASKED TO ANNOUNCE THEIR NAME AND ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

4. CONSENT AGENDA

All items appearing on the Consent Agenda are recommended actions which are considered to be routine and will be acted upon as one consensus motion. Any items removed will be considered immediately after the consensus motion. The Chair will allow public input prior to the approval of the Consent Agenda.

A. MOTION APPROVING MINUTES OF JUNE 2, 2020 REGULAR MEETING

Attachments: June 2, 2020 Minutes

5. PUBLIC HEARINGS

A. AN APPLICATION FOR A SPECIAL USE PERMIT (APPLICATION NO. 66) TO ALLOW THE ESTABLISHMENT OF AN ON-SALE GENERAL-RESTRICTIVE SERVICE BEER, WINE, AND DISTILLED SPIRITS (TYPE 70) ABC LICENSE FOR A PROPOSED HOTEL (HAMPTON INN AND SUITES) LOCATED AT 75 LEE ROAD (APN: 018-302-05), FILED BY RICARDO CONTRERAS, APPLICANT, ON BEHALF OF JUGGY TUT, PROPERTY OWNER

Attachments: Report - 75 Lee Road
Attachment 1 - Site & Vicinity Map
Attachment 2 - Interview Scoring Rubric
Attachment 3 - Application
Attachment 4 - Floor Plan
Attachment 5 - Site Plan
Resolution - 75 Lee Road

1) Staff Report

2) Planning Commission Clarifying & Technical Questions

3) Applicant Presentation

4) Planning Commission Clarifying & Technical Questions

5) Public Hearing

6) Appropriate Motion(s)

7) Deliberation

8) Chair Calls for a Vote on Motion(s)

B. AN APPLICATION FOR A SPECIAL USE PERMIT AND ENVIRONMENTAL REVIEW (PP80) TO ALLOW TENANT IMPROVEMENTS WITHIN TRACTOR SUPPLY CO. BY CONVERTING EXISTING STORAGE SPACE INTO A NEW VETERINARIAN CLINIC AT 580 AUTO CENTER DRIVE (APN: 016-172-78), FILED BY VETIQ PETCARE, APPLICANT AND TENANT

Attachments:
- Report - 580 Auto Center Drive
- Attachment 1 - Plans
- Attachment 2 - Site & Vicinity Map
- Resolution - 580 Auto Center Drive

1) Staff Report

2) Planning Commission Clarifying & Technical Questions

3) Applicant Presentation

4) Planning Commission Clarifying & Technical Questions

5) Public Hearing

6) Appropriate Motion(s)

7) Deliberation

8) Chair Calls for a Vote on Motion(s)

C. AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-18) TO ALLOW THE ESTABLISHMENT OF A PROPANE STORAGE AND TRANSFER FACILITY (AKA BULK PROPANE PLANT) ON A 0.7± ACRE PROPERTY LOCATED AT 950 WEST BEACH STREET, (APNS 018-331-28; FORMERLY APNS 018-331-05 & -06), FILED BY DAVID DAUPHIN WITH C2G, APPLICANT, ON BEHALF OF RICHARD KOJAK WITH MOUNTAIN PROPANE SERVICE, PROPERTY OWNER

Attachments:

- Report - 950 West Beach Street
- Attachment 1- Site and Vicinity Map
- Attachment 2- Plan Set
- Attachment 3- Reference Maps & Recorded Documents
- Attachment 4- Stormwater Requirements
- Attachment 5- Environmental Memo (dated 6/4/20)
- Attachment 6 - Water Board Transmittal (dated 7/15/14)
- 950 W. Beach Correspondence
- Resolution - 950 West Beach Street

1) Staff Report

2) Planning Commission Clarifying & Technical Questions

3) Applicant Presentation

4) Planning Commission Clarifying & Technical Questions

5) Public Hearing

6) Appropriate Motion(s)

7) Deliberation

8) Chair Calls for a Vote on Motion(s)

D. RECOMMENDATION TO CITY COUNCIL ON AMENDMENTS TO CHAPTER 14-16 (DISTRICT REGULATIONS), CHAPTER 14-18 (DEFINITIONS), CHAPTER 14-40 (GENERAL PROVISIONS, EXCEPTIONS, AND MODIFICATIONS), AND REPEAL CHAPTER 14-23 (ACCESSORY DWELLING UNITS) AND UPDATE WITH NEW CHAPTER 14-23 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS) OF THE WATSONVILLE MUNICIPAL CODE

Attachments:
Report - Accessory Dwelling Units
Attachment 1 - Map
Attachment 2 - Sample Impact Fees
Resolution - Accessory Dwelling Units

1) Staff Report

2) Planning Commission Clarifying & Technical Questions

3) Public Hearing

4) Appropriate Motion(s)

5) Deliberation

6) Chair Calls for a Vote on Motion(s)

6. REPORT OF THE SECRETARY

7. ADJOURNMENT

The next meeting is scheduled for Tuesday, September 1, 2020 at 6:00 p.m.

M I N U T E S

REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE

COUNCIL CHAMBERS 275 MAIN STREET, 4th FLOOR, WATSONVILLE, CALIFORNIA

June 2, 2020 6:03 PM

In accordance with City policy, all Planning Commission meetings are recorded on audio and video in their entirety, and are available for review in the Community Development Department (CDD). These minutes are a brief summary of action taken.

1. ROLL CALL

Chair Matthew Jones, Vice-Chair Anna Kammer, and Commissioners Ed Acosta, Jenny T. Sarmiento, and Jenni Veitch-Olson were present. Commissioner Phillip F. Tavarez was absent.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Associate Planner Ivan Carmona, Assistant Planner Sarah Wikle, Recording Secretary Deborah Muniz and Administrative Assistant II Elena Ortiz.

2. PLEDGE OF ALLEGIANCE

Chair Matthew Jones led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS

A. PRESENTATION ON STATE LEGISLATION ON THE PERMITTING OF ACCESSORY DWELLING UNITS

The presentation was given by Associate Planner Ivan Carmona.

Associate Planner Carmona, in answering Commissioner Kammer, stated he anticipated an increase in demand for permits to build Accessory Dwelling Units (ADU) on properties. He added that recent legislation reduced fees for new ADUs.

In answering Commissioner Sarmiento, Associate Planner Carmona stated that those interested in building an ADU should contact City staff for information on requirements.

Associate Planner Carmona, in answering Chair Jones, explained that new ADUs could be attached or detached from the existing housing unit.

In answering Commissioner Sarmiento, Associate Planner Carmona stated that City staff was exploring the creation of a program that would financially aid low-income residents when building ADUs.

Principal Planner Meek added that staff would be presenting a new ADU ordinance at the following Planning Commission meeting.

Watsonville resident, Christina Granados, inquired about how state law affects homeowners in HOAs and whether she would be eligible for converting an existing garage as an ADU in the Sea View Ranch subdivision.

Associate Planner Carmona explained that state law has been changed to nullify HOA provisions that restrict ADUs in areas zoned for single-family housing. The housing area where Ms. Granados lives is zoned multi-family planned development. State law does not apply to this type of housing for converting existing garages into ADUs.

Principal Planner Meek added that ADU law was designed to accommodate the construction of more ADUs in areas zoned for single-family housing but not in multi-family, planned developments.

4. CONSENT AGENDA

A. MOTION APPROVING MINUTES OF MAY 5, 2020 REGULAR MEETING

MOTION: It was moved by Commissioner Jenni Veitch-Olson, seconded by Vice-Chair Kammer, and carried by the following vote to approve the Consent Agenda:

AYES:	COMMISSIONERS:	Acosta, Kammer, Sarmiento, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Tavarez

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5. REPORT OF THE SECRETARY

The report was given by Director Merriam.

In answering Commissioner Sarmiento, Director Merriam stated the COVID-19 Pandemic could delay approved projects, but most were on track.

6. ADJOURNMENT

Chair Jones adjourned the meeting at 6:43 PM. The next Planning Commission meeting is scheduled for Tuesday, July 14, 2020, at 6:00 PM in the City Council Chambers.

_____
Suzi Merriam, Secretary
Planning Commission

_____
Matthew H. Jones, Chair
Planning Commission

City of Watsonville
M E M O R A N D U M

DATE: June 22, 2020

TO: Planning Commission

FROM: Suzi Merriam, Community Development Director
Sarah Wikle, Assistant Planner

SUBJECT: Public Hearing to consider approval of a Special Use Permit Application (Application No. 66) to establish a new Type 70 ABC License at a proposed hotel with alcohol sales, Hampton Inn and Suites, located at 75 Lee Road (APN: 018-302-05) .

AGENDA ITEM: July 14, 2020 **Planning Commission**

RECOMMENDATION:
Staff recommends that the Planning Commission adopt a Resolution approving a Special Use Permit Application to establish a new Type 70 ABC License[1] at a proposed hotel and snack shop with alcohol sales, Hampton Inn and Suites, located at 75 Lee Road (APN: 018-302-05).

The recommendations are based on the attached findings and conditions of approval.

BASIC PROJECT DATA

APPLICATION NO.: Application No. 66 **APN:** 018-302-05
LOCATION: 75 Lee Road **LOT SIZE:** ±2.34acres

PROJECT DESCRIPTION: Special Use Permit Application to establish a new Type 70 ABC License at a proposed hotel and snack shop with alcohol sales, Hampton Inn and Suites located at 75 Lee Road.

GENERAL PLAN: General Commercial (GC)
ZONING: Visitor Commercial (CV)

SURROUNDING GENERAL PLAN/ZONING: General Commercial in the Visitor Commercial (CV) Zoning District (north, east and south), Agricultural land (west).

[1] ABC Type 70 On Sale General (Restrictive Service) Authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. This license is normally issued to "suite-type" hotels and motels, which exercise the license privileges for guests' "complimentary" happy hour. Minors are allowed on the premises.

EXISTING USE: Hotel under construction
PROPOSED USE: Hotel with alcohol sales
SURROUNDING USES: Various proposed commercial uses along Lee Road

FLOOD ZONE: 100 Year Flood Zone – AE & AO

CEQA REVIEW: The project qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the CEQA Guidelines.

APPLICANT: Elite Hospitality Group LLC, 144 West Lake Avenue, Watsonville, CA 95076
PROPERTY OWNER: Elite Hospitality Group LLC, 144 West Lake Avenue, Watsonville, CA 95076

BACKGROUND

Original Permit Approval

The project site is part of a larger 7.3± commercial development site. It was developed previously for industrial use as an Indalux aluminum extrusion plant, which closed several years ago.

On September 1, 2015, the Planning Commission of the City of Watsonville adopted Resolution No. 19-15 (PC), approving a Special Use and Design Review Permit with Environmental Review (PP2015-184) to allow construction of a 3,673± square-foot service station (food mart) with 12 pumps and four restaurant pads with a drive-through lane totaling 6,326± square-feet at project site 1715 West Beach Street (formerly APN 018-302-03).

On April 5, 2016, the Planning Commission Adopted Resolution No. 07-16 (PC), which resulted in the following actions:

1. Recommend the City Council approve a General Plan Map Amendment for the larger 7.3-acre site changing the General Plan Designation from Industrial (I) to General Commercial (GC)
2. Recommend the City Council rezone the site from General Industrial (IG) to Visitor Commercial (CV),
3. Recommend the City Council include a policy modification deleting hotel/motel from the Ag buffer requirements of 2004's Resolution No. 274-04 (CM); and
4. Recommend approval of a Special Use Permit with Design Review and Environmental Review (PP2015-74) to allow construction of two four-story hotel buildings totaling 192 rooms and three additional store pads totaling 5,000± square-feet and three additional restaurant pads totaling 12,850± square-feet.

On April 26, 2016, the City Council took four actions:

1. Adopted Resolution No. 57-16 (CM), approving the Mitigated Negative Declaration and Mitigation Monitoring Plan in compliance with California Environmental Quality Act (CEQA) for environmental review for the construction of a four-story, 112 room hotel; a

four-story, 80 room hotel; three restaurant pads totaling 12,850± square-feet; and three store pads totaling 5,000± square feet on a 7.3± acre project site located at 1715 West Beach Street (APN 018-302-03).

2. Adopted Resolution No. 58-16 (CM), approving the 20th Amendment to the Watsonville 2005 General Plan to re-designate former Assessor's Parcel Number 018-302-03 located at 1715 West Beach Street, Watsonville, California, from (I) Industrial to (GC) General Commercial to allow the construction of a four-story, 112 room hotel (Hampton Inn); a future four-story, 80 room hotel; 5,000± square-foot retail space; and 12,850± square-foot space for three restaurant pads on a 7.3± acre project site, and directing changes to be made on the 2005 General Plan Land Use Diagram of the City of Watsonville.
3. Introduced an uncodified ordinance approving the rezoning of the project site at former Assessor's Parcel Number 018-203-03 located at 1715 West Beach Street, Watsonville, California, from IG (General Industrial) to CV (Visitor Commercial) and directing changes to be made on the Zoning Map of the City of Watsonville. At the next regularly scheduled City Council meeting of May 10, 2016, the City Council of the City of Watsonville adopted Ordinance No. 1329-16 (CM), approving the rezoning of the subject site.
4. Adopted Resolution No. 59-16 (CM), approving application No. PP2015-74 for a Special Use Permit with Design Review, filed by the applicant to construct a four-story, 112 room hotel; a four-story, 80 room hotel; three restaurant pads totaling 12,850± square-feet; and three store pads totaling 5,000± square-feet on a 7.3± acre project site located at 1715 West Beach Street (APN 018-302-05).

On August 2, 2016, the Zoning Administrator approved a Minor Modification (PP2016-134) to Special Use Permit with Design Review (PP2015-74/PP2015-184) for the construction of a service station with food mart and three restaurant pads (including a previously approved drive through) at the subject site.

On March 15, 2017, the Community Development Director approved a Certificate of Compliance (PP2014-205) to recognize three parcels which comprise the subject site (APN 018-302-03).

On May 15, 2017, the Minor Land Division Committee approved Boundary Line Adjustment (PP2017-93) to modify the boundary lines between three lots located at 69-79 Lee Road (formerly 1715 West Beach Street).

On April 20, 2020, the Minor Land Division Committee approved Minor Land Division (Tentative Parcel Map) Application (PP2020-27) to allow creation of two parcels at 69-79 Lee Road (APN 018-302-06).

On April 30, 2020, the Zoning Administrator approved a Minor Modification (PP2020-90) to Special Use Permit with Design Review and Environmental Review (PP2015-74/PP2015-184) to allow color changes to be consistent with Hampton Inn color palettes for an approved 4-story,

112 room hotel. This modification was requested during the construction phase of the project.
Proposal

On May 11, 2020 applicant and property owner Elite Hospitality Group LLC, submitted a Special Use Permit (Application No. 66) to establish a new Type 70 ABC License for a proposed hotel and treats shop.

Elite Hospitality Group LLC has hired Ricardo Contreras, General Manager of the Hampton Inn and Suites, to manage the proposed hotel with alcohol sales.

PROCESS

Special Use Permit

The Special Use Permit application to establish an on sale general - restrictive services l license at a proposed hotel and treats shop was submitted after the adoption of the recently modified Alcohol Ordinance (Ordinance Nos. 1384-19 and 1385-19) and will be reviewed under the new Alcohol Ordinance provisions, as set forth in Chapter 14-25 of the Watsonville Municipal Code (WMC).

WMC Chapter 14-25 and Chapter 14-16 identifies the types of alcohol related uses that require a Special Use Permit, including off-sale and on-sale uses that allow for the sales of distilled spirits. An On-Sale General – Restrictive Service (ABC Type 70) License authorizes the sale of beer, wine, and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees. In accordance with how an alcohol license is processed for on-sale and off-sale uses allowing for the sales of distilled spirits within commercial zoning districts, as set forth in WMC Chapter 14-16, the application is being processed as a special use permit to document the establishment of a new Type 70 ABC License at a proposed hotel and snack shop with alcohol sales in the CV Zoning District (WMC §14-16.1603(b)).

A Special Use Permit application proposing alcohol sales requires submittal of the following documents (WMC § 14-25.011):

- Business plan to include a description of the alcohol sales establishment, its legal structure, its leadership team, experience, owners and employees, and describing operational aspects, including if there is to be live entertainment or dancing, and describing the circumstances for such;
- Description of location to include site plan and floor plan;
- Safety and Security Plan. Assessment of site security and training of personnel as well as safety of patrons;
- Neighborhood compatibility plan which will set forth and explain, at a minimum: measures to avoid sales to minors, for reporting crimes, and to avoid or mitigate intoxication, violence, public urination, solicitation, illegal drug use, drug dealing; and
- Community Benefits. Identify benefits to the community that the business will provide.

Once the applicant submits a complete application, City Staff (consisting of the Police Chief, Fire Chief, Community Development Director, Finance Director, City Manager or their designees) review the application, and interview applicant(s) within sixty (60) days. WMC § 14-25.012.

Successful applications shall receive a score of at least eighty percent (80%) of all available points on the rubric. If an application fails, a new application for an alcohol sales permit may be submitted after ninety (90) days of notice of rejected application. The Planning Commission shall consider each application for a Special Use Permit and shall approve or conditionally approve the permit upon making each of the following findings required in WMC Section 14-12.513:

- The proposed use received the minimum score necessary to issue a conditional use permit;
- The proposed use will not cause adverse noise, litter, crowd control, or parking impacts;
- The proposed use will not create objectionable conditions that constitute a nuisance, as defined in California Business and Professions Code section 24200(f)(2); and
- The proposed use will maintain all levels of service, including but not limited to the provision of security, maintenance of premises, LEAD training, and professional management as identified in the original application.

Having demonstrated the application conforms to all the required findings of the WMC, the Planning Commission may condition the alcohol related use with minimum operational standards, pursuant to WMC Section 14-25.020.

Environmental Review

The California Environmental Quality Act (CEQA) requires local and state governments to consider the potential environmental effects of a project before making a decision on it. CEQA's purpose is to disclose any potential impacts of a project and suggest methods to minimize identified impacts. Certain classes of projects, however, have been identified that do not have a significant effect on the environment, and are considered categorically exempt from the requirement for the preparation of environmental documents. State CEQA Guidelines § 15300.

STANDARD OF REVIEW & APPEAL PROCESS

The decision whether to approve this Special Use Permit is adjudicative, sometimes referred to as quasi-judicial. The Commission is called upon to determine whether this project complies with local ordinances.

Whether a particular decision is adjudicative or legislative affects the requirements for findings to support the decision. Legislative decisions involve the adoption of broad policies applicable to many situations (for example, general plan amendments and zoning ordinance changes). Legislative decisions need not be accompanied by findings, unless a State law or City ordinance requires them.

Adjudicative (or "quasi-judicial") decisions, on the other hand, are not policy decisions. Adjudicative/quasi-judicial decisions apply already adopted policies or standards to individual cases, such as a variance or conditional use permit application. Adjudicative/quasi-judicial decisions are based on evidence and must always be supported by findings.[2]

[2] Quasi-judicial decisions require the decision-making body to take evidence and use its judgment to make factual as well as legal determinations about whether a particular property or project meets the standards established by the land use ordinance.

The decision before the Planning Commission—a Special Use Permit—is an adjudicative/quasi-judicial decision and requires findings, either for denial, or as recommended, for approval that is supported by substantial evidence. *Toigo v Town of Ross* (1998) 70 Cal App 4th 309; see also *Petrovich v. City of Sacramento* (April 8, 2020) 48 Cal.App.5th 963

If the Planning Commission's decision is appealed, the City Council will consider whether the action taken by the Planning Commission was erroneously taken and may sustain, modify or overrule the action. In order for an official action to be overturned by an appeal, the City Council must find that the action taken by the Planning Commission was taken erroneously and was inconsistent with the intent of the Zoning District regulations that regulate the proposed action. WMC § 14-10.1106

A lawsuit is required to challenge a Council's decision. A reviewing court will consider whether an adjudicative/quasi-judicial decision by the Council was supported by adequate findings. Courts scrutinize adjudicative/quasi-judicial decisions closely. An action may be overturned if the City (1) exceeded its authority, (2) failed to provide a fair hearing[3], or (3) or made a decision not supported by substantial evidence (also called "a prejudicial abuse of discretion").

Another important difference between legislative and adjudicative/quasi-judicial decisions is the substantial evidence standard: in weighing evidence of what happened at the Council meeting, courts go beyond whether a decision was "reasonable" (the legislative standard). Court's reviewing adjudicative/quasi-judicial decisions look to make sure the decision is supported by substantial evidence. Denied applicants argue the there is no substantial evidence to support the decision. Cities usually assert there is substantial evidence to support the decision and rely on (1) the written words in the staff findings, (2) the statements by those presenting at the hearing, and (3) the words of the Planning Commission or Council.

DISCUSSION

Existing Site

The 2.34± acre subject site (APN 018-302-05) is a hotel under construction. Parking is proposed in front of and behind the proposed hotel. Access is granted from a driveway on Lee Road. The adjoining parcels (APNs 018-302-04 and 06) are part of the Visitor Commercial (CV) Zoning District and part of a larger commercial retail development (north, east and south). To the west of the site is agricultural lands located within the County of Santa Cruz. Across Lee Road to the east is the historic Redman Hirahara House property, which is located in the County's Commercial Agriculture-Historic Landmark-Watsonville Utility Prohibition (CA-L-W) Zoning District. Across Beach Street to the north is a food processing facility operated by Del Mar Food Products Corp. See Figure 1 for current conditions and Figure 2 for the site plan for Hampton Inn and Suites.

[3] *Petrovich*, supra



FIGURE 1 Aerial view of the project site and surrounding area
Source: County of Santa Cruz, 2018

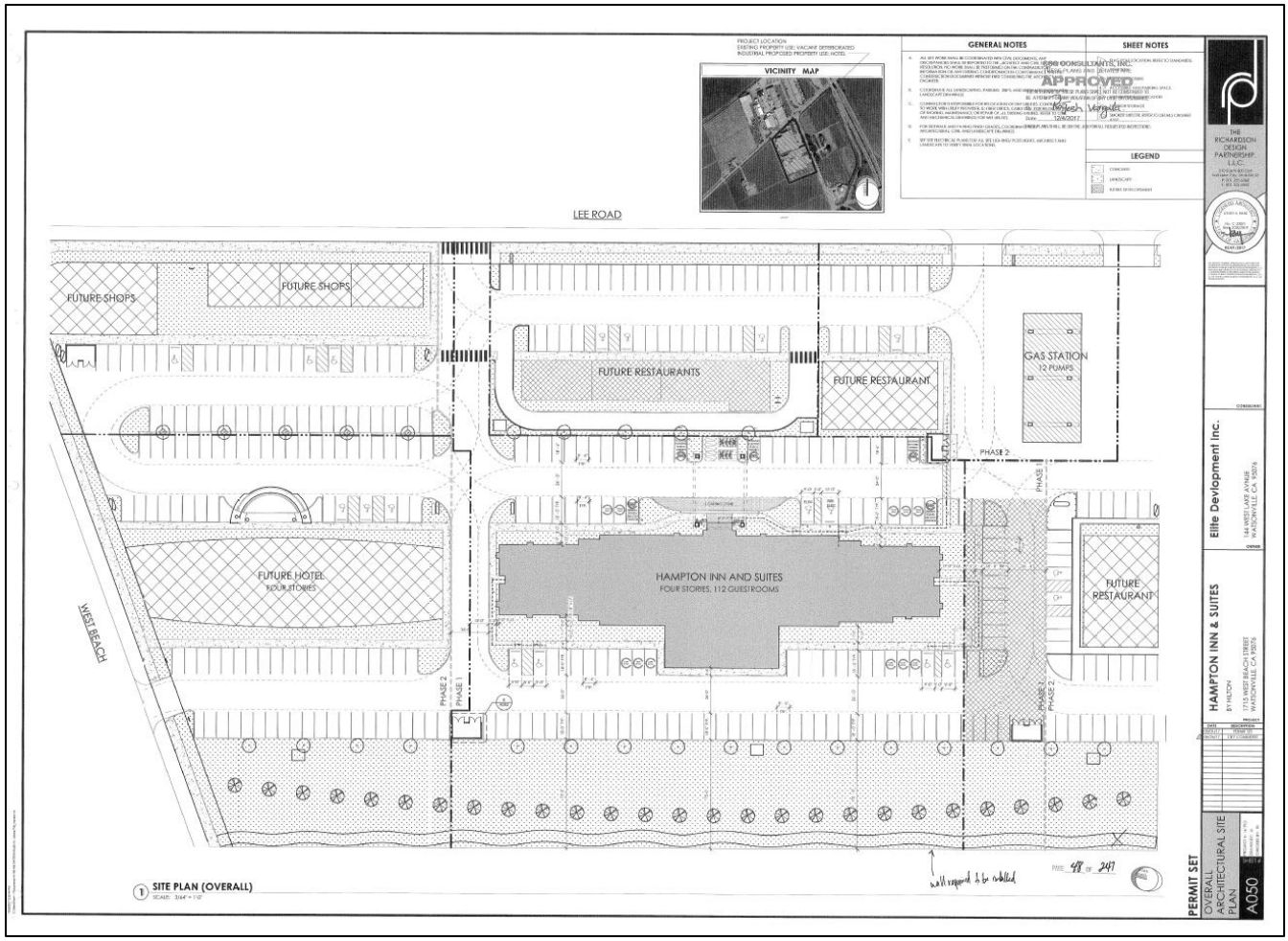


FIGURE 2. Site Plan for Hampton Inn and Suites

Source: Plan Set, received May 5, 2020

Floor Plan

The “Treats Shop” will be on the first floor of the four story, 112 room hotel. The treats shop is located in the main lobby, adjacent to the Front Desk. See Figure 3 for the Front Desk/Treats Shop floor plan. For the full first floor plan, see Attachment 4.

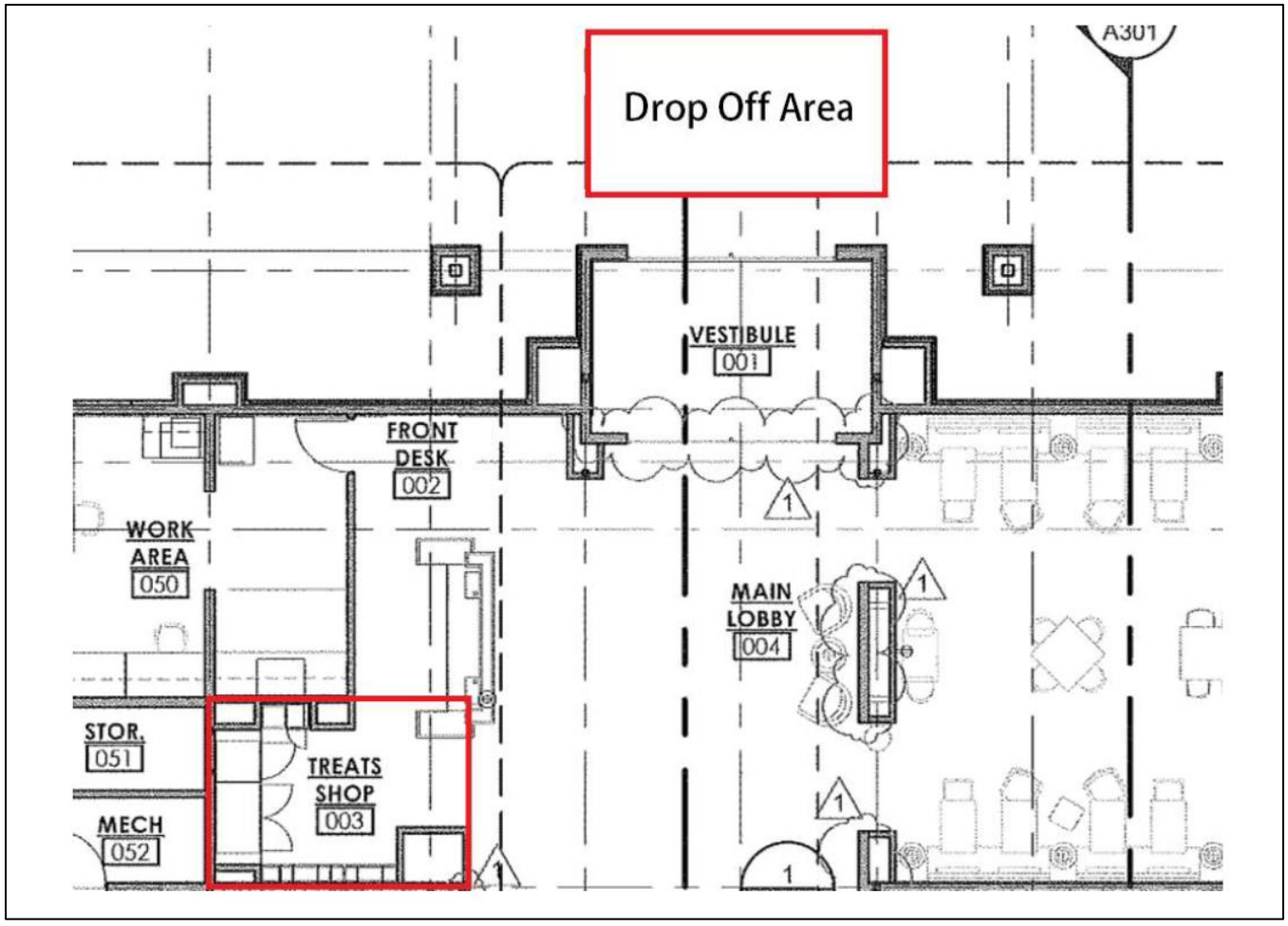


FIGURE 3. First Floor Plan with Treat Shop
Source: Plan Set, received May 5, 2020

To the left of the hotel entrance is the front desk and “Treats Shop”. The “Treats Shop” is pantry style, with a wide variety of to-go meals, snacks with alcoholic and nonalcoholic drinks available for purchase. See Figure 4 for an example layout of the “Treats Shop” and Figure 5 for the proposed alcoholic beverage location.

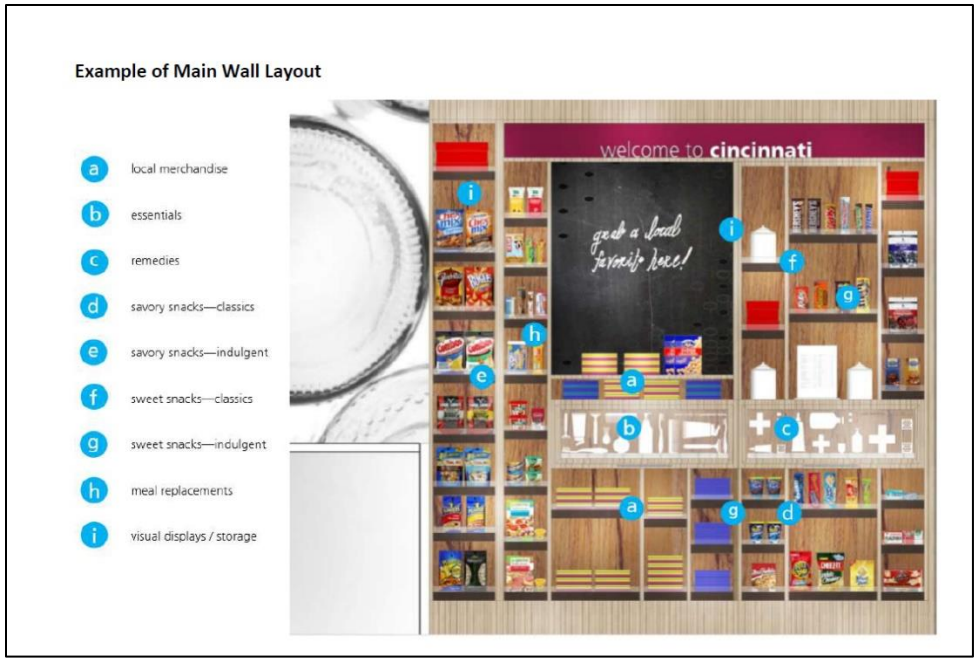


FIGURE 4. Example of "Treats Shop" Layout
Source: Alcohol Related Uses Application, received May 11, 2020

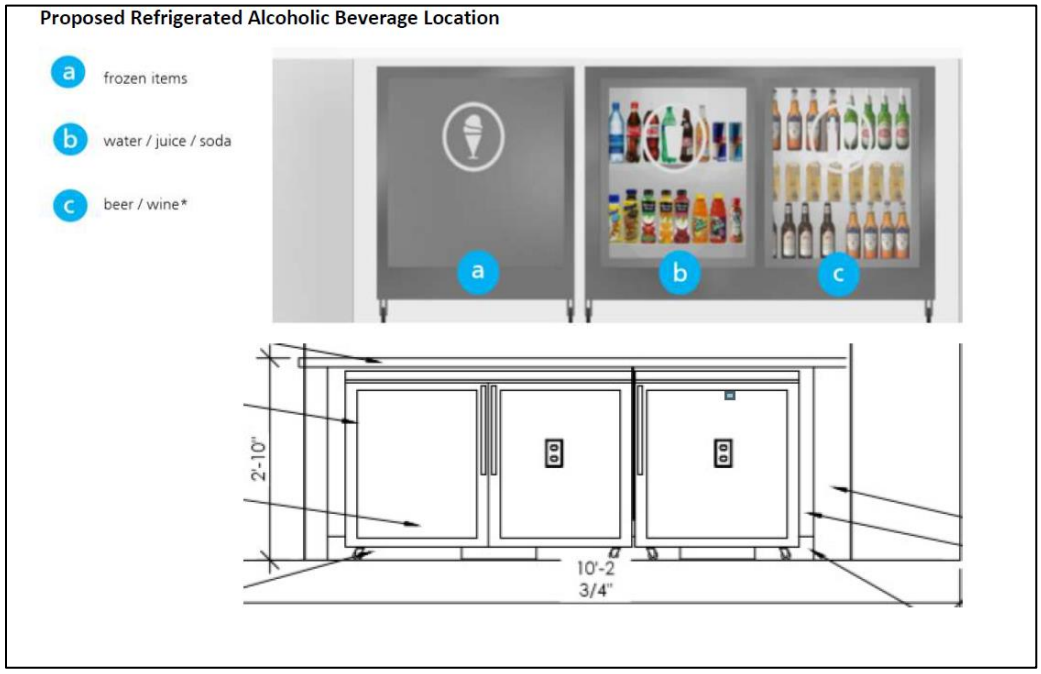


FIGURE 5. Example of Alcohol Beverage Location
Source: Alcohol Related Uses, received May 11, 2020

Alcoholic beverages will be about 10 percent of displayed inventory and will only consist of beer and wine items.

Hours of Operation

- The proposed hours of operation for the treats shop Hotel guests can buy food and beverages 24 hours a day from the Treats Shop, however, alcohol sales will be limited to 6:00 AM to 11:00 PM daily.

The hours have been reviewed by the Watsonville Police Department and were found to be acceptable.

Police Review

The Watsonville Police Department tracks all alcohol licenses in the City and the reported crime associated with these sites. The Police Department also confirms whether alcohol license holders are in compliance with ABC regulations.

Police Department review indicates that the location is within a high crime area. The site is not located in an over concentrated area of on-sale ABC licenses.

New facilities establishing an on-sale general restrictive license (Type 70 ABC license) are subject to the discretionary powers[4] of the Local Governing Body. The proposed use has been conditioned with standard conditions set forth in WMC Chapter 14-25 for facilities with an on sale general restrictive services to ensure that it will be in conformity with applicable regulations and do not have any negative impacts on the neighborhood.

Type 70 ABC License

ABC issues various licenses for the sale of alcohol for different types of establishments. Authorizes the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests.

LEAD Training

A condition of approval requires all service staff, managers and owners attend Licensee Education on Alcohol and Drugs (LEAD) training within ninety (90) days of approval of this Use Permit and/or employment at the restaurant to ensure they understand responsible beverage service practices and procedures regarding the sale and service of alcohol. The applicant is required to submit verification of LEAD training attendance to the Community Development Department.

Compliance with Alcohol Ordinance

WMC Chapter 14-25 regulates the location and operation of alcohol establishments within the City. This chapter is intended to reduce alcohol-related environmental and social problems by regulating the use, operation, and location of new alcohol establishments selling alcoholic

[4] Discretionary powers allow the exercise of judgment, deliberation or decision in approving or denying a particular activity by the decision-making authority. Non-discretionary powers merely allow the determination whether there is conformity with applicable ordinances or regulations (aka ministerial decision).

beverages in relation to existing alcohol licensees and their proximity to sensitive uses and facilities customarily to be used by children and families.

In accordance with WMC Section 14-25.011, the applicant provided the following information regarding their Business Plan for Hampton Inn and Suites:

> The Hampton Inn and Suites Watsonville, located at 75 Lee Road, Watsonville CA is a new transient and business class hotel focused on providing rooms with a clean and modern character that will attract businesses to the area. The hotel will feature modern architecture throughout the property, new high-end Hilton technology, and various guest amenities.
>
> Alcohol Sales Establishment
> The Alcohol Sales Establishment being applied for is the pantry-style "Treats Shop". The "Treats Shop" establishment will be located inside the Hampton Inn & Suites Hotel, on the first floor, adjacent to the Main Lobby. The Treats Shop will be staffed twenty-four hours a day and will operate during the same period…Alcohol beverages will be roughly 10% of the displayed inventory and will only consist of beer and wine items. No liquor or spirits will be sold in the Treats Shop.

In the Alcohol Related Uses interview on June 5, 2020, the applicant and Staff clarified limited hours of operation for alcohol sales. Hours of alcohol sales will be from 6 AM to 11PM, while food/treat sales will be allowed 24 hours a day.

Also in accordance with WMC Section 14-25.011, the applicant provided the following information in their Neighborhood Compatibility Plan:

> Hampton Inn and Suites commits to becoming a proactive and responsible neighborhood partner. To support this commitment, we have a multi-layered plan in place that will focus on identifying and de-escalating issues before they arise, including extensive associate training, and providing 24/7 facilities monitoring. To accomplish this, we will implement safety and neighborhood responsibility training for every associate. This training will include responsible alcohol sales and usage, mandatory ID checks on every sale, identifying and reporting crime, and monitoring both the hotel and surrounding premises. Our hotel will be staffed 24/7 and will always have an associate at the front desk managing the interior and exterior. Cameras will be installed and monitored at the front desk to ensure guest safety and neighborhood accountability.
>
> In regards to safety of the hotel grounds, the indoor of the hotel will be fully illuminated. Outdoor lighting will be staggered across the parking lot and will include sidewalks, Signage will be posted throughout the hotel and includes safety signage for the pool, alcohol signage in the pantry, clearly marked exits, and possible hazards such as stairways and wet floors.
>
> Hotel management and a houseman will be present seven days a week to ensure safety, promote a clean and litter-free environment, monitor noise and outdoor usage, and

immediately address any issues that arise. Specific consideration and vigilance to minimize and eliminate public nuisances such as public intoxication, violence, public urination, solicitation, illegal drug use, drug dealing, loitering, and graffiti will be taken. Restrooms will frequently checked to ensure no inappropriate drug or other use. Guest alcohol sales will be restricted to adults over the age of 21 who do not appear intoxicated. ID's will be checked with every sale to strictly adhere to prohibitions of sales to minors. Violence will not be tolerated and will be swiftly dealt with by on-site housemen and the public parking lots will be walked multiple times throughout the day and night to discourage and prevent drug sales loitering, public urination, and other nuisances.

Finally, our management team will be instructed to meet with each surrounding business to provide a contact number, if any issues should arise. Additionally, the applicant provided the following information for their Safety and Security Plan:

Every hotel associate will begin their first day with an orientation that will cover procedures in the following emergency situations:

- Fire
- Weather/Storm
- Drowning
- Choking
- Serious Illness
- Bomb Threat
- Robbery
- Earthquakes
- Portable Fire Extinguisher Operation
- Location of First Aid Kits
- Blood Borne Pathogens

Additionally, the associates handling the sale of alcohol will complete LEAD training as well as ServSafe Alcohol training. This will be required and funded by the hotel prior to working their first shift. In order to maintain at least one associate certified in CPR and first aid per shift, we will bring in an approved third party instructor to conduct First Aid and CPR training as needed.

The hotel's security plan will consist of twenty nine cameras throughout the hotel that will be monitored throughout the day along with the above training provided to each associate.

Safety and security are paramount concerns for Hampton Inn and Suites. We aim to proactively identify and de-escalate before situations arise. To accomplish this. We will have a highly-trained houseman staffed seven days a week that will patrol the hotel, both inside and outside, to monitor activities, control litter and noise, and ensure safety of all hotel guests. In addition, management will be completing daily walks of both the interior and exterior of the building.

In accordance with WMC Sections 14-25.021 and 14-25.022, all operational standards applicable to an off sale general ABC License are incorporated as Conditions of Approval. For more information on the Alcohol Related Uses Application, see Attachment 3.

Interview Scoring

The application was initially reviewed in May 2020 for completeness with City requirements. After the application was deemed complete, the applicant was interviewed by a selection committee consisting of the Police Chief, Fire Chief, Community Development Director, Finance Director, and City Manager or their designees. The applicant was then interviewed and scored based on four main categories: location (200 points), business plan (350 points), neighborhood compatibility plan (375 points), and a safety and security plan (450 points). There are bonus points that applicants can receive for community benefits (50 points), labor and employment (25 points), and local enterprise/qualifications of principals (75 points). The total maximum possible score for an on-sale alcohol related use application is 1,375 points, excluding the bonus points. An applicant must receive a minimum score of 1,100 points (80%) to be approved.

On June 5, 2020 hotel manager and applicant representative Ricardo Contreras and property owner representative Juggy Tut, were interviewed by City Staff and received a score of 1,300. With bonus points including the application received a score of 1,425 out of 1,525 points. A summary related to the interview scoring follows each interview category can be found in Attachment 2.

Alcohol Related Findings

The Planning Commission shall approve or conditionally approve an alcohol related use subject to the following findings (WMC §14-25.013):

(a) The proposed use received the minimum score necessary to issue a conditional use permit.

The application received a passing score of 1,300, exceeding the minimum score of 1,100 points.

(b) The proposed use will not cause adverse noise, liter, crowd control, or parking impacts.

The subject site is a proposed hotel within the Visitor Commercial (CV) zone where adequate parking exists to the front, rear, and sides of the hotel. The applicant has indicated that signage will be posted both inside and outside the existing business, altering patrons to keep noise to a minimum while on the premises. The applicant has plans to update lighting in and around the business area and has installed new security cameras. As conditioned, the proposed use will not cause adverse noise, litter, crowd control, or parking impacts for the surrounding development.

(c) The proposed use will not create objectionable conditions that constitute a nuisance, as defined in California Business and Professions Code Section 24200(f)(2).

The proposed use, as conditioned with minimum operation standards for alcohol related uses pursuant to WMC Sections 14-25.021, 14-25.022, and 14-25.030, will not create objectionable conditions that constitute a nuisance, as defined in California Business and Professions Code Section 24200(f)(2).

(d) The proposed use will maintain all levels of service, including but not limited to the provision of security, maintenance of premises, LEAD training, and professional management as identified in the original application.

The proposed use, as conditioned with minimum operation standards for alcohol related uses, will maintain all levels of services, including but not limited to provisions of security cameras, maintenance of premises, LEAD training, and professional management as identified in the original application.

Parking

The project involves establishing a Type 70 ABC License and would not result in any change or expansion of use. Therefore, no additional parking is required for the existing convenience store.

Environmental Review

The proposed project is eligible for a Class 1 Categorical Exemption per Section 15301 of the State CEQA Guidelines as it involves establishing an existing alcohol license (ABC Type 70) under new ownership and involves no expansion of the existing use. The project will not involve any interior or exterior modifications.

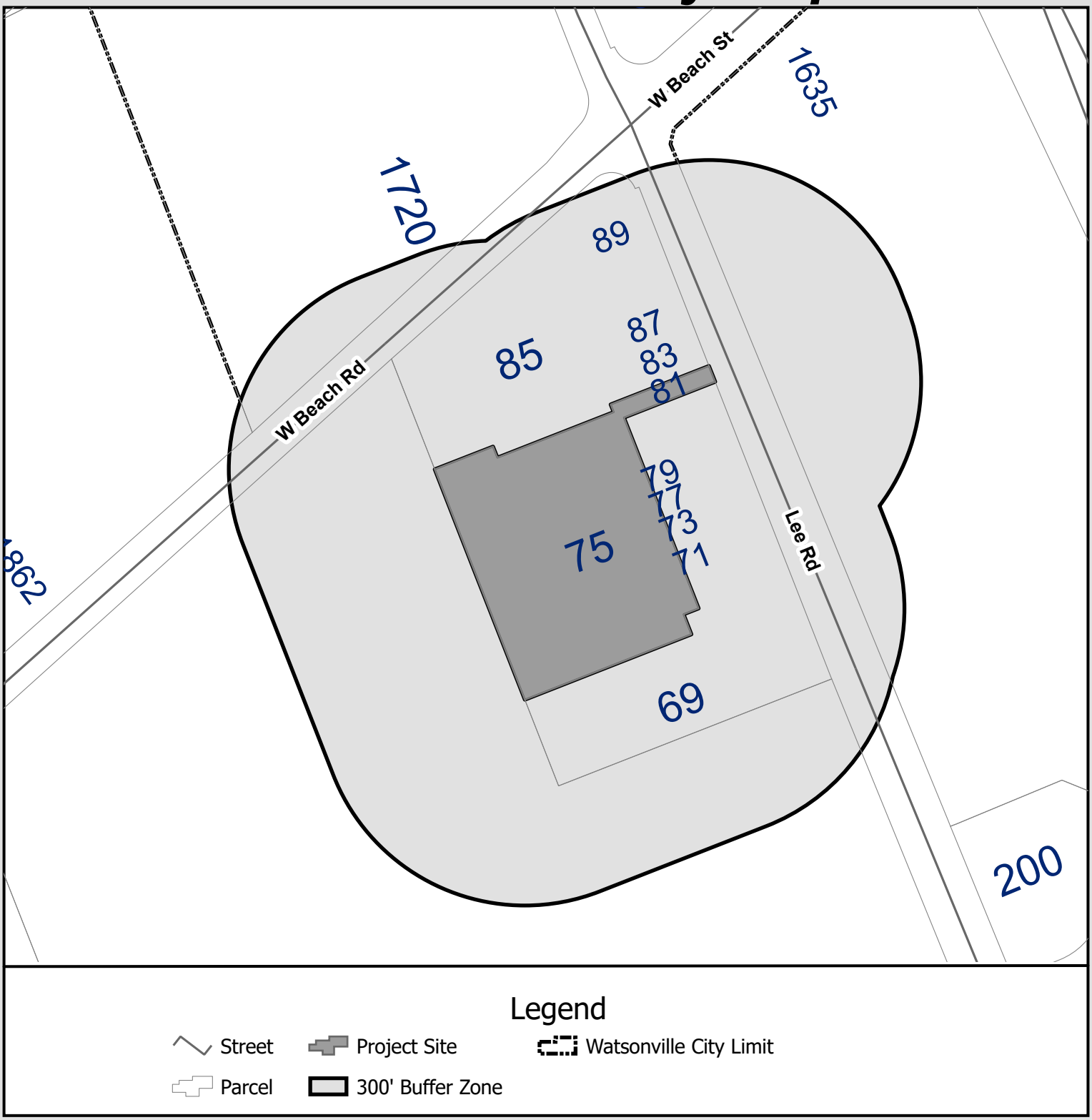
CONCLUSION

The proposal to establish a Treats Shop with on-sale general sales at a proposed hotel to sell off-sale beer, wine, and distilled spirits (Type 70 ABC License) located at 75 Lee Road meets all requirements of WMC Chapter 14-25 (Alcohol Related Uses), as conditioned. Therefore, staff recommends that the Planning Commission approve the proposed Special Use Permit.

ATTACHMENTS

1. Site and Vicinity Map
2. Alcohol Related Uses – Interview Scoring Rubric (interview conducted 6/5/2020)
3. Alcohol Related Uses Application (received 5/11/2020)
4. Floor Plan (received on 5/11/2020)
5. Site Plan (received on 5/11/2020)

Site and Vicinity Map



APPLICATION NO.66
APPLICANT: Ricardo Contreras
APN#s: 018-302-05
LOCATION OF PROJECT: 75 Lee Rd

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ALCOHOL RELATED USES RUBRIC – ON SALE

PROJECT ADDRESS: 75 Lee Road
MAXIMUM POSSIBLE SCORE: 1375
MINIMUM SCORE TO APPROVE: 1100
SCORE: 1300/1375
BONUS: 125/150
TOTAL POINTS: 1425/1525

LOCATION

Score	Max Score	Questions	Answers
25	25	Detailed description of the proposed location.	Detailed description provided
25	25	List of surrounding uses within 100 feet.	Surrounded uses within 100 ft provided
50	50	No existing sensitive uses within 300 feet.	No sensitive uses are located within 300 ft
25	25	Location identified on plans for queuing patrons, drop off areas and adequate restroom facilities.	Locations identified in submittal of adequate restroom facilities, drop off area, and locations for queuing patrons
0	25	Location within walking distance to public transportation? (1/4 mile)	Not located within a quarter mile of public transit
0	25	Is the business located in a census tract with high crime per ABC regulations? (points earned if answer is no).	Per Watsonville PD, 75 Lee Road is located within a high crime area
25	25	Is the business located in a census tract that is over concentrated per ABC regulations? (points earned if answer is no)	Not located in an over concentrated census tract
150	200	TOTAL	

BUSINESS PLAN

Score	Max Score	Questions	Answers
75	75	A detailed description of daily operations: (staffing plan, menu, staff training and procedures).	Detailed description of daily operations provided
50	50	Proposed operating hours? (Does it comply with standard hours of operation per Ordinance?)	Proposed hours of operation 24 hours. Conversations with applicant and PD have led to a change in alcohol sales hours from 6Am-11PM, in compliance with WMC 14-25
75	75	A budget of construction, operation, maintenance, compensation of employees, equipment costs, utility costs and other operations costs.	Budget provided
0	25	Proof of capitalization, in form of documentation of cash or other liquid assets on hand, letters of credit or other equivalent assets.	Not provided
50	50	Three professional letters of reference. (1 – Character and 2 – Business experience)	Three professional letters of reference provided
25	25	Full service restaurant and/or food service available during operating hours?	Pantry area provides food at all hours of operation
50	50	Does the business propose family friendly activities or shard spaces for adults and children?	Hotel provides pool and a fitness center. Applicant discusses creating a family friendly environment.
325	350	TOTAL	

NEIGHBORHOOD COMPATIBILITY PLAN

Score	Max Score	Questions	Answers
200	200	Management plan for interior and exterior areas, both public and private to prevent nuisances: • Noise control measures for uses with outdoor areas • Sufficient signage • Sufficient lighting for safety • Clear measures to avoid sales to minors • Measures for reporting crime • Litter control measures • Sound walls and/or sound attenuation material to be installed if needed	Provides exterior lighting plan, processes to maintain a litter free environment and maintain a litter free environment. Discusses building relationships with adjacent business owners in case any issues arise and provides a thorough discussion of on monitoring alcohol sales. Signage will be located throughout the hotel, with alcohol related signage posted in the food pantry. Staff training on alcohol sales and safety/neighborhood responsibility training will be provided to every associate.
50	50	Procedures to monitor areas adjacent to business to include litter clean up on a regular basis.	Houseman and staff will be on-site 24-7 to monitor litter clean up.
50	50	Signage posted near exit doors alerting patrons to any residential neighbors.	No residential neighbors located nearby
50	50	Procedures to ensure patrons comply with noise, parking, and any other requirements to prevent conflicts with adjacent residences/businesses.	Contact information will be provided to adjacent business owners if any issues are to ensue. The on-site houseman will assist if any issues arise with guests.
25	25	Bike racks provided.	Bike parking provided on site
375	375	TOTAL	

SAFETY AND SECURITY PLAN

Score	Max Score	Description	Answers
100	100	Does the business have a well thought out security plan? • Security training plan for all security guards if entertainment is proposed (may include off-duty police). • Scheduling of security personnel to patrol inside and outside of business and restricting entry during peak business times.	Staff located on site 24 hours a day. Staff will be trained to handle a variety of emergencies and will be LEAD certified. There will be 29 cameras located throughout the hotel. A houseman will be available 7 days a week to address any concerns inside or outside of the hotel if issues are to arise.
25	25	Plan indicates maximum occupancy of facility.	Maximum occupancy provided in the alcohol related uses application.
125	125	Site and floor plans showing existing floor plan and a proposed floor plan, if changes are to be made.	Floor plan provided, with bathrooms, snack shop/alcohol area, and queuing area called out
50	50	Written procedures to address crowd control during operating hours (specify procedures after closing).	The hotel will not be having large events on-site. Staff will be trained if there are any crowds located in communal areas.
50	50	Procedures for encouraging patrons to use alternative transportation to and from business to include ride share programs, public transportation and/or walking?	Staff will be encouraging guests to use a variety of ridesharing programs when necessary
100	100	Planned LEAD training of owners, managers, and staff.	Discussion that all staff will be LEAD certified, manager has already completed a portion of online LEA D training
450	450	TOTAL	

COMMUNITY BENEFITS (Bonus Points)

Score	Max Score	Questions	Answers
25	25	A description of how the facility will benefit the community.	Discussion of community benefits provided
0	25	Community events and/or entertainment open to all ages.	No community events planned
25	50	TOTAL	

LABOR AND EMPLOYMENT (Bonus Points)

Score	Max Score	Questions	Answers
25	25	Local hiring policy	Local hiring policy provided
25	25	TOTAL	

LOCAL ENTERPRISE/QUALIFICATIONS OF PRINCIPALS (Bonus Points)

Score	Max Score	Questions	Answers
25	25	Business owner or main partners live within the City of Watsonville.	Hotel manager lives in Watsonville
25	25	Business owner or main partners live within Santa Cruz County	Hotel manager lives in Santa Cruz County
25	25	Business owner or main partners have previously owned a similar alcohol-serving business in good standing.	Hotel Manager managed at HotelRED in Madison, WI which has restaurant and a bar
75	75	TOTAL	

Hampton Inn & Suites Watsonville

75 Lee Rd. Watsonville, CA 95076

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Bonus Points

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ABC Proof of Compliance

Elite Hospitality Group LLC applied with ABC pending license 70-613182 on December 3rd, 2019.

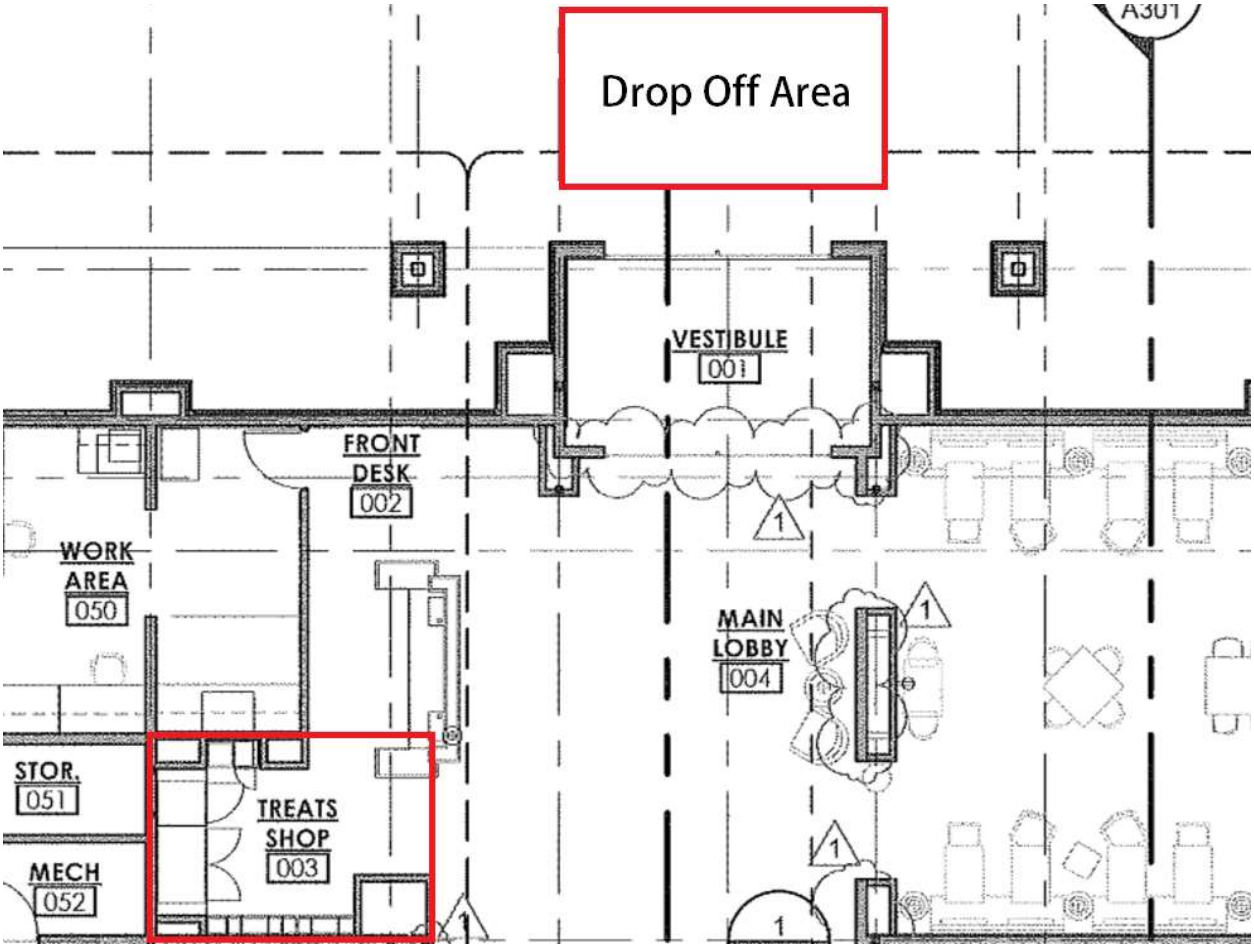
Proposed Location

Elite Hospitality Group LLC, in partnership with Ledgestone Hospitality, is developing a four-story hotel comprised of: 112 standard rooms and guest suites, guest laundry, fitness center, pool, and on-site pantry. The aforementioned amenities (pantry, fitness center, guest laundry, and pool) will be contained within the Hampton Inn & Suites Watsonville located at 75 Lee Road. The pantry, also titled "Treats Shop" in the Business Plans, will have a wide variety of offerings intended to provide guests with essentials and conveniences. The proposed offerings will include local merchandise, remedies, snacks, meals, and both alcoholic and nonalcoholic beverages.

The hotel will be built on a 2.34 acre plot of currently undeveloped and empty land in a lower-traffic non-residential area. There will be no sensitive usage within 300 feet. Plans to develop the surrounding area are being drafted, and include one or more new restaurants, a gas station, and a food mart within 300 feet of the hotel. This area does not have an over-concentration of alcohol related businesses with one license in existing census tract number 1223.00 and with seven allowed. This area is also not considered high-crime per ABC-245.

Drop Off Locations

The hotel will have various drop off areas around the building but the main location will be at the front of the building, as seen below. This location will offer ample space to drop off patrons.

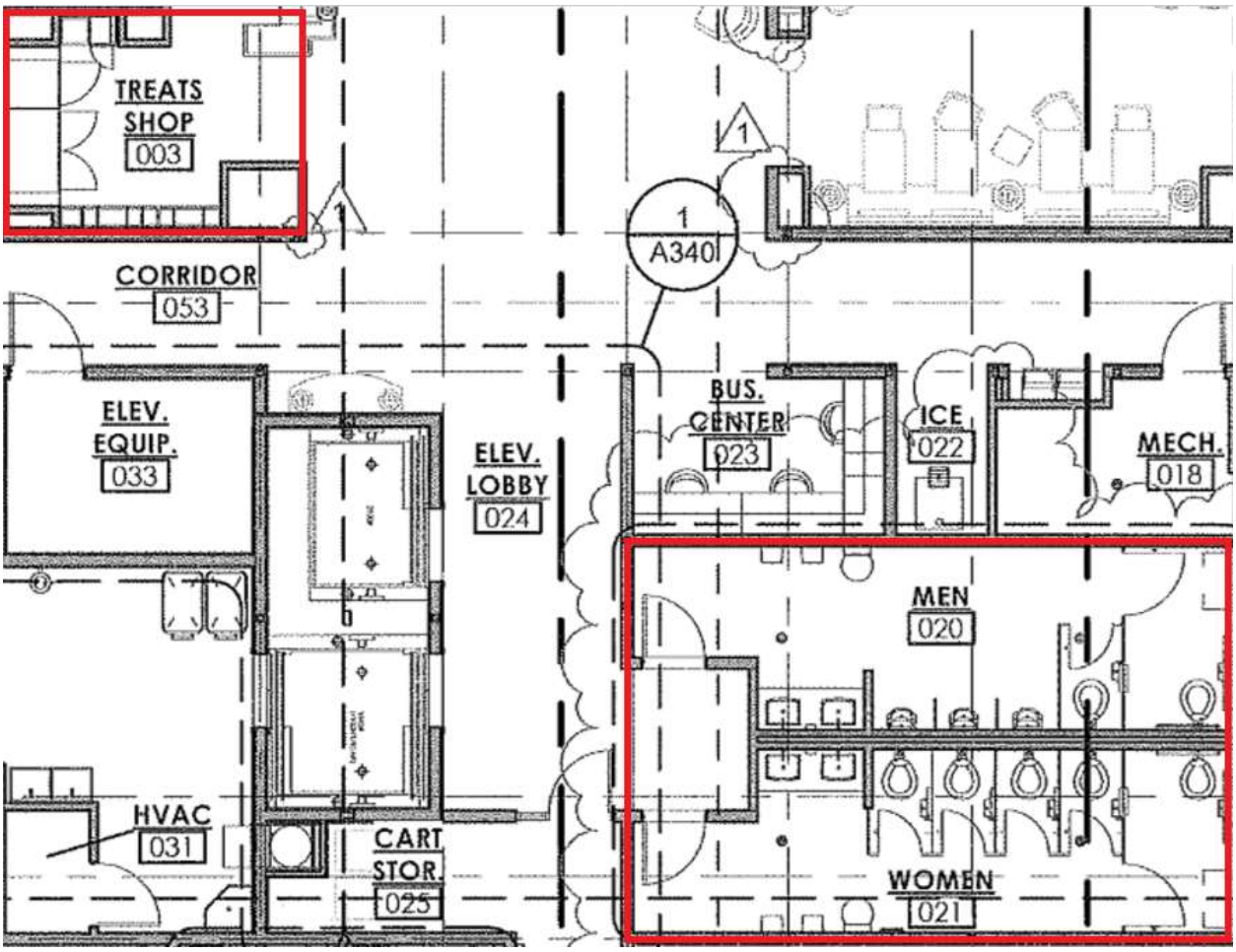


Queuing Patrons

The Main Lobby area will provide space for queuing patrons. The pantry will be adjacent to the Main Lobby. The open layout of the pantry will allow for multiple guests to be inside of the pantry at any given time.

Adequate Restroom Facilities

The hotel will offer a total of ten urinals and stalls directly adjacent to the pantry as seen in the floor plan below. The location will provide for easy access to all hotel guests.



Public Transportation

While there are no public transportation locations within walking distance, the area has various ridesharing programs including Uber and Lyft. Front Desk associates will be instructed to promote ridesharing programs to encourage responsible driving when necessary.

Business Plan

Business Overview

The Hampton Inn & Suites Watsonville, located at 75 Lee Rd. Watsonville, CA is a new transient and business class hotel focused on providing rooms with a clean and modern character that will attract

businesses and tourists to the area. The hotel will feature modern architecture throughout the property, new high-end Hilton technology, and various guest amenities.

Alcohol Sales Establishment

As described under the "Proposed Location" heading, the Alcohol Sales Establishment being applied for is the pantry-style "Treats Shop". The "Treats Shop" establishment will be located inside the Hampton Inn & Suites Hotel, on the first floor, adjacent to the Main Lobby. The Treats Shop will be staffed twenty-four hours a day and will operate during that same period. The Treats Shop ..." will have a wide variety of offerings intended to provide guests with essentials and conveniences. The proposed offerings will include local merchandise, remedies, snacks, meals, and both alcoholic and nonalcoholic beverages." The overall alcohol sales is expected to be a very small percentage of overall hotel revenue.

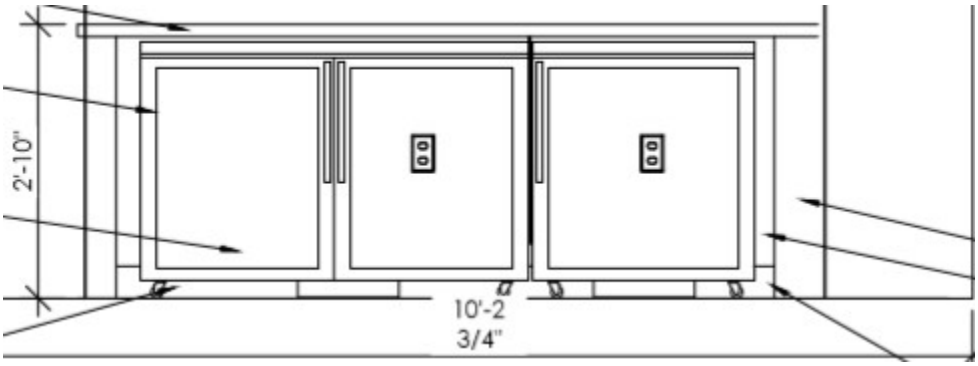
Proposed Refrigerated Alcoholic Beverage Location

a frozen items

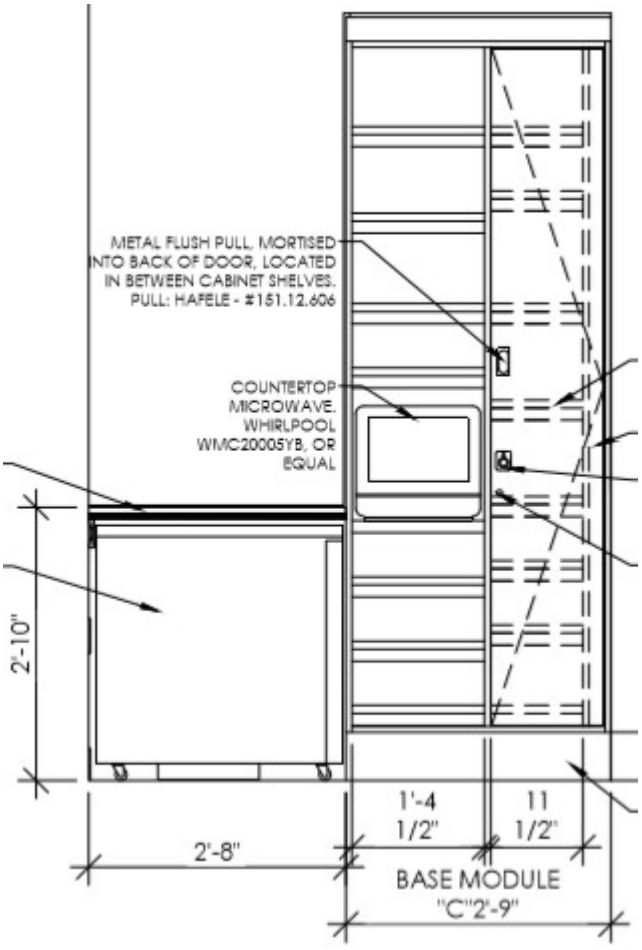
b water / juice / soda

c beer / wine*





Proposed Non-Refrigerated Alcoholic Beverage Location





a visual displays / storage

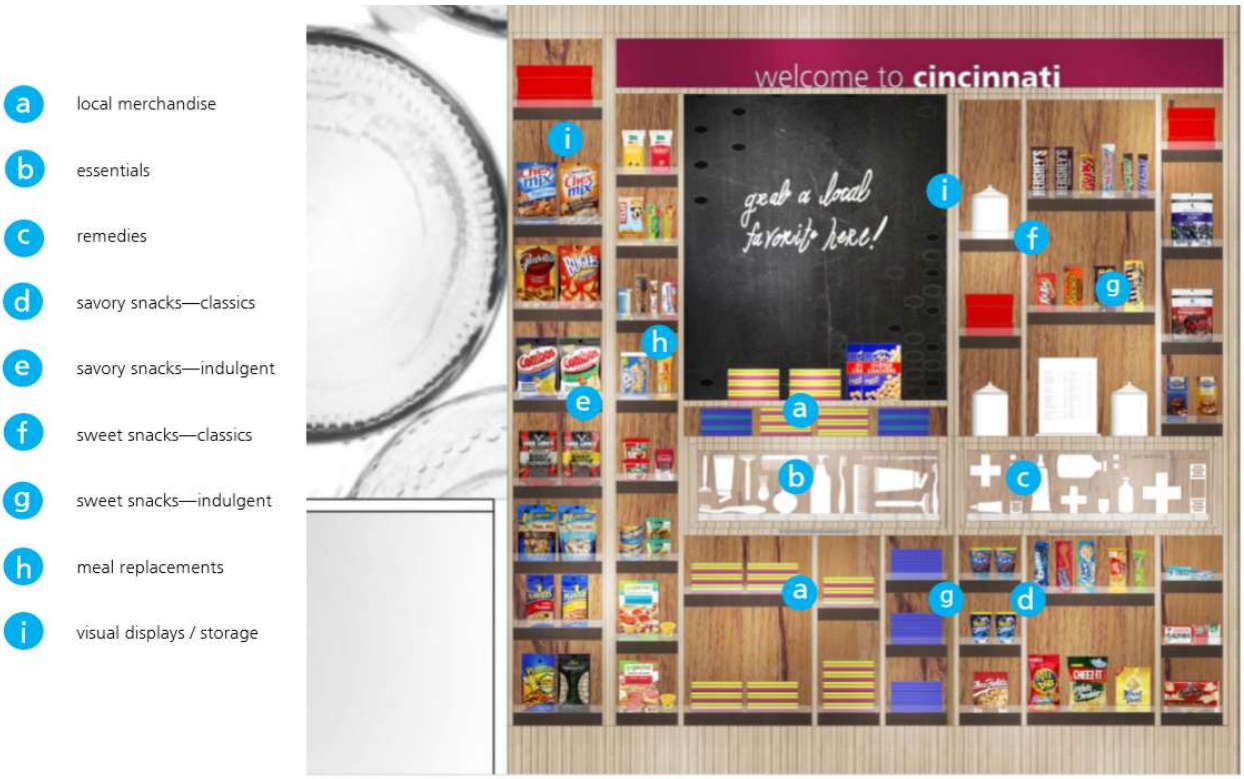
b savory snacks—classics

c ambient wine

d microwave*

e savory snacks--indulgent

Example of Main Wall Layout



Alcoholic beverages will be roughly 10% of displayed inventory and will only consist of beer and wine items. No liquor or spirits will be sold in the Treats Shop.

Management Team

The Hampton Inn & Suites Watsonville will be managed by Ledgestone Hospitality who is led by industry veterans with more than seventy-five years of combined experience. Ledgestone Hospitality is a growing management company with over twenty-four hotels in its portfolio ranging from Hilton, Marriot, IHG, independent properties, and Choice brands. The hotel's General Manager, Ricardo Contreras, has over six years of Hilton management experience as well as a business degree from UCLA. Ricardo will be accompanied by a Front Office Manager, who has yet to be hired.

Day-To-Day Operations

Staffing Plan

The following personnel will need to be hired upon launch:

- Housekeeping staff (8-10 to start)
- Front Office Manager (will manage daily hotel operations in absence of General Manager)
- General Manager (already hired and onboarded)
- Front Desk (5-7 to start)

- Breakfast Attendants (3-4 to start)
- Housemen (2-3 to start)

The hiring process will emphasize our desire to hire locally and our preference towards local candidates.

Staffing levels will be as follows:

- One Front Desk associate at all times.
- One Houseman per shift from the hours of 7am-11pm, seven days a week.
- 5-10 Housekeepers in the morning based on rooms sold.
- At least one management staff scheduled each day of the week.
- One full-time Engineer, typically scheduled in the morning.
- 1-2 Breakfast Attendants scheduled each morning based on demand.

Food and Menu

The Pantry, or "Treats Shop" will include ambient and refrigerated food and drinks, remedies, and essentials. These items and vendors may rotate per season and per need. A focus on local vendors will be present.

Continental breakfast will be provided each morning. The buffet will include breakfast items such as bacon, eggs, sausage, waffles, fresh fruits, yogurt, cereal, juices, coffee, and various pastries.

The hotel will not include a full-service restaurant within the premises, but plans are being drawn to build at least one restaurant on the land.

Trainings and Procedures

Associates who will be handling food will be provided with and complete the ServSafe course. Associates responsible for the sales of alcohol will complete Hilton alcohol, ServSafe, and LEAD training. Training is required for associates who operate tools and equipment or handle hazardous materials. All associates will complete onboarding Hilton training, which includes all federally-required and state-required trainings in addition to many supplemental trainings and resources. A breakdown of these trainings is covered under the "Safety and Security Plan" section. Localized training will be provided as necessary.

Hours of Operation

The hotel will be open and staffed 24/7, which is compliant with hours of operation for Watsonville.

Reference Letters

Please refer to attachments for three professional letters of reference; one character reference and two business references.

Hampton Inn & Suites Specific Business Plans and Overview

Services

The Hampton Inn & Suites Watsonville will offer all the industry standard hotel services including daily room cleaning, free local calls, premium TV, free wireless internet, continental breakfast and other amenities. Additionally, the hotel will offer a flexible meeting room, a large pool with rural views, a modern fitness center with state of the art Precor equipment, and a pantry offering purchasable snacks, meals, and drinks.

Customer Focus

The hotel will serve as a prime location for businesses in the area requiring rooms, local events, and a convenient location for leisure travelers, with access off of California Highway 1. It will also offer those enrolled in the Hilton loyalty program a place to stay in the Watsonville area. The hotel will offer lodging for families, including shared spaces for adults and children in the pool area, a continental breakfast with kid-friendly options, and a pantry with snacks for both children and adults.

Budget

Phase one of the development plan will include the Hampton Inn & Suites, retail/restaurant locations directly in front of the hotel, and a gas station adjacent to the hotel. The overall development plan will be roughly $23 million.

Ledgestone Hospitality will conduct a wage survey to properly assess fair wages in the market to determine compensation of employees.

An operation budget for maintenance, compensation, equipment costs, utility costs, and other operational costs will be drafted as construction nears completion.

Hotel Design

Elite Hospitality Group LLC, in partnership with Ledgestone Hospitality are developing the Hampton Inn & Suites with key elements that will include the following:

- Four floors with 112 guest rooms
- A combination of standard and suite room types in both king and double queen layouts

- A meeting room with 720sqft of flexible space
- Fitness center with Precor equipment
- Breakfast area with a complimentary guest buffet
- Guest coin operated laundry room
- A pantry with sundries, meals, remedies, and drinks
- A large pool



Success Factors

The Hampton Inn & Suites Watsonville is uniquely qualified to succeed due to the following reasons:

- There are currently no large hotels that can support larger events, businesses, and tourists in the community we are entering. We have surveyed the local corporations and determined that they have frequent visitors who would use our hotel location.
- Our hotel is conveniently located right off California Highway 1 with multiple restaurants, a food mart, and a gas station in development.
- Ledgestone Hospitality and the hotel team have a track record of success in the hotel industry.
- The current closest Hilton property is 21 miles away from Watsonville.

Direct and Indirect Competitors

The following hotels are located within a 5-mile radius of the Hampton Inn & Suites Watsonville, thus providing either direct or indirect competition for customer acquisition:

- Holiday Inn Express & Suites Watsonville

The Holiday Inn Express & Suites has 65 total rooms with a mix of standard and suite room types. This hotel also offers similar amenities including free wifi, fitness center, and free breakfast.

- Best Western Rose Garden Inn

The Best Western Rose Garden Inn has 45 rooms in total and offers guests a cost effective route that attracts Best Western loyalty members.

- Comfort Inn Watsonville

The Comfort Inn Watsonville offers 41 guest rooms with an emphasis on cost effective pricing and attracts Choice loyalty members to the property.

Competitive Advantage

The Hampton Inn & Suites Watsonville offers several advantages over its competitors. These advantages include:

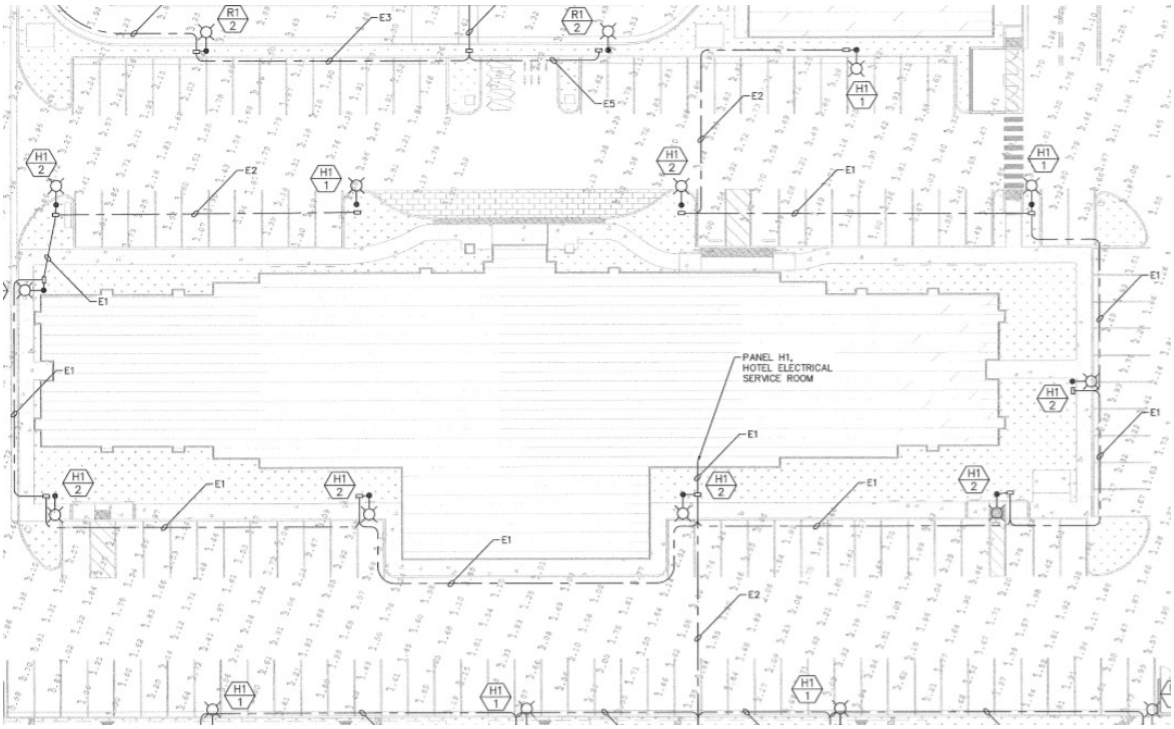
- Location: The hotels provides great access to Watsonville as it sits right off California Highway 1 with various restaurants and a gas station in development.
- Brand: The Hilton brand is one of the largest hotel chains in the world with a very loyal customer base for its loyalty program. The closest Hilton branded hotel is 21 miles away.
- Relationships: The development group has been in the community for several years with connections to local businesses. As such, it will be relatively easy for us to build the brand and awareness of the hotel.

Neighborhood Compatibility Plan

Hampton Inn and Suites commits to becoming a proactive and responsible neighborhood partner. To support this commitment, we have a multi-layered plan in place that will focus on identifying and de-escalating issues before they arise, including extensive associate training, and providing 24/7 facilities monitoring. To accomplish this, we will implement safety and neighborhood responsibility training for every associate. This training will include responsible alcohol sales and usage, mandatory ID checks on every sale, identifying and reporting crime, and monitoring both the hotel and surrounding premises. Our hotel will be staffed 24/7 and will always have an associate at the front desk managing the interior and exterior. Cameras will be installed and monitored at the front desk to ensure guest safety and neighborhood accountability.

In regards to safety of the hotel grounds, the indoor of the hotel will be fully illuminated. Outdoor lighting will be staggered across the parking lot and will include sidewalks. Signage will be posted throughout the hotel and includes safety signage for the pool, alcohol signage in the pantry, clearly marked exits, and possible hazards such as stairways and wet floors.

Site Lighting Plan



Hotel management and a houseman will be present seven days a week to ensure safety, promote a clean and litter-free environment, monitor noise and outdoor usage, and immediately address any issues that arise. Specific consideration and vigilance to minimize and eliminate public nuisances such as public intoxication, violence, public urination, solicitation, illegal drug use, drug dealing, loitering, and graffiti will be taken. Restrooms will frequently checked to ensure no inappropriate drug or other use. Guest alcohol sales will be restricted to adults over the age of 21 who do not appear intoxicated. ID's will be checked with every sale to strictly adhere to prohibitions of sales to minors. Violence will be not be tolerated, and will be swiftly dealt with by on-site housemen and the police Parking lots will be walked multiple times throughout the day and night to discourage and prevent drug sales, loitering, public urination, and other nuisances.

Finally, our management team will be instructed to meet with each surrounding business to provide a contact number, if any issues should arise.

Safety and Security Plan

Training and Emergency Procedures

Every hotel associate will begin their first day with an orientation that will cover procedures in the following emergency situation:

- Fire
- Weather/Storm
- Drowning

- Choking
- Serious Illness
- Bomb Threat
- Robbery
- Earthquakes
- Portable Fire Extinguisher Operation
- Location of First AID Kits
- Blood Borne Pathogens

Additionally, associates handling the sale of alcohol will complete LEAD training as well as ServSafe Alcohol training. This will be required and funded by the hotel prior to working their first shift. In order to maintain at least one associate certified in CPR and first aid per shift, we will bring in an approved third party instructor to conduct First Aid and CPR training as needed.

First AID

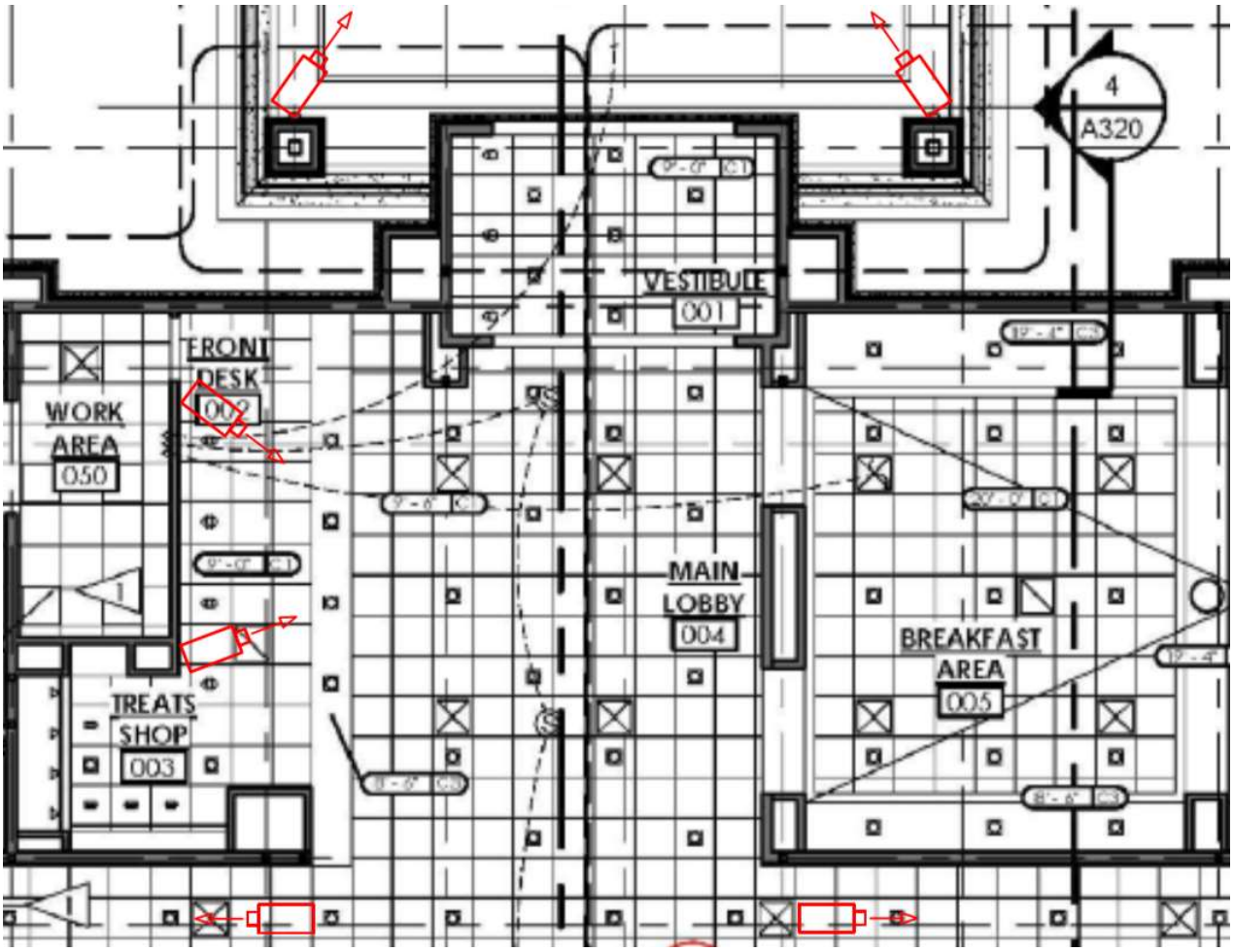
The hotel will have at least one associate that will be trained on First Aid and CPR certified at all times. First Aid Kits will be located throughout the hotel and will be inspected daily by management staff to monitor inventory. The First Aid Kits will meet all local laws, OSHA regulations, and ANSI requirements.

Security

The hotel's security plan will consist of twenty-nine cameras throughout the hotel that will be monitored throughout the day along with the above training provided to each associate.

Safety and security are paramount concerns for Hampton Inn and Suites. We aim to proactively identify and de-escalate before situations arise. To accomplish this, we will have a highly-trained houseman staffed seven days a week that will patrol the hotel, both inside and outside, to monitor activities, control litter and noise, and ensure the safety of all hotel guests. In addition, management will be completing daily walks of both the interior and exterior of the building. A more comprehensive list of duties is detailed under the "Neighborhood Compatibility Plan" section.

Lobby/Treats Shop CCTV Layout and Floor Plan



First Floor CCTV Layout and Floor Plan



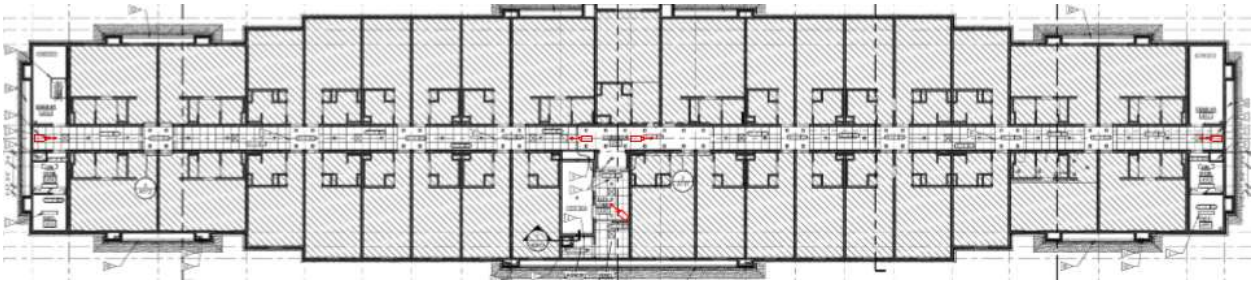
Second Floor CCTV Layout and Floor Plan



Third Floor CCTV Layout and Floor Plan



Fourth Floor CCTV Layout and Floor Plan



Food Safety

Our hotel will follow the principles of HACCP (hazard analysis and critical control points) Guidelines in line with local and national food hygiene regulations, and will receive inspections from the local Santa Cruz County Health Department. Each associate handling food will be trained through ServSafe on proper food handling procedures. The management team will complete the ServSafe Manager training and will conduct daily walks, seven days a week, to ensure proper food safety procedures are being followed.

Fire Prevention and Inspections

The hotel will comply with the requirements of local fire safety enforcement laws. Fire drills involving all team members will be conducted at least semi-annually. The fire alarm system will include automatic detection and audible alarms, along with a panel to alert staff and the fire department to the location of the fire. A third party company will conduct a full inspection of the property's fire protection system annually.

Maintenance personnel will conduct periodic inspections throughout the hotel that will include electrical, gas equipment, and life safety items to support safety and general welfare conditions.

Crowd Control

Hampton Inn and Suites will not be hosting large events on-site. We do not anticipate unruly or large crowds to be gathered. However, Front Desk Agents and Housemen will be instructed and trained to manage crowding in the lobby, pool areas, and outside, if necessary. Guests will be asked to lower noise volumes or move to their rooms if safety may become an issue.

Front Desk Agents and Housemen will monitor each of the following areas and their occupancy limit:

- Breakfast Area – 102 Occupancy Limit
- Meeting Room – 53 Occupancy Limit
- Indoor Pool – 101 Occupancy Limit
- Fitness Center – 15 Occupancy Limit
- Guest Rooms based on Room Type
- Reception Area/Pantry – 5 Occupancy Limit

Community Benefits

The Hampton Inn & Suites Watsonville will provide substantial benefits to the community. These benefits include promoting local businesses, providing these local businesses with negotiated room rates, and bringing in guests to stimulate Watsonville's economy. The additional space to house tourists and visitors will encourage larger-scale local events. We commit to encouraging and supporting the growth of local businesses by choosing local businesses for many of our needs. Within our pantry, we will offer and promote local produce and snacks to gain exposure to the unique products Watsonville has to offer. We will be adding 112 guest rooms to help address our overwhelming need for quality lodging in the community, and to accommodate more tourists and businesses in the area. These added rooms will not only help sustain and grow local events, but also help bring more career opportunities to the local community.

Labor and Employment

Hampton Inn & Suites Watsonville will have a strong local hiring policy for each position as it will increase longevity, reliability, and help support local businesses. We will adhere to a local hiring policy

by indicating our preference for local candidates in our job postings, posting jobs within local job boards, and attending local job fairs. This will ensure that all of our workforce will originate from the local community.

Local Enterprise & Qualification of Principals

As one of the principals, Juggy Tut commutes to Watsonville during the week to his office located at 144 W Lake Ave in Watsonville and will have an oversight of the hotel. Ricardo Contreras, opening General Manager, resides in Watsonville, CA, and will oversee the day-to-day operations. Ricardo has proven experience holding alcohol licenses in good standing in hotels throughout the United States, with the most recent being HotelRED in Madison, Wisconsin. HotelRED has a full service bar and restaurant that included the sale of beer, wine, liquor, and spirits. With Ricardo's experience, he will ensure that all staff abide by comprehensive local and federal laws.

GENERAL NOTES

A. DO NOT SCALE DRAWINGS.

B. SEE A010 FOR WALL PARTITION TYPES.

C. SEE A011 FOR HORIZONTAL ASSEMBLIES & FIRE RATING DETAILS.

D. ACCESSIBLE GUESTROOMS SHOWN FOR TYPICAL CONFIGURATION ONLY. SEE A021, A022, & A023 FOR ADDITIONAL NOTES ON NUMBER, LOCATION & DISTRIBUTION OF ROOMS.

E. SEE A410 SERIES DRAWINGS FOR ENLARGED PUBLIC SPACE & A420 SERIES DRAWINGS GUESTROOM PLANS & DETAILS.

F. ALL DIMENSIONS ARE FACE-OF-STUD TO FACE-OF-STUD, UNLESS NOTED OTHERWISE.

G. PROVIDE BLOCKING OR OTHER SOLID ATTACHMENT MATERIAL BEHIND GYPSUM BOARD FOR ATTACHMENT OF ALL FIXTURES, FITTINGS, ARTWORK, ACCESSORIES, ETC.

H. PROVIDE FULL HEIGHT CORNER GUARDS (INPRO CORPORATION - PRODUCT 90 DEGREES, MODEL 1129SN - OR APPROVED EQUAL, COLOR BY OWNER / INTERIORS), FOR ALL CORNERS IN PUBLIC SPACE AND STAFF AREAS, UNLESS NOTED OTHERWISE.

I. SEE A600 SERIES DRAWINGS FOR DOOR & WINDOW TYPES.

J. PROVIDE SUMP & WATER PROOFING IN ELEVATOR PITS.

K. LOCATE FLOOR CLEAN-OUTS IN INCONSPICUOUS LOCATIONS AND NOT IN GUESTROOMS. FLOOR CLEAN-OUTS LOCATED IN CARPET AREAS TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS TO BE FLUSH WITH FLOORS/WALLS.

L. INSTALL CONTINUOUS 2x BLOCKING IN ALL STUD WALLS AT 4'-0" O.C. VERTICAL (MAX.).

M. FOR INTERIOR POOL, THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR THE IMPLEMENTATION OF ALL APPLICABLE CODES ASSOCIATED WITH THE CONSTRUCTION TECHNIQUE AND VENTILATION OF THE POOL AREA AND THE ADJACENT POOL EQUIPMENT ROOM.

N. SEE SHEET A621 FOR FINISH LEGEND.

O. PROVIDE AND INSTALL FIRE DEPARTMENT KEY KNOCK BOX. VERIFY LOCATION WITH LOCAL FIRE MARSHAL.

P. REFER TO INTERIOR FINISH INDEX, A621, FOR STANDARD ROOM & FLOOR FINISHES IN EACH AREA, COORDINATE WITH INTERIORS.

Q. ALL WALLS IN BATH SHALL BE MOISTURE RESISTANT GYPSUM BOARD. CEILING AT BATH SHALL BE EXTERIOR GYPSUM BOARD

R. WALL CONSTRUCTION SHOWN FOR REFERENCE ONLY. DESIGNERS OF RECORD SHALL DETERMINE WALL CONSTRUCTION, STRUCTURES, METHOD OF STC COMPLIANCE, ETC.

S. ALL EQUIPMENT (INCLUDING VENDING MACHINES, ICE MACHINES, ATM MACHINES, WASHERS & DRYERS, ETC.) FURNITURE AND MILLWORK INTENDED FOR GUEST USE MUST BE ON AN ACCESSIBLE ROUTE AND MUST MEET ACCESSIBILITY STANDARDS FOR CLEAR FLOOR SPACE, REACH RANGE, OPERATING PARTS AND KNEE AND TOE SPACE (WHERE APPLICABLE) AS DEFINED BY ACCESSIBILITY REQUIREMENTS OR APPLICABLE LOCAL CODES, WHICHEVER IS STRICTER.

T. REFER TO ACCESSIBILITY PLANS AND DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS FOR PUBLIC SPACES AND EQUIPMENT.

U. REFER TO SHEET A015 FOR FIRE PROTECTIVE REQUIREMENTS OF STRUCTURAL STEEL ELEMENTS.

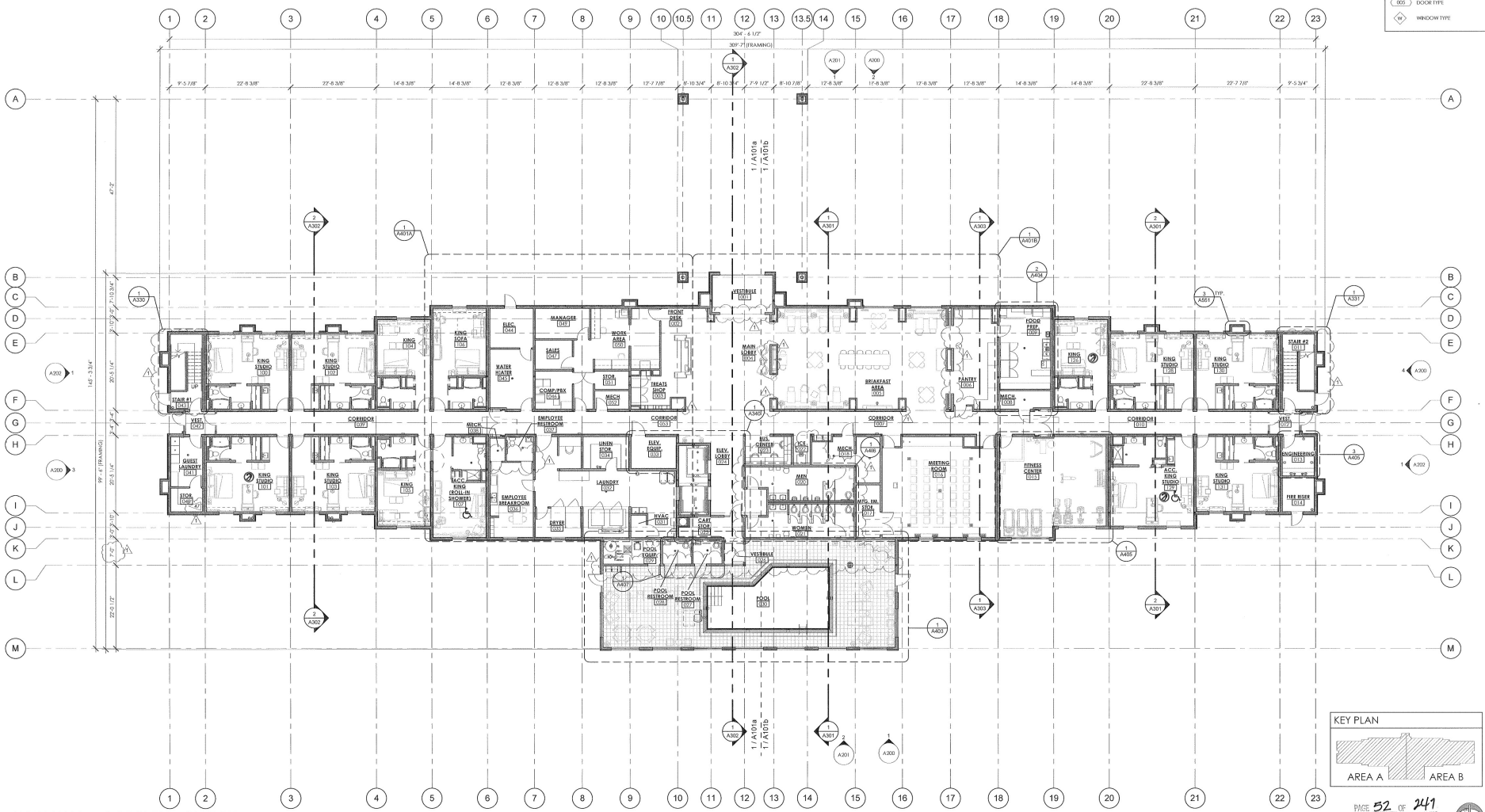
SHEET NOTES

1. RISER - LOCATE FIRE DEPARTMENT CONNECTION AT EXTERIOR SIDE OF WALL & PROVIDE EXTERIOR HORN & STROBE.
2. 2 HR. RATED LINEN CHUTE W/ 90 MINUTE RATED, SELF-CLOSING ACCESS HATCH DOORS. COORDINATE DIMENSIONS WITH LINEN CHUTE MANUFACTURER. PROVIDE SPRINKLER SYSTEM AT TOP OF CHUTE AND IN TERMINAL ROOMS. PROVIDE ADDITIONAL HEADS WITHIN CHUTE AT ALTERNATE FLOORS PER IBC 2012 SECTION 903.2.11.2.
3. ICE MACHINE.
4. VENDING MACHINE.
5. MECHANICAL LOUVER @ DRYERS.
6. LINE OF ROOF BELOW.
7. ELECTRICAL EQUIPMENT, SEE ELECTRICAL DRAWINGS.
8. MILLWORK / COUNTERTOP, SEE DETAILS ON A701, A702, & A703.
9. ROOF DRAIN LINE, CONNECT TO STORM SEWER DRAIN LINE.
10. FLOOR SINK
11. STEEL COLUMN, SEE STRUCTURAL DRAWINGS. REFER TO SHEET A015 FOR FIRE PROTECTIVE REQUIREMENTS.
12. PORTE COCHERE ROOF ABOVE.
13. TRENCH & FLOOR DRAIN BEHIND WASHERS, SEE DETAIL 13/AS31.
14. STAINED & STAMPED CONCRETE, SEE ARCHITECTURAL SITE PLAN A051.
15. 3/4" PLYWOOD FROM FLOOR TO CEILING ALONG ENTIRE LENGTH OF WALL.
16. PROVIDE RECESSED CONCRETE SLAB FOR TILE FLOOR FINISH AT ROLL-IN SHOWER IN ACCESSIBLE GUESTROOMS.
17. 12" THICKENED SLAB (SINGLE POUR) BELOW WASHERS, SEE DETAIL 13/AS31.
18. 1-1/2" RECESSED SLAB AT PUBLIC RESTROOMS, POOL & POOL SHOWERS.
19. RECESSED WALK-OFF MAT WITH FRAME.
20. SELF-CLOSING, 90 MINUTE RATED LINEN CHUTE DISCHARGE HATCH WITH FUSIBLE LINK TIED TO FIRE ALARM SYSTEM. PROVIDE CLEAR DOOR SPACE BELOW DISCHARGE AREA. LOCATE BOTTOM AT ± 4'-0" A.F.F. TO DISCHARGE DIRECTLY INTO CART.
21. EYE WASH STATION.
22. OVERFLOW ROOF DRAIN, DAYLIGHT AT GRADE, SEE EXTERIOR ELEVATION.
23. ADA GUEST WASHER.
24. ADA GUEST DRYER.
25. WALL MOUNTED CLOTHES HANGING BAR, CCORD. W/ OWNER.
26. FLOOR DRAIN
27. ADA TRANSFER WALL.
28. TILE FLOOR AT MAIN LEVEL SIDE ENTRY, SEE FINISH SCHEDULE.
29. AT LEAST ONE ELEVATOR CAB SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND MEET ACCOMMODATE AN AMBULANCE STRETCHER.
30. HOUSE PHONE. LOCATED WITHIN ACCESSIBLE REACH RANGE ON AN ACCESSIBLE ROUTE AND WITH CLEAR FLOOR SPACE FOR FRONT OR SIDE APPROACH. PHONE MUST BE EQUIPPED WITH VOLUME CONTROL AND A MIN. 28" LONG CORD.
31. HVAC DUCT SHAFT.
32. MEETING ROOM. PROVIDE HOUSE PHONE, CABLE T.V. CONNECTION, (2) DATA PORTS AND WIRELESS INTERNET ENVIRONMENT.
33. ELEMENTS FOR GUEST LAUNDRY SHOWN - PROVIDE FLOOR DRAIN ACCORDING TO LOCAL CODE - PROVIDE REQUIRED ACCESSIBLE EQUIPMENT, COUNTERS, STORAGE, HOUSE PHONE AND CLEAR FLOOR SPACES AT EACH LOCATION.
34. CARD READER AND/OR AFTER HOURS INTERCOM, MOUNTED WITHIN ACCESSIBLE REACH RANGE, MUST BE ON AN ACCESSIBLE ROUTE AND HAVE CLEAR FLOOR SPACE FOR FRONT OR PARALLEL APPROACH.
35. ELEVATOR LOBBY DOORS REQUIRED IF BUILDING IS 4 STORIES OR MORE IN HEIGHT, OR AS REQUIRED BY LOCAL CODE.
36. FIRE DEPARTMENT KNOCK BOX, COORD. WITH LOCAL FIRE MARSHAL.
37. INDOOR POOL EQUIPMENT ROOM. COORDINATE EQUIPMENT LAYOUT WITH POOL CONTRACTOR.
38. FIRE SPRINKLER CONSTRUCTION STAND-PIPE.
39. PROVIDE CONDENSATE DRAIN LINE TO EXTERIOR.
40. ALTERNATING [ ] AND [ ] MEMBRANE ROOFING SYSTEM (CRRC) ONLY - REFER ALSO TO ROOF PLAN. [ ] = LOW SLOPE ROOFING (1-HOUR RATED) [ ] = (1-HOUR RATED) ROOF ACCESS HATCH ABOVE.
41. SLOPE IN WHERE ONLY (1/4" MAX. PER 1'-0" HORIZONTAL).
42. MOP SINK
43. LINEN STORAGE ROOM. PROVIDE SPACE FOR (2) CARTS (58"x21"x44" EACH). PROVIDE 36 TOTAL LINEAR FEET OF 18" DEEP, TOOK TO CEILING SHELVING SPACED 18" MINIMUM AP
44. PROPOSED LOCATION OF FUTURE SOLAR ENERGY STORAGE EQUIPMENT. COORDINATE CONDUITS TO ROOF AND ELECTRICAL REQUIREMENTS.
45. OVERFLOW ROOF SCUPPER
46. EXTERIOR GRADE ROOM SIGN ON DOOR PANEL, "SPRINKLER RISER", VERIFY REQUIREMENTS WITH LOCAL FIRE MARSHAL.
47. LUGGAGE STORAGE AREA, NEAR FRONT DESK, TO PROVIDE HANGING RACKS AND STORAGE SHELVING COVERED IN INDUSTRIAL CARPET (24" DEEP x 72" HIGH).

CSG CONSULTANTS, INC.
THESE PLANS AND DETAILS ARE
APPROVED
THE APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO
PROVIDE POSITIVE
Rajesh Vanpalli
JEFFREY N. BYERS
No. C-33571
Exp. 3/30/2019
CIVIL
STATE OF CA
05/01/2017

SYMBOL LEGEND

- HEARING IMPAIRED ROOM TYPE - COMMUNICATION FEATURES (C.F.)
- ACCESSIBLE ROOM TYPE
- PARTITION TYPE
- DOOR TYPE
- WINDOW TYPE



1 MAIN LEVEL FLOOR PLAN - OVERALL
SCALE: 3/32" = 1'-0"

PERMIT SET

PAGE 52 OF 241

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
310 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6068
F: 801.355.6880

CONSULTANT:

OWNER:
Elite Development Inc.
144 WEST LAKE AVNUE
WATSONVILLE, CA 95076

PROJECT:
HAMPTON INN & SUITES
BY HILTON
1715 WEST BEACH STREET
WATSONVILLE, CA 95076

DATE	DESCRIPTION
10/01/17	PERMIT SET
06/06/17	CITY COMMENTS

MAIN LEVEL FLOOR PLAN - OVERALL

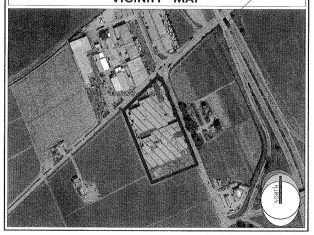
PROJECT #: 16-1910
DRAWN BY: SS
CHECKED BY: RH

SHEET #
A101

Attachment 4
Page 1 of 1

PROJECT LOCATION
EXISTING PROPERTY USE: VACANT DETERIORATED
INDUSTRIAL PROPOSED PROPERTY USE: HOTEL

VICINITY MAP



GENERAL NOTES

A. ALL SITE WORK SHALL BE COORDINATED WITH CIVIL DOCUMENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION. NO WORK SHALL BE PREFORMED ON THE CONTRADICTORY INFORMATION OR ANY EXISTING CONDITION NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS WITHOUT FIRST CONSULTING THE ARCHITECT AND CIVIL ENGINEER.

B. COORDINATE ALL LANDSCAPING, PARKING STRIPS, AND SIGNAGE WITH THESE PLANS SHALL NOT BE CONSTRUED TO LANDSCAPE DRAWINGS

C. CONTRACTOR IS RESPONSIBLE FOR RELOCATION OF DRY UTILITIES. CONTACT TO WORK WITH UTILITY PROVIDER, IE: FIBER OPTICS, CABLE TV, ETC. FOR RELOCATION OF SHOWING, MAINTENANCE OR REPAIR OF ALL EXISTING UTILITIES, REFER TO CIVIL AND MECHANICAL DRAWINGS FOR WET UTILITIES.

D. FOR SIDEWALK AND PAVING FINISH GRADES, COORDINATE WITH ARCHITECTURAL, CIVIL AND LANDSCAPE DRAWINGS.

E. SEE SITE ELECTRICAL PLANS FOR ALL SITE LIGHTING/ POST LIGHTS. ARCHITECT AND LANDSCAPE TO VERIFY FINAL LOCATIONS.

SHEET NOTES

1. BALLARD LOCATION, REFER TO STANDARDS.
2. ACCESSIBLE VAN PARKING SPACE
3. SNOW STORAGE
4. SMOKER SHELTER, REFER TO DETAILS ON SHEET A707

LEGEND

- CONCRETE
- LANDSCAPE
- FUTURE DEVELOPEMENT

ESD CONSULTANTS, INC.
APPROVED
THESE PLANS AND DETAILS MAY NOT BE CONSTRUED TO BE A PERMIT TO ANY VIOLATION OF ANY CODE OR ORDINANCE
Date 12/4/2017
THESE PLANS SHALL BE ON THE JOB FOR ALL REQUESTED INSPECTIONS

LEE ROAD

FUTURE SHOPS

FUTURE SHOPS

FUTURE RESTAURANTS

FUTURE RESTAURANT

GAS STATION
12 PUMPS

PHASE 2

PHASE 1

FUTURE HOTEL
FOUR STORIES

HAMPTON INN AND SUITES
FOUR STORIES, 112 GUESTROOMS

FUTURE RESTAURANT

WEST BEACH

PHASE 2

PHASE 1

PHASE 1

PHASE 2

wall required to be installed

1 **SITE PLAN (OVERALL)**
SCALE: 3/64" = 1'-0"

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.
510 South 600 East
Salt Lake City, Utah 84102
P: 801.355.6688
F: 801.355.6885

REGISTERED ARCHITECT
JEFFREY H. BYERS
No. C 33071
Exp. 07/31/2019
STATE OF CALIFORNIA
05/01/2017

THE DRAWINGS, WRITINGS, AND DESIGNS IN THIS SHEET ARE THE PROPERTY OF THE RICHARDSON DESIGN PARTNERSHIP, L.L.C. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE RICHARDSON DESIGN PARTNERSHIP, L.L.C. ALL RIGHTS RESERVED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES.

CONSULTANT:

OWNER:
Elite Devlopment Inc.
144 WEST LAKE AVENUE
WATSONVILLE, CA 95076

PROJECT:
HAMPTON INN & SUITES
BY HILTON
1715 WEST BEACH STREET
WATSONVILLE, CA 95076

DATE	DESCRIPTION
05/01/17	PERMIT SET
06/26/17	CITY COMMENTS

PERMIT SET

OVERALL ARCHITECTURAL SITE PLAN

PROJECT #: 16-1705
DRAWN BY: JA
CHECKED BY: JH

SHEET #
A050

Attachment 5
Page 1 of 1

RESOLUTION NO. _____ - 20 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (APPLICATION NO. 66) TO ALLOW THE ESTABLISHMENT OF AN ON-SALE GENERAL – RESTRICTIVE SERVICE ABC LICENSE FOR A PROPOSED HOTEL WITH ALCOHOL SALES (HAMPTON INN AND SUITES) LOCATED AT 75 LEE ROAD, WATSONVILLE, CALIFORNIA (APN 018-302-05)

Project: Elite Hospitality Group LLC for Hampton Inn and Suites
APN: 018-302-05

WHEREAS, on May 11, 2020, an application for a Special Use Permit (Application No. 66) to allow the establishment of a Type 70 ABC License to sell beer, wine and distilled spirits for on-site consumption at a proposed four story, 112 room hotel at 75 Lee Road, Watsonville, California, was filed by Elite Hospitality Group LLC, applicant and property owner; and

WHEREAS, the project site is designated General Commercial (GC) on the General Plan Land Use Diagram and is within the Visitor Commercial (CV) Zoning District; and

WHEREAS, the project qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the CEQA Guidelines; and

WHEREAS, on September 1, 2015, the Planning Commission of the City of Watsonville adopted Resolution No. 19-15 (PC), approving a Special Use and Design Review Permit with Environmental Review (PP2015-184) to allow construction of a 3,673± square-foot service station (foot mart) with 12 pumps and four restaurant pads with a drive-through lane totaling 6,326± square-feet for the project site located at 1715 West Beach Street (APN 018-302-03).; and

WHEREAS, On April 5, 2016, the Planning Commission of the City of Watsonville adopted Resolution No. 07-16 (PC), recommending that the City Council approved a General Plan Map Amendment for the site from Industrial (I) to General Commercial (GC) and associated rezoning from General Industrial (IG) to Visitor Commercial (CV) including a policy modification deleting hotel/motel from the Ag buffer requirements of Resolution No. 274-04 (CM); and recommending approval of a Special Use Permit with Design Review and Environmental Review (PP2015-74) to allow construction of two four-story hotel buildings totaling 192 rooms and three additional store pads totaling 5,000± square-feet and three additional restaurant pads totaling 12,850± square-feet.; and

WHEREAS, on April 26, 2016, the City Council of the City of Watsonville adopted Resolution No. 57-16 (CM), approving the Mitigated Negative Declaration and Mitigation Monitoring Plan in compliance with California Environmental Quality Act (CEQA) for environmental review for the construction of a four-story, 112 room hotel; a four-story, 80 room hotel; three restaurant pads totaling 12,850± square-feet; and three store pads totaling 5,000± square feet on a 7.3± acre project site located at 1715 West Beach Street (APN 018-302-03); and

WHEREAS, also on April 26, 2016, the City Council of the City of Watsonville adopted Resolution No. 58-16 (CM), approving the 20th Amendment to the Watsonville 2005 General Plan to re-designate the project site at Assessor's Parcel Number 018-302-03 located at 1715 West Beach Street, Watsonville, California, from (I) Industrial to (GC) General Commercial to allow the construction of a four-story, 112 room hotel (Hampton Inn); a future four-story, 80 room hotel; 5,000± square-foot retail space; and 12,850± square-foot space for three restaurant pads on a7.3± acre project site, and directing changes to be made on the General Plan Land Use Diagram of the City of Watsonville; and

WHEREAS, also on April 26, 2016, the City Council of the City of Watsonville introduced an uncodified ordinance approving the rezoning of the project site at Assessor's Parcel Number 018-203-03 located at 1715 West Beach Street, Watsonville, California, from IG (General Industrial) to CV (Visitor Commercial) and directing changes to be made on the Zoning Map of the City of Watsonville. At the next regularly scheduled City Council meeting of May 10, 2016, the City Council of the City of Watsonville adopted Ordinance No. 1329-16 (CM), approving the rezoning of the subject site; and

WHEREAS, also on April 26, 2016, the City Council of the City of Watsonville adopted Resolution No. 59-16 (CM), approving application No. PP2015-74 for a Special Use Permit with Design Review, to allow construction of a four-story, 112 room hotel; a four-story, 80 room hotel; three restaurant pads totaling 12,850± square-feet; and three store pads totaling 5,000± square-feet on a 7.3± project site located at 1715 West Beach Street (APN 018-302-03); and

WHEREAS, On August 2, 2016, the Zoning Administrator approved a Minor Modification (PP2016-134) to Special Use Permit with Design Review (PP2015-74/PP2015-184) for the construction of a service station with food mart and three restaurant pads (including a previously approved drive through) at the subject project site; and

WHEREAS, On March 15, 2017, the Community Development Director approved a Certificate of Compliance (PP2014-205) to recognize three parcels which comprise the subject site (APN 018-302-03); and

WHEREAS, on May 15, 2017, the Minor Land Division Committee approved Boundary Line Adjustment (PP2017-93) to modify the boundary lines between three lots located at 69-79 Lee Road (formerly 1715 West Beach Street); and

WHEREAS, on April 20, 2020, the Minor Land Division Committee approved the Minor Land Division (Tentative Parcel Map) Application (PP2020-27) to allow creation of two parcels at 69-79 Lee Road (APN 018-302-06); and

WHEREAS, on April 30, 2020, the Zoning Administrator approved a Minor Modification (PP2020-90) to Special Use Permit with Design Review and Environmental Review (PP2015-74/PP2015-184) to allow color changes to be consistent with Hampton Inn color palettes for an approved 4-story, 112 room hotel; and

WHEREAS, notice of time and place of the hearing to consider Special Use Permit (Application No. 66) was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville. The matter called for hearing evidence both oral and documentary introduced and received, and the matter submitted for decision; and

WHEREAS, the Planning Commission has considered all written and verbal evidence regarding this application at the public hearing and has made Findings, attached hereto and marked as Exhibit "A," in support of the Special Use Permit (Application No. 66) to allow the establishment of an on-sale general – restrictive service beer, wine, and distilled spirits license at a proposed hotel with alcohol sales located at 75 Lee Road (APN 018-302-05).

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

Good cause appearing, therefore, the Planning Commission of the City of Watsonville does hereby grant approval of Special Use Permit (Application No. 66), attached hereto and marked as Exhibit "C," subject to the Conditions attached hereto and marked as Exhibit "B," to allow the establishment of an on-sale general – restrictive service beer, wine and distilled spirits license at a proposed hotel with alcohol sales located at 75 Lee Road, Watsonville, CA (APN 018-302-05).

I HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 14th day of July, 2020, by Commissioner_____, who moved its adoption, which motion being duly seconded by Commissioner_____, was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners:
Noes: Commissioners:
Absent: Commissioners:

_____ _____

Suzi Merriam, Secretary
Planning Commission

Mathew H. Jones, Chairperson
Planning Commission

CITY OF WATSONVILLE
PLANNING COMMISSION

EXHIBIT "A"

Application No: 66
APN: 019-302-05
Applicant: Elite Hospitality Group LLC
Hearing Date: July 14, 2020

SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)

The purpose of the Special Use Permit is to allow the establishment of a convenience store with beer, wine, and distilled spirit sales under new ownership, pursuant to WMC Chapter 14-16.

1. The proposed use at the specified location is consistent with the policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.

Supportive Evidence
As hotels are intended to serve a variety of retail and service needs of the community, they are an allowed use on land designated General Commercial in the City's General Plan. A hotel with on sale general – restrictive service beer, wine and distilled spirits sales are allowed as a conditional use in commercial zones with approval of a Special Use Permit. The proposed hotel is located in the CV Zoning District. The requested Special Use Permit for the establishment of on-sale general – restrictive service beer, wine, and distilled spirits at a proposed hotel has been conditioned to conform to all applicable requirements of Chapter 14-25 (Alcohol Related Uses) of Title 14 (Zoning).

2. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.

Supportive Evidence
Pursuant to WMC Section 14-16.1603(b) and WMC Chapter 14-25, establishing an on-sale general beer, wine, and distilled spirits license is allowed via issuance of a Special Use Permit. Standard conditions have been placed on the hotel with alcohol sales to ensure adverse impacts do not occur related to alcohol sales, in accordance with WMC Sections 14-25.021 and 14-25.022. These conditions ensure the convenience store will be compatible with the neighborhood.

3. The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Supportive Evidence

The proposed project is an approved hotel that is part of a larger approved commercial retail development. The Special Use Permit to establish on-sale general – restrictive service of beer, wine and distilled spirit sales in a proposed hotel will not generate additional pedestrian or vehicular traffic that will be hazardous or conflicting with the existing and anticipated traffic in the neighborhood.

4. **The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

Supportive Evidence

No alterations to building layout or location are proposed as part of this Use Permit, and no additional traffic impacts are anticipated to occur as a result of establishing on-sale general – restrictive services of beer, wine, and distilled spirit sales at a proposed hotel. As such, no additional onsite or roadway improvements or modifications are required as part of this Use Permit.

5. **The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.**

Supportive Evidence

As stated previously, standard conditions have been placed on the convenience store with off sale beer, wine and distilled spirit sales to ensure adverse impacts do not occur related to alcohol sales, in accordance with WMC Sections 14-25.021 and 14-25.022. These conditions ensure the proposed hotel will continue to be compatible with the neighborhood.

The applicant has stated that there will be no live entertainment on-site. If they were to have live entertainment, the applicant must first obtain a permit from the Watsonville Police Department before holding any entertainment, amplified music and/or specific event and then comply with any conditions pertaining to said permit. As conditioned, establishing a Type 70 ABC license at a proposed hotel will not result in additional noise impacts.

6. **The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district.**

Supportive Evidence

As stated previously, the proposed use is required to comply with standard operational conditions for a hotel with on-sale general – restrictive service of beer, wine and distilled spirit sales, which limit the hours of operation, and prohibit the drive-through service of alcohol. The convenience store has been conditioned to require that all managers and employees attend LEAD training within 90 days of approval of this Use Permit and/or employment at the convenience store.

7. The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

Supportive Evidence

The proposed hotel with on-sale general – restrictive service beer, wine, and distilled spirit sales complements the proposed commercial uses in the vicinity of the project site. As conditioned, the hotel with alcohol sales will be required to comply with all requirements of an establishment with on-sale beer, wine, and distilled spirit sales. As conditioned, the establishment of a hotel with alcohol sales will not be detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

In addition, the project site is within a developed area that is currently served by municipal services, including water, sewer, police and fire, and therefore would not cause serious a public health or safety problem to future patrons of the hotel and adjacent commercial businesses.

ALCOHOL-RELATED USE FINDINGS (WMC § 14-25.013)

1. The proposed use received the minimum score necessary to issue a conditional use permit.

Supportive Evidence
The application received a passing score of 1,300, exceeding the minimum score of 1,100 points.

2. The proposed use will not cause adverse noise, liter, crowd control, or parking impacts.

Supportive Evidence
The subject site is a proposed hotel within the Visitor Commercial (CV) zone where adequate parking exists to the front, rear, and sides of the hotel. The applicant has indicated that signage will be posted both inside and outside the existing business, altering patrons to keep noise to a minimum while on the premises. The applicant has plans to update lighting in and around the business area and has installed new security cameras. As conditioned, the proposed use will not cause adverse noise, litter, crowd control, or parking impacts for the surrounding development.

3. The proposed use will not create objectionable conditions that constitute a nuisance, as defined in California Business and Professions Code Section 24200(f)(2).

Supportive Evidence
The proposed use, as conditioned with minimum operation standards for alcohol related uses pursuant to WMC Sections 14-25.021, 14-25.022, and 14-25.030, will not create objectionable conditions that constitute a nuisance, as defined in California Business and Professions Code Section 24200(f)(2).

4. The proposed use will maintain all levels of service, including but not limited to the provision of security, maintenance of premises, LEAD training, and professional management as identified in the original application.

Supportive Evidence
The proposed use, as conditioned with minimum operation standards for alcohol related uses, will maintain all levels of services, including but not limited to provisions of security cameras, maintenance of premises, LEAD training, and professional management as identified in the original application.

CITY OF WATSONVILLE
PLANNING COMMISSION

EXHIBIT B

Application No: 66
APNs: 018-302-05
Applicant: Elite Hospitality Group LLC
Hearing Date: July 14, 2020

SPECIAL USE PERMIT
CONDITIONS OF APPROVAL

General Conditions:

1. **Approval.** This approval applies to the application submitted on May 5, 2020 by Elite Hospitality Group LLC, and identified as "Special Use Permit" for the establishment of on-sale general – restrictive service beer, wine, and distilled spirits license at a proposed hotel with alcohol sales, received by the Community Development Department on May 11, 2020. (CDD-P)

2. **Conditional Approval Timeframe.** This Special Use Permit (Application No. 66) shall be null and void if not acted upon within **24 months** from the effective date of the approval thereof. Time extensions may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)

3. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with WMC Section 14-10.1305. (CDD-P)

4. **Compliance.** The proposed use shall be in compliance with Use Permit Conditions of Approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Use Permit, pursuant to Part 13 of WMC Chapter 14-10. (CDD-P)

5. **Grounds for Review.** The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)

6. **Appeal Period/Effective Date.** This Special Use Permit shall not be effective until **14 days** after approval by the decision-making body or following final action on any appeal. (CDD-P)

Ongoing Conditions:

7. **ABC Conditions.** Any and all conditions of the Department of Alcohol and Beverage Control (ABC) are incorporated by reference as conditions of approval for this Use Permit. (CDD-P)

8. **Neighborhood Compatibility Plan.** The applicant shall implement their Neighborhood Compatibility Plan to ensure the convenience store with beer, wine, and distilled spirit sales will not create objectionable conditions that constitute a nuisance and will be compatible with existing and potential uses within the general area. Specific measures include:

    - Hampton Inn and Suites commits to becoming a proactive and responsible neighborhood partner. To support this commitment, we have a multi-layered plan in place that will focus on identifying and de-escalating issues before they arise, including extensive associate training, and providing 24/7 facilities monitoring. To accomplish this, we will implement safety and neighborhood responsibility training for every associate. This training will include responsible alcohol sales and usage, mandatory ID checks on every sale, identifying and reporting crime, and monitoring both the hotel and surrounding premises. Our hotel will be staffed 24/7 and will always have an associate at the front desk managing the interior and exterior. Cameras will be installed and monitored at the front desk to ensure guest safety and neighborhood accountability.

    - In regards to safety of the hotel grounds, the indoor of the hotel will be fully illuminated. Outdoor lighting will be staggered across the parking lot and will include sidewalks, Signage will be posted throughout the hotel and includes safety signage for the pool, alcohol signage in the pantry, clearly marked exits, and possible hazards such as stairways and wet floors.

    - Hotel management and a houseman will be present seven days a week to ensure safety, promote a clean and litter-free environment, monitor noise and outdoor usage, and immediately address any issues that arise. Specific consideration and vigilance to minimize and eliminate public nuisances such as public intoxication, violence, public urination, solicitation, illegal drug use, drug dealing, loitering, and graffiti will be taken. Restrooms will frequently be checked to ensure no inappropriate drug or other use. Guest alcohol sales will be restricted to adults over the age of 21 who do not appear intoxicated. ID's will be checked with every sale to strictly adhere to prohibitions of sales to minors. Violence will not be tolerated, and will be swiftly dealt with by on-site housemen and the public parking lots will be walked multiple times throughout the day and night to discourage and prevent drug sales loitering, public urination, and other nuisances. (CDD-P)

9. **Drive-through Service.** Drive-through service of alcohol is prohibited. (CDD-P, WPD)

10. **Exterior Pay Phones.** No exterior pay phones may be placed on the premises. (CDD-P, WPD)

11. **Interior Pay Phones.** Interior pay phones shall not allow incoming calls. (CDD-P, WPD)

12. **Entertainment Permit.** The permittee shall (a) obtain a permit from the Watsonville Police Department before holding any entertainment, amplified music and/or specific event and (b) comply with any conditions pertaining to said permit in accordance with WMC Section 14-25.021(4) and WMC Chapter 5-9 (CDD-P, WPD)

13. **Hours of Operation.** Permitted hours of operation for the "Treats Shop" shall be 24 hours daily, with alcohol sales limited to 6:00AM to 11:00PM daily (CDD-P, WPD)

14. **Premise Monitoring.** Business owner shall regularly police the areas under their control, including but not limited to: parking lots, restrooms, alleys, and sidewalks, to prevent the loitering of persons about the premises. (CDD-P, WPD)

15. **Window Obstructions.** Except as may be specifically allowed by the Municipal Code, no portion of the ground floor windows shall be obscured by paint, walls, window tinting, or other masking device. This requirement is intended to facilitate views of the interior from the exterior for public safety and does not prohibit neon signs, minimal window borders, or other signs or decorations that are consistent with the City's sign regulations and do not obscure views. (CDD-P)

16. **Minors.** The premises shall remain accessible to minors during all hours of operation. (CDD-P)

17. **Exterior Security Lighting.** Exterior security lighting shall be provided. All security lighting shall be shielded and down cast to ensure it does not create a glare nuisance to adjacent properties.

18. **Malt Beverage Container Sizes**. Malt beverage and fortified wine shall not be sold in containers with a volume exceeding sixteen (16) ounces. (CDD-P)

19. **Malt Beverage Sales**. The sale of individual containers of malt beverage or fortified wine is prohibited. Malt beverage shall mean any malt beverage product, labeled or, marketed as a malt beverage with an alcohol content greater than five (5%) percent by volume is subject to this Code, except those beverages labeled and accepted in the market place as pilsners, lager beer, ales (all styles), porters, stouts and/or micro brewed products. WMC §14-18.532. Fortified wine shall mean any wine to which wine spirits have been added and with an alcohol content in excess of thirteen point five (13.5%) percent and less than twenty-four (24%) percent, except dessert wines commonly referred to and accepted in the marketplace such as vermouth, port, or sherry. WMC §14-18.364.

20. **Trash Receptacles.** Permanent litter and trash receptacles shall be located at convenient locations inside and outside establishments, and operators of such establishments shall remove litter and debris on a daily basis. (CDD-P)

21. **Required Signs.** The following signs may be required to be prominently posted in a readily visible manner in English, Spanish, and the predominant language of the patrons:

- "California State Law prohibits the sale of alcoholic beverages to persons under twenty-one (21) years of age."

- A copy of these performance conditions, any applicable ABC or City operating conditions, and any training requirements shall be posted in at least one (1) prominent place within the interior of the establishment where it will be readily visible and legible to the employees and patrons of the establishment.

22. **Employee Age.** Employees shall be at least twenty-one (21) years of age to sell and serve alcohol. (CDD-P, WPD)

23. **Lingering Patrons.** The business shall be required to clear the storefront and the adjacent parking lots in the immediate vicinity of the establishment of any lingering patrons immediately after closing. (CDD-P, WPD)

24. **Conditions of Approval Display.** A copy of the Use Permit Conditions of Approval shall be kept conspicuously on the premises of the business and made available to any member of the public or enforcement officer wishing to review them. (CDD-P)

25. **LEAD Training.** All owners, managers and service staff shall follow responsible beverage service (RBS) practices and procedures. Owner(s), manager(s) and service staff shall attend ABC's Licensee Education on Alcohol and Drugs (LEAD) training within ninety (90) days from the date of approval of this Use Permit and/or employment at the gas station with convenience store, and each five (5) years thereafter. Upon completion of the training, the applicant shall submit a card verifying full attendance of the three and one-half (3.5) hour training to the Community Development Department. Failure to attend training and/or retain records on file shall be reported to the Planning Commission and may be grounds for imposing additional or different use restrictions or revocation of the alcohol sales establishment use permit. (CDD-P, WPD)

26. **Security Cameras Instillation.** Security camera monitoring system shall be maintained in good working order and shall not be recorded over within thirty (30) days after initial recording. The system shall support slow motion and high speed playback with zoom capability. A security camera shall be installed that covers the "Treat Shop" area prior to the commencement of alcohol sales (WPD)

27. **Permit Term.** The Use Permit shall be valid for **20 years** after the effective date of this Use Permit unless there is a change of ownership or other substantial change in mode or character of operation, at which time a new Use Permit shall be required. (CDD-P)

28. **Accessibility.** The project shall conform with accessibility requirements to buildings and facilities by individuals with disabilities under the American Disabilities Act. (CDD-B)

Future Sign Permit:

29. **Sign Permit.** Any new or proposed changes in the exterior signage for the premises shall require Sign and Building Permits through the Community Development Department. (CDD-P-B)

Indemnity Provision:

30. **Indemnity Provision.** The applicant shall sign a defense and indemnity contract agreeing to defend, indemnify, and hold harmless the City of Watsonville, its elected and appointed officials, officers, employees, and agents arising out Special Use Permit with Environmental Review (PP2019-346), including but not limited to any approval or condition of approval of the City of Watsonville Planning Commission or City Council. The City shall promptly notify the applicant of any claim, action, or proceeding concerning this permit and the applicant and City shall cooperate fully in the defense of the matter. The City reserves the right to select counsel in the defense of the matter. (CA)

Key to Department Responsibility

CDD-B – Community Development Department (Building)
CDD-P – Community Development Department (Planning)
CDD-E – Community Development Department (Engineering)
PW – Public Works Department
WFD – Watsonville Fire Department
CA – City Attorney

CITY OF WATSONVILLE
PLANNING COMMISSION

EXHIBIT C

Application No: 66
APNs: 018-302-05
Applicant: Elite Hospitality Group LLC
Hearing Date: July 14, 2020

Applicant:	Elite Hospitality Group LLC
Address:	144 West Lake Avenue, Watsonville, CA 95076
Project:	Special Use Permit
Location:	75 Lee Road, Watsonville, CA 95076
Purpose:	Allow a proposed hotel to establish an on-sale general – restrictive service ABC license
Property Owner:	Elite Hospitality Group LLC
Address:	144 West Lake Avenue, Watsonville, CA 95076

A Special Use Permit (Application No. 66) to allow the establishment of an on-sale general – restrictive service license at a proposed hotel located at 75 Lee Road, Watsonville (APN 018-302-05), was reviewed by the Planning Commission at a public hearing on July 14, 2020, and was conditionally approved by adoption of Planning Commission Resolution No._____ (PC) together with findings and conditions of approval attached hereto and made a part of this permit.

CITY OF WATSONVILLE
Planning Commission

_____
Suzi Merriam
Community Development Director

City of Watsonville
M E M O R A N D U M

Date: June, 17, 2020

To: Planning Commission

From: Suzi Merriam, Community Development Director
Ivan Carmona, Associate Planner

Subject: Public Hearing to consider approval of a Special Use Permit with Environmental Review (Application No. 80) to allow tenant improvements within Tractor Supply Co. by converting a portion of an existing 2,000± square-foot storage space into a new 260± square-foot veterinarian clinic on a 3.29± acre site located at 580 Auto Center Drive (APN 016-172-78).

Item: July 14, 2020 Planning Commission

RECOMMENDATION:
Staff recommends that the Planning Commission adopt a Resolution approving the Special Use Permit with Environmental Review (Application No. 80), to allow tenant improvements within Tractor Supply Co. by converting a portion of an existing 2,000± square-foot storage space into a new 260± square-foot veterinarian clinic. The project site is 3.29± acres in size located at 580 Auto Center Drive (APN 016-172-78) and subject to the recommended findings and conditions of approval.

BASIC PROJECT DATA

APPLICATION NO. 80 **APN:** 016-172-78

PROJECT LOCATION: 580 Auto Center Drive

LOT SIZE: 3.29± acre (143,312 square feet)

PROJECT DESCRIPTION: Special Use Permit and Environmental Review to allow tenant improvements within Tractor Supply Co. by converting a portion of an existing 2,000± square-foot storage space into a new 260± square-foot veterinarian clinic.

GENERAL PLAN: CG (General Commercial)
ZONING: CT (Thoroughfare Commercial)
SURROUNDING USES: General Commercial

FLOOD ZONE: N/A

EXISTING LAND USE: Commercial Retail
PROPOSED LAND USE: Commercial Retail and Veterinarian Clinic

PROPERTY OWNER: 580 Auto Center Drive, LLC. 400 Beach Street, Santa Cruz, CA. 95060
APPLICANT: Vet IQ Petcare, 923 S Bridgeway Place, Eagle, ID. 83616

BACKGROUND:
The subject parcel located at 580 Auto Center Drive historically was at one time developed with a bowling alley situated on two APNS: 016-172-61 & -62.

On May 6, 2014, the Zoning Administrator approved an Administrative Use Permit with Design Review, and Environmental Review (PP2014-26) to allow construction of a 19,000± square foot commercial building with 15,000± square feet of outdoor storage area to accommodate proposed development of Tractor Supply Co. (Tractor Supply)

On May 19, 2014, the City's Minor Land Division Committee approved a Boundary Line Adjustment (PP2014-26) to merge two parcels into one to accommodate development.

On December 16, 2014, the Community Development Department issued Building Permit (BP2014-153) to construct a 19,000± square foot commercial building for Tractor Supply (tractor Supply) and to demolish the vacant bowling alley located at 580 Auto Center Drive.

On January 12, 2015, the City's Minor Land Division Committee approved a Minor Land Division Tentative Parcel Map (PP2014-244) to create two parcels (APN: 016-172-78 & -79).

- Parcel 016-172-78 with lot size of 143,524± square feet was for development of Tractor Supply.
- Parcel 016-172-79 with lot size of 20,297± square feet was for future development (this undeveloped parcel is not a part of this application).

On October 23, 2019, Tractor Supply as tenant, applied for a Building Permit (BP2019-153) to allow tenant improvements for a new pet wash room, a wellness light room, and a new stock room within Tractor Supply.

On January 21, 2020, the Community Development Department issued a building permit to allow the pet wash room as an accessory use for Tractor Supply customers where fees are not collected. A condition for the building permit stated that any new use requiring an additional business license where pet services are offered for a fee would require a Special Use Permit pursuant to Section 14-16.1203(b) of the Watsonville Municipal Code (WMC).

On February 3, 2020, Vet IQ Petcare applied for a business license to establish a veterinarian clinic for minor illness care, vaccines, and nail trims for dogs and cats. Vet IQ Petcare's

business license application meant a Special Use Permit was needed for the proposed new veterinarian clinic.

On May 27, 2020, Vet IQ Petcare applied for a Special Use Permit with Environmental Review (Application No. 80) to establish a veterinarian clinic offering minor illness care, vaccines, and nail trims for dogs and cats.

PROCESS

Special Use Permit

This parcel is in the City's Thoroughfare Commercial Zoning District regulated by Part 12 of Title 16 of title 14. Pursuant to Section 14-16.1203(b) veterinarian clinics (GLU 197) are conditionally allowed but require a Special Use Permit. Special Use permits are approved by the Planning Commission and appealable to the Council. The Planning Commission is authorized to approve Special Use Permits in accordance with WMC Sections 14-12.508 through 14-12.513.

The purpose of a Special Use Permit is to "ensure the proper integration of uses and construction which, because of their special nature, may be suitable only in certain locations or zoning districts or any lot provided that such uses and construction are arranged or designed in a particular manner." WMC § 14-12.500.

This Commission's review will be to "determine if the proposed use and construction is, and will continue to be, compatible with surrounding, existing, or planned uses; and for the further purpose of establishing such special conditions as may be necessary to ensure the harmonious integration and compatibility of uses in the neighborhood and with the surrounding area." WMC § 14-12.501.

Environmental Review

The California Environmental Quality Act (CEQA) requires local and state governments to consider the potential environmental effects of a project before deciding. CEQA's purpose is to disclose the potential impacts of a project and suggest methods to minimize those impacts. Certain classes of projects, however, have been identified that do not have a significant effect on the environment, and are considered categorically exempt from the requirement for the preparation of environmental documents. State CEQA Guidelines § 15300

STANDARD OF REVIEW AND APPEAL PROCESS

The decision whether to approve this Special Use Permit and Environmental Review is adjudicative, sometimes referred to as quasi-judicial. The Commission is called upon to determine whether this project complies with local ordinances.

Whether a particular decision is adjudicative or legislative determines the requirements to support the decision. Legislative decisions involve the adoption of broad policies applicable to many situations (for example, general plan and zoning amendments). Legislative decisions generally require few, if any, findings. [1]

[1] Quasi-judicial decisions require the decision-making body to take evidence and use its judgment to make factual as well as

Adjudicative (or "quasi-judicial") decisions, on the other hand, are not policy decisions. Adjudicative/quasi-judicial decisions apply already adopted policies or standards to individual cases, such as a variance or conditional use permit application. Adjudicative/quasi-judicial decisions are based on evidence and must always be supported by findings.

The decision before the Planning Commission—a Special Use Permit—is an adjudicative/quasi-judicial decision and requires findings, either for denial, or as recommended, for approval and be supported by substantial evidence. *Toigo v Town of Ross* (1998) 70 Cal App 4th 309

If the Planning Commission's decision is appealed, the City Council will consider whether the action taken by the Planning Commission was erroneously taken and may sustain, modify or overrule the Planning Commission's action. For the Planning Commission's decision to be overturned on appeal, the City Council must find that the Planning Commission decision was erroneous and inconsistent with the intent of the Zoning District regulations that regulate the proposed action. WMC § 14-10.1106.

A lawsuit is required to challenge a Council decision. A reviewing court will consider whether an adjudicative/quasi-judicial decision by the Council was supported by adequate findings. Courts scrutinize adjudicative/quasi-judicial decisions closely. An action may be overturned if the City (1) exceeded its authority, (2) failed to provide a fair hearing, or (3) or made a decision not supported by substantial evidence (also called "a prejudicial abuse of discretion").

Another important difference between legislative and adjudicative/quasi-judicial decisions on appeal is the substantial evidence standard: in weighing evidence of what happened at the Council meeting, courts go beyond whether a decision was "reasonable" (the legislative standard). Courts reviewing adjudicative/quasi-judicial decisions make sure the decision is supported by substantial evidence. Denied applicants argue that there is no substantial evidence to support the decision. Cities usually assert there is substantial evidence to support the decision and rely on (1) the written words in the staff findings, (2) the statements and letters presented at the hearing, and (3) the words of the Planning Commission or Council.

DISCUSSION

Existing Site

Parcel 016-172-78 was developed in 2014 with a 18,970± square foot commercial building leased by Tractor Supply. Access is from two 30-foot wide driveways off Auto Center Drive. As shown on figure 1, Parcel 016-172-78 has 90 parking spaces in front of the Tractor Supply building. Trucks loop around the rear of the building for deliveries. The site is surrounded by a motel to the south, auto dealers to the north, and professional offices across the street to the east.

legal determinations about whether a particular property or project meets the standards established by the land use ordinance.

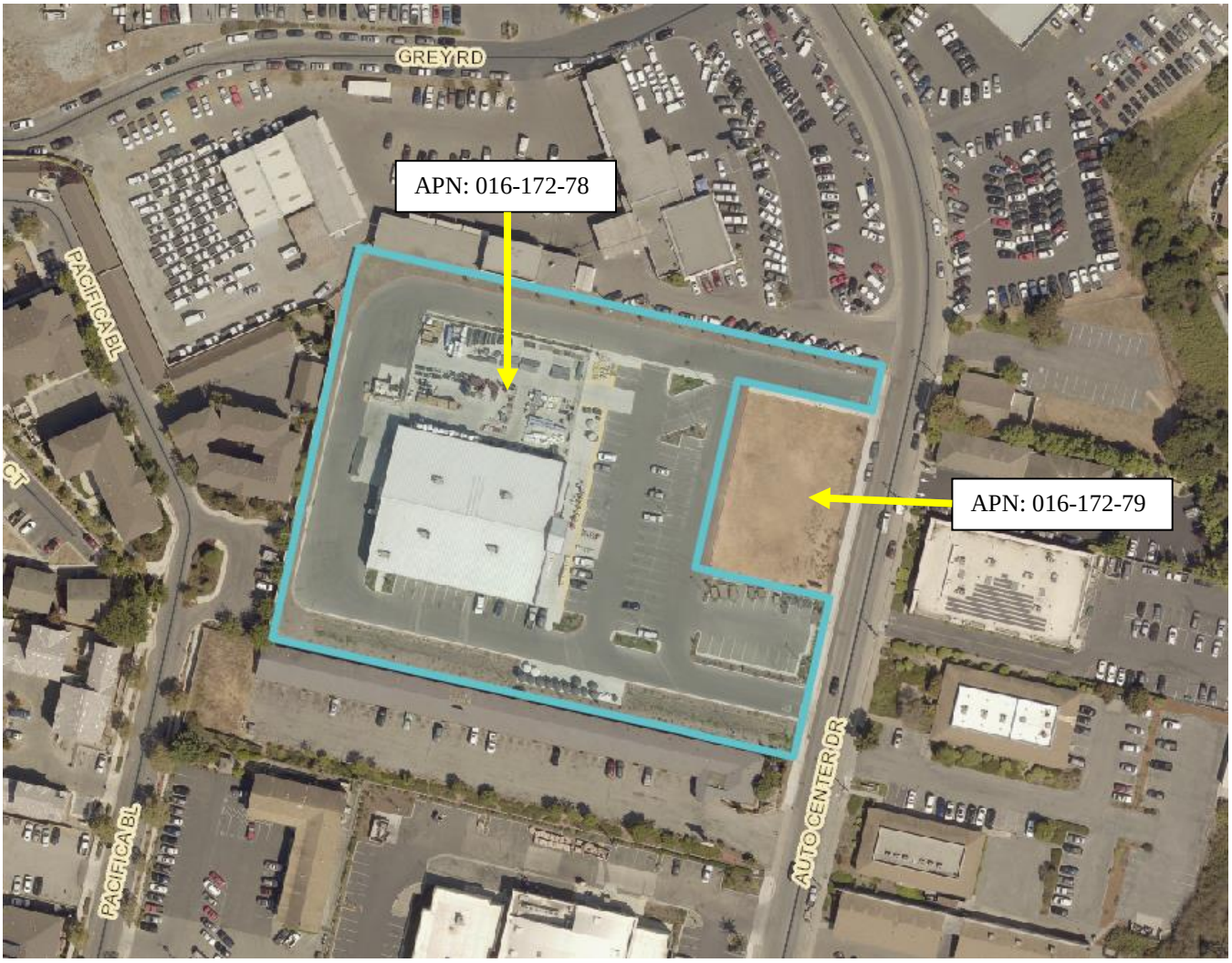


FIGURE 1 Aerial view of the project site and surrounding area
Source: Santa Cruz County GIS, 2018

Project

The project would convert a portion of existing 2,000± square feet storage space within Tractor Supply to create a new 260± square foot veterinarian clinic offering minor illness care, vaccines, and nail trims for dogs and cats. The veterinarian clinic will not provide overnight stays, surgeries, or boarding of animals.

General Plan

The project site is designated General Commercial on the General Plan Land Use Diagram. General categories of allowed uses for General Commercial designated land include:

- Retail services,
- Personal, professional, and financial businesses,
- Medical offices and services,
- Entertainment,
- Lodging, and
- Restaurants

General Plan Consistency

The project is consistent with the following 2005 General Plan goals and policies concerning land use suitability and multiple uses on one site.

Chapter 4. Land Use

Goals for Land Use and Community Development

- ***Goal 4.7 Land Use Suitability*** – Ensure that the orderly development of land for the needs of existing and projected population within the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.

Policies and Implementation Measures

- ***Policy 4.G Land Use Suitability*** – The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.
- ***Policy 4.G.2 Multiple Use*** – Wherever feasible and appropriate, and where the potential impacts and mitigation measures associated with mixed use can be identified and fully considered through the CEQA process, the City shall support intensification of use by combining uses on one site, e.g. residential and commercial, institutional and recreational.

Since the site is already developed with an 18,970± square foot Tractor Supply retail store, the project is not anticipated to induce population growth, as it does not include residential development or involve an extension of roadway or other public infrastructure. In addition, the proposed veterinarian clinic is not a regionally significant employer providing three full time jobs. Therefore, the project would not result in any growth inducing impacts.

In summary, the project is generally consistent with policies in the General Plan. Because general plans often contain numerous policies emphasizing differing legislative goals, a development project may be consistent with a general plan, taken as a whole, even if the project appears to be inconsistent with some of its policies. Based on a review of the General Plan's goals and policies and the analysis presented above, the project, as conditioned, is in harmony with the overall intent of the City's General Plan goals and policies, including those pertaining to land use suitability and multiple uses on one site.

Zoning

The Zoning Ordinance implements the General Plan, regulates the future growth of the City, and promotes orderly community development. It includes the Zoning Map, which sets forth the designation, locations and boundaries of zoning districts. The purpose of the CT Zoning District is to establish regulatory controls for retail, commercial, service, amusement, and transient residential uses. The CT zoning regulations facilitate land uses dependent upon thoroughfare travel where commercial uses are located in the immediate vicinity of major streets and arterials to provide convenient vehicular access and parking for the public. WMC § 14-16.1200.

Conformity with District Regulations

This project use is consistent with the CT Zoning District by approval of a Special Use Permit.

Setbacks: As shown in the Plan Set (attachment 1, sheet A1.0) all new development is proposed within the existing Tractor Supply building footprint. Setbacks are not affected or applied to the project since the existing 18,970± square foot commercial building footprint will not change.

Parking and Access: The site is accessed by two 30-foot wide driveways off Auto Center Drive. Loading trucks will circulate on the site as shown on the Site Plan (attachment 1, sheet 1) looping around the building towards the rear to deliver and load.

The site currently provides 90 parking spaces for Tractor Supply customers. Pursuant to WMC Section 14-17.801(c) hardware retail stores must provide 10 parking spaces, plus 1 space for each 250 square feet of floor area in excess of 5,000 square feet (GLU52). The outdoor storage area requires the accommodation of one parking space for every 750 square feet of area (GLU10). By this calculation, 86 spaces are required for Tractor Supply

Pursuant to WMC Section 14-17.1001(g), veterinarian clinics require one space per each 300 square feet of floor area. Therefore, one additional parking space is required for the 260± square-foot veterinarian clinic, bringing the total required parking to 87 spaces. The site has 90 parking spaces and complies with the parking requirements for both the existing Tractor Supply store and new veterinarian clinic.

Lighting and Visual Impact: As the project is proposed within the building footprint of Tractor Supply no lighting or visual impacts are considered for the project.

Signage: The submitted plans did not include any signage for the proposed veterinarian clinic. Therefore, the project is conditioned to submit a sign permit for any proposed signage for the veterinarian clinic prior to issuance of a business license.

Environmental Review

A Categorical Exemption has been prepared for the construction of a 260± square foot veterinarian clinic within an existing building footprint. The lot is developed with an 18,970± square foot commercial building located in an urbanized area where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. *CEQA Guidelines § 15301.* In addition, the project is considered a minor alteration of existing facilities involving negligible or no expansion of use. The project is considered an interior remodel where no significant impacts are posed to the environment.

CONCULUSION

The proposed tenant improvement to allow a 260± square foot veterinarian clinic by converting existing storage space within Tractor Supply meets all the requirements of the WMC. The project is consistent with the Special Use Permit requirements of the Thoroughfare Commercial Zoning district. Therefore, Staff recommends that the Planning Commission approve the project, based on the attached findings and subject to the attached proposed conditions.

ACTION:

1. **Public Hearing** - Accept public testimony
2. **Special Use Permit**- Adoption of Resolution

ATTACHMENTS:

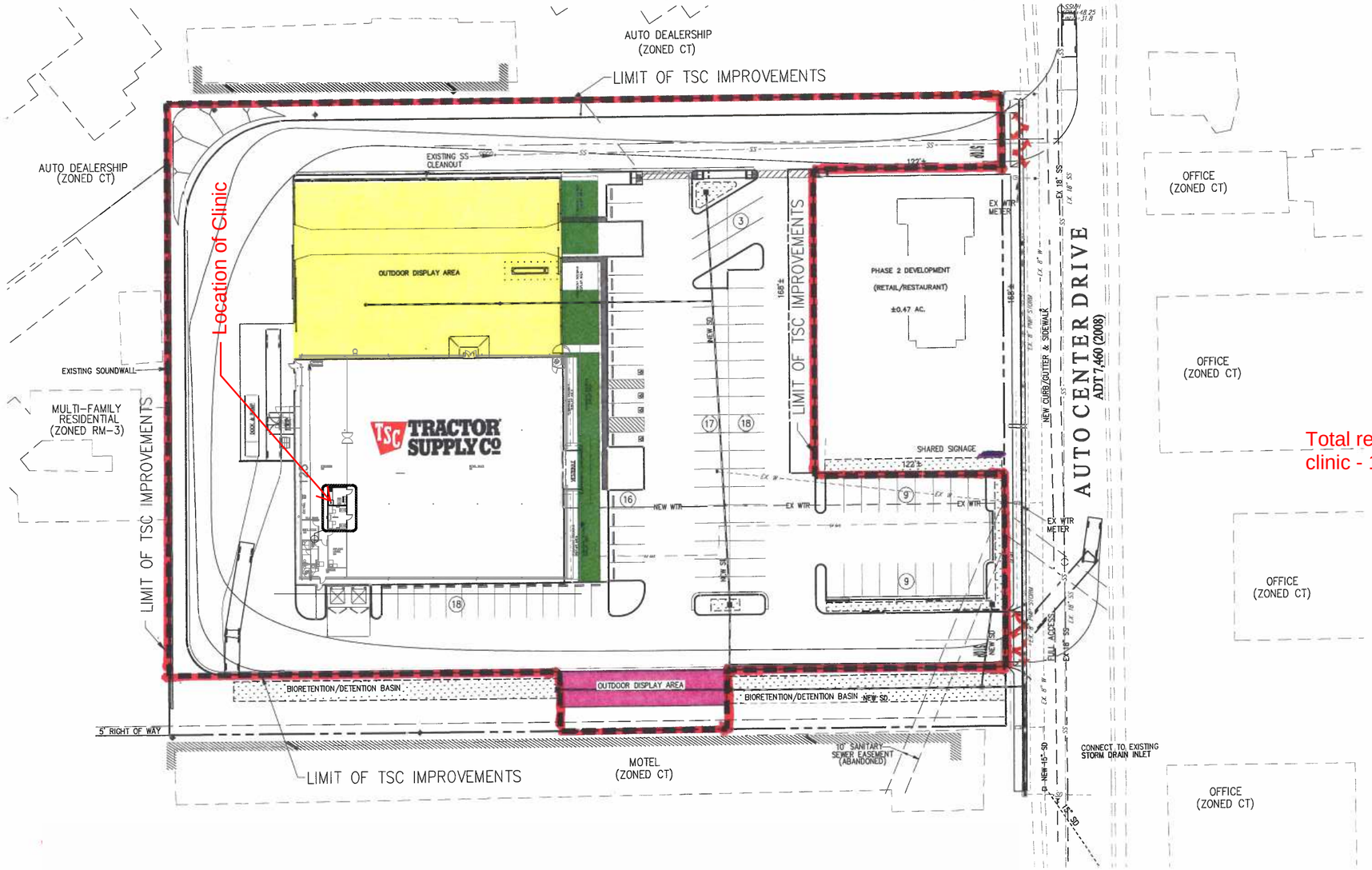
1. Project Plans
2. Site and Vicinity Map

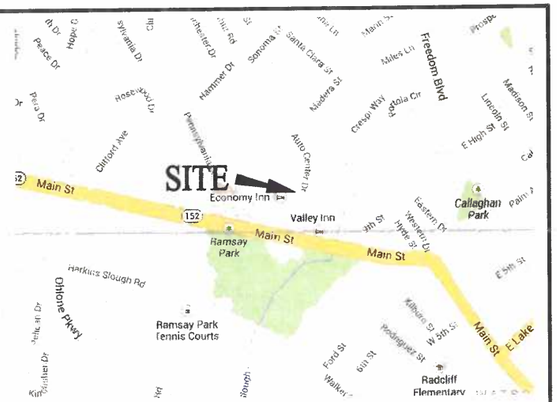
EXHIBIT "C"
PRELIMINARY SITE PLAN

TSC TRACTOR SUPPLY Co

NWQ AUTO CENTER DRIVE & MAIN STREET

WATSONVILLE, CA





VICINITY MAP

NO SCALE

PROPERTY DESCRIPTION:

ADDRESS:	NWQ AUTO CENTER DRIVE & MAIN STREET WATSONVILLE, CA
APN:	016-172-61, 62, 63
TRACTOR SUPPLY PARCEL AREA:	3.78± ACRES

PARKING SUMMARY:

STANDARD PROVIDED:	85
ACCESSIBLE PROVIDED:	5
TOTAL PROVIDED:	90
TOTAL REQUIRED:	68 ~~67~~ BUILDING, 19 OUTDOOR
TOTAL:	86(REQUIRED FOR TSC)

Total required for vet clinic - 1

Zoning - CT

BIORETENTION AREA

GRAPHIC SCALE
0 30 60 90
(IN FEET)

TSC TRACTOR SUPPLY Co

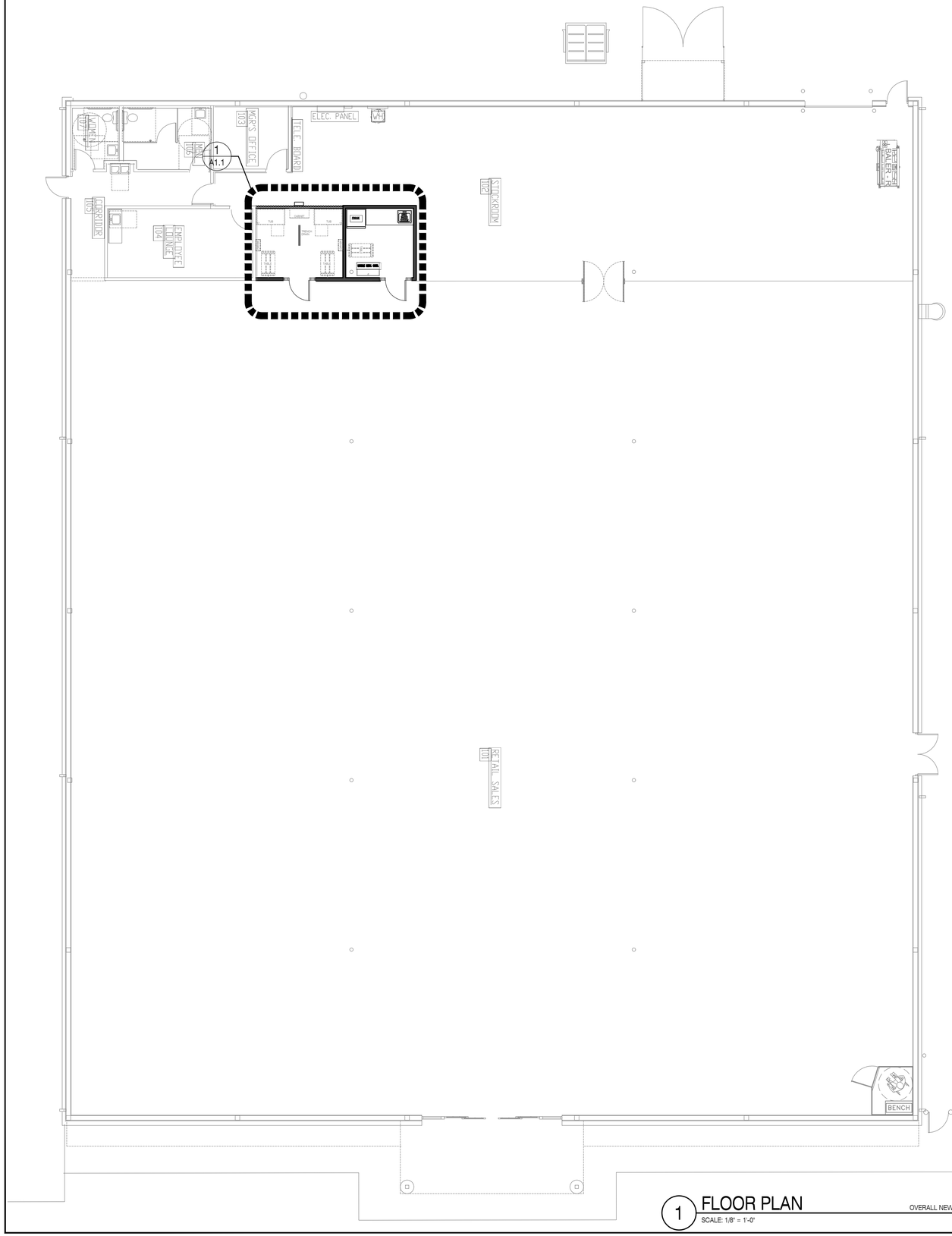
BOOS DEVELOPMENT WEST

TENANT: _____
Clay Teter, VP Real Estate

ROBERT A. KARN & ASSOCIATES, INC.
707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 435-9999 Fax: (707) 435-9988
e-mail: rak@rakengineers.com
CIVIL ENGINEERS

A13060\DWG\PRELIM\A13060 TSC IMP.DWG DATE: 8-27-2014 BY: T.W.P. JOB NO. A13060

SITE EXHIBIT



1 FLOOR PLAN — OVERALL NEW
SCALE: 1/8" = 1'-0"

DRAWING INDEX

REVISION DATE: XX.XX.XXXX (6) REVISION DATE: XX.XX.XXXX (5) REVISION DATE: XX.XX.XXXX (4) REVISION DATE: XX.XX.XXXX (3) REVISION DATE: XX.XX.XXXX (2) REVISION DATE: XX.XX.XXXX (1)

ISSUED FOR CONSTRUCTION
10.01.2019

ARCHITECTURAL
A1.0 PROJECT DATA AND OVERALL FLOOR PLANS
A1.1 ENLARGED PLAN, ELEVATIONS, AND DETAILS
A1.2 REFLECTED CEILING PLAN AND ELEVATION

PLUMBING
MP1.0 PLUMBING FLOOR PLAN

MECHANICAL
MP2.0 MECHANICAL FLOOR PLAN

ELECTRICAL
E1.0 ELECTRICAL PLAN

VICINITY MAP



580 AUTO CENTER DRIVE, WATSONVILLE, CA 95076

TENANT
TRACTOR SUPPLY COMPANY
5401 VIRGINIA WAY
BRENTWOOD, TENNESSEE

PROJECT MANAGER
MIKE VANCLEAVE
615.440.4292

ARCHITECT
OXFORD ARCHITECTURE
2934 Sidco Drive
Suite 120
Nashville, TN 37204

PROJECT ARCHITECT
GLEN P. OXFORD, AIA

POINT OF CONTACT
BRAD MATUZAK
615.256.3455 X 15
brad@oxfordarchitecture.com

ELECTRICAL ENGINEER
PARSONS ENGINEERING
4751 TROUSDALE DRIVE,
SUITE 202
NASHVILLE, TN 37203

PROJECT MANAGER
RODNEY RUNIONS
615.386.9396
rrunions@parsonsengineering.com

PLUMBING ENGINEER
SCHELTON ENGINEERING
1163 W. MAIN STREET
FRANKLIN, TN 37064

PROJECT MANAGER
GARY W. SCHELTON, P.E., LEED AP
615.730.9111
gary@scheltonengineering.com

GRAPHIC SYMBOLS

SECTION CUT — 2 / A2.0
DRAWING NO. — 16 DETAIL, SCALE: 3/4 " = 1'-0"
BENCH MARK
DOOR NUMBER — 9
ROOM NAME — ROOM
ROOM NUMBER — 210
LARGE SCALE DETAIL — 2 / A5.02
REVISION — 2, 6
INTERIOR ELEVATION INDICATOR — A4.0 / 4

PROJECT DATA

THIS PROJECT IS BASED ON THE REQUIREMENTS OF THE FOLLOWING CODES:

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA FIRE CODE

NUMBER OF STORIES	1 (EXISTING TO REMAIN)
OCCUPANCY CLASSIFICATION	MERCANTILE
CONSTRUCTION TYPE	IIB
FIRE SUPRESSION	SPRINKLERED (EXISTING TO REMAIN)
ALARM SYSTEM	ALARMED (EXISTING TO REMAIN)

REMODEL BUILDING AREA LIMITS		OCCUPANCY LOAD
SALES FLOOR EXISTING	15,260 SQ. FT. / 30	= 508.7 OR 509
PET WASH ROOM NEW	260 SQ. FT. / 30	= 8.7 OR 9
STOCKROOM EXISTING	2,482 SQ. FT. / 300	= 8.3 OR 9
STOCKROOM NEW	2,222 SQ. FT. / 300	= 7.4 OR 8
CORE AREA EXISTING	1,228 SQ. FT. / 100	= 12.3 OR 13
TOTAL BUILDING AREA EXISTING	18,970 SQ. FT.	
TOTAL OCCUPANT LOAD EXISTING		= 531
TOTAL OCCUPANT LOAD NEW		= 539

WALL TYPES

EXISTING WALL
PET WASH WALL, SEE A1.1 FOR DETAILS AND ELEVATIONS
WALL TO DECK, SEE A1.1 FOR DETAILS AND ELEVATIONS

PROJECT SUMMARY

TRACTOR SUPPLY COMPANY IS A RETAILER TARGETING THE HOBBY FARMER. ADDING INTERIOR SELF-SERVE PET WASH ROOM AND ADDING ADDITIONAL OUTLETS TO REMODELED SALES FLOOR.

CHANGE ORDER POLICY

TRACTOR SUPPLY COMPANY SHALL NOT BE RESPONSIBLE FOR THE PAYMENT OF ANY WORK PERFORMED OR MATERIAL SUPPLIED BY THE CONTRACTOR OR ANY OF ITS SUB-CONTRACTORS, SUB-SUBCONTRACTORS AND ANYONE CLAIMING BY THROUGH OR UNDER ANY OF THEM WHICH IS NOT IDENTIFIED IN WRITING AND SIGNED BY ONE OF THE FOLLOWING TRACTOR SUPPLY COMPANY PERSONNEL: VICE PRESIDENT REAL ESTATE, VICE PRESIDENT OF CONSTRUCTION, OR A CONSTRUCTION PROJECT MANAGER. NO ACTION, CONDUCT, OMISSION, PRIOR FAILURE, OR COURSE OF DEALING BY TRACTOR SUPPLY COMPANY SHALL ACT TO WAIVE, MODIFY, CHANGE OR ALTER THE REQUIREMENT THAT ALL WORK, WHETHER BY CONTRACT, CHANGE ORDER OR CHANGE DIRECTIVE, MUST BE IN WRITING AND SIGNED BY THE PERSONNEL IDENTIFIED IN THIS PROVISION. ANY WORK PERFORMED OR MATERIAL PROVIDED BY THE CONTRACTOR, ANY OF ITS SUB-CONTRACTORS, SUB-SUBCONTRACTORS CONTRARY TO THIS PROVISION SHALL BE AT ITS OWN RISK AND OWN EXPENSE AND TRACTOR SUPPLY COMPANY SHALL NOT BE OBLIGATED TO REIMBURSE OR PAY THE CONTRACTOR OR ANY OF ITS SUB-CONTRACTORS, SUB-SUBCONTRACTORS FOR SAME.

ONETRACTOR

Project Name and Address
TSC
TRACTOR SUPPLY COMPANY
WATSONVILLE, CALIFORNIA
JOB NUMBER: 1900.099

Firm Name and Address

PROJX, L.L.C.
507A Heather Place
Nashville, Tennessee 37204
Phone: 615.277.1178
Website: www.projxllc.com

IRA A. CHILTON, AOR
LICENSE NUMBER: C-19614

STAMP

DESIGN CONSULTANT NAME AND ADDRESS

OXFORD ARCHITECTURE
2934 Sidco Drive
Suite 120
Nashville, TN 37204
Architecture, Planning, and Interior Architecture

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Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of its sub-contractors, sub-subcontractors and anyone claiming by through or under any of them which is not identified in writing and signed by one of the following Tractor Supply Company personnel: Vice President Real Estate, Vice President of Construction, or Construction Project Manager. No action, conduct, omission, prior failure, or course of dealing by Tractor Supply Company shall act to waive, modify, change or alter the requirement that all work, whether by contract, change order or change directive, must be in writing and signed by the personnel identified in this provision. Any work performed or material provided by the Contractor, any of its sub-contractors, sub-subcontractors contrary to this provision shall be at its own risk and own expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of its sub-contractors, sub-subcontractors for same.

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PROJECT DATA & OVERALL FLOOR PLANS

No.	Revision/Issue	Date

Issue Date: SEPTEMBER 24, 2019
Drawn By: OCTOBER 1, 2019
Checked by:

Sheet Number
A1.0

XX.XX.2019

100% CONSTRUCTION DOCUMENTS

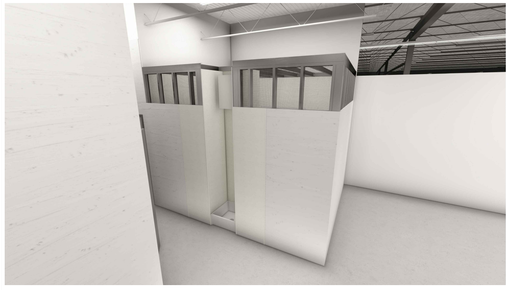
IMAGES DEPICT A STANDARD PET WASH INSTALLATION IN A STANDARD PROTOTYPE FOR VISUALIZATION PURPOSES ONLY. ACTUAL FIELD CONDITIONS AND FRAMING MAY VARY.



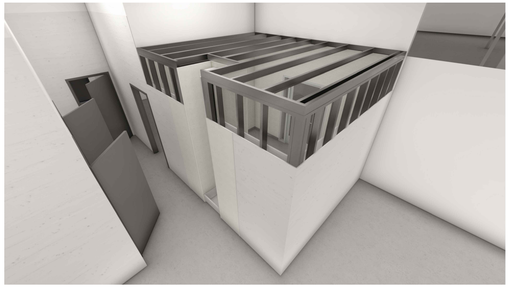
17 PERSPECTIVE — PROTOTYPICAL PET WASH
SCALE: NO SCALE



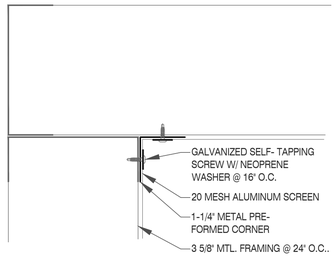
16 PERSPECTIVE — PROTOTYPICAL PET WASH
SCALE: NO SCALE



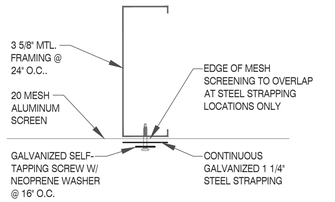
15 PERSPECTIVE — PROTOTYPICAL PET WASH
SCALE: NO SCALE



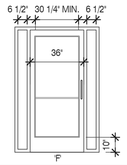
14 PERSPECTIVE — PROTOTYPICAL PET WASH
SCALE: NO SCALE



13 SECTION — PET WASH WALL @ CEILING
SCALE: 6" = 1'-0"



12 SECTION — PET WASH WALL @ CEILING
SCALE: 6" = 1'-0"



DOOR SCHEDULE

MARK	SIZE	TYPE	MATERIAL	FRAME	HARDWARE SET	REMARKS
17	3'-0" X 7'-0"	F	STORE FRONT GLASS	ALUM.	1D	SEE NOTES 4, 10, & 17
18	3'-0" X 7'-0"	F	STORE FRONT GLASS	ALUM.	1D	SEE NOTES 4, 10, & 18

HARDWARE SCHEDULE

SET #	DOORS	QUANTITY	ITEM	MANUFACTURER
1 D	17	1 EA. 1 EA. 1 EA.	MORTISE CYLINDER 28107-1-26D DUMMY CYLINDER 7160DC-26D CYLINDER CORE 1CC7A2 (GREEN CONSTRUCTION CORE) BALANCE OF HARDWARE BY DOOR SUPPLIER	KABA KABA BEST
1 D	18	1 EA. 1 EA. 1 EA.	MORTISE CYLINDER 28107-1-26D DUMMY CYLINDER 7160DC-26D CYLINDER CORE 1CC7A2 (GREEN CONSTRUCTION CORE) BALANCE OF HARDWARE BY DOOR SUPPLIER	KABA KABA BEST

DOOR NOTES:
4. DOOR #17 AND #18 TO HAVE 4" ALUM. HEAD AND THRESHOLD.
10. DOOR #17 AND #18 KEYED ALIKE TO EXISTING EXTERIOR DOORS.
17. INSTALL CLEAR ANODIZED STOREFRONT FRAMING WITH 1/4" TEMP. CLEAR GLASS SIDELIGHTS. DOOR TO SWING OPEN TO CENTER OF STORE. SIDELIGHT GLASS TO ACCEPT 6.25' X 48.85' VINYL FILM. NARROW STILE DOOR WINDOW GLASS TO ACCEPT 30.25' X 57.825' VINYL FILM.
18. INSTALL CLEAR ANODIZED STOREFRONT FRAMING WITH 1/4" TEMP. CLEAR GLASS SIDELIGHTS. DOOR TO SWING OPEN TO INTERIOR OF VET CLINIC ROOM. SIDELIGHT GLASS TO ACCEPT 6.25' X 48.85' VINYL FILM. NARROW STILE DOOR WINDOW GLASS TO ACCEPT 30.25' X 57.825' VINYL FILM.

FINISH SCHEDULE

ROOM NO.	ROOM	WALLS	CEILING	BASE	FLOOR	REMARKS
112	PET WASH ROOM	PTD. GYP. / FRP / AL. MESH	ALUMINUM MESH SCREEN @ 10'-0" A.F.F.	EPOXY	EPOXY	1-5, 8
113	WELLNESS LIGHT	PTD. GYP.	LAY-IN @ 9'-0" A.F.F.	VINYL	POLISHED CONCRETE	1, 5-7, 9

1. POUR AND/OR FINISH THE CONCRETE FLOOR PER THE LATEST SCP CONCRETE SPECIFICATIONS.
2. DO NOT ATTEMPT TO BROOM FINISH THIS ROOM.
3. RESINOUS SINGLE BROADCAST FLOORING SYSTEM INCORPORATING SHALE COLOR MICRO CHIP COLOR BLEND AND 4" INTEGRATED COVING INSTALLED BY QUESTMARK FLOORING. NO SUBSTITUTIONS.
4. FINISHED FLOOR DRAIN HEIGHT TO BE FLUSH WITH FLOOR SURFACE.
5. NO FLOOR MOUNTED FIXTURES OR EQUIPMENT TO BE PLACED PRIOR TO THE INSTALLATION OF THE FLOORING.
6. CEILING TILE: 2' x 4' x 3/4" MINERAL BOARD, NON-DIRECTIONAL FISSURED, MEDIUM TEXTURE, FLAME RESISTANCE CLASS A, FLAME SPREAD CLASS I.
7. WALL COLOR TO BE SW 7036 ACCESSIBLE BEIGE.
8. INSTALL FRP COLOR XA WHITE TEXTURED FINISH TO 8'-0" A.F.F. WHERE SPECIFIED.
9. CABINETS: WILSONART 1595 BLACK; COUNTERTOP: WILSONART D354 DESIGNER WHITE. HARDWARE: AMEROCK BP865CS26D OR EQUAL.

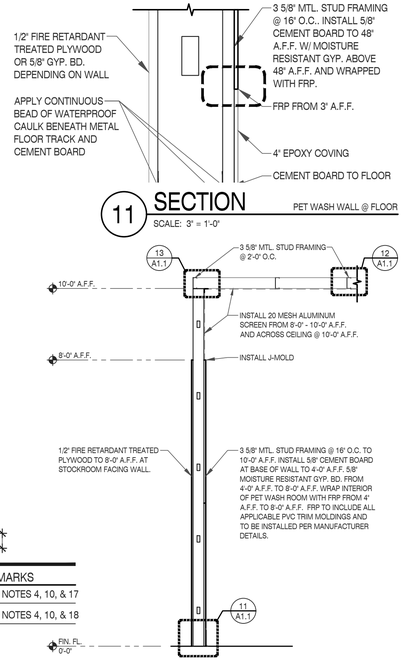
WALL TYPES

TSC'S CONTRACTOR CONSTRUCTION LEGEND

EXISTING WALL TO REMAIN

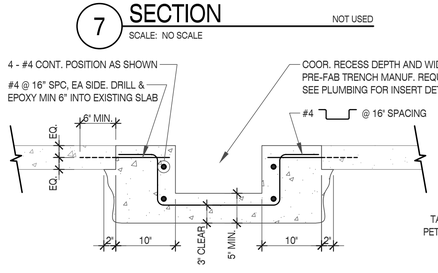
PET WASH WALL, SEE 10/A1.1

NEW 20 GAUGE 3-5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE. STUDS AND GYPSUM BOARD EXTEND TO DECK.



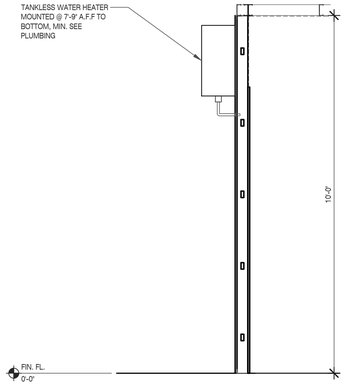
11 SECTION — PET WASH WALL @ FLOOR
SCALE: 3" = 1'-0"

10 SECTION — PET WASH WALL
SCALE: 1/2" = 1'-0"

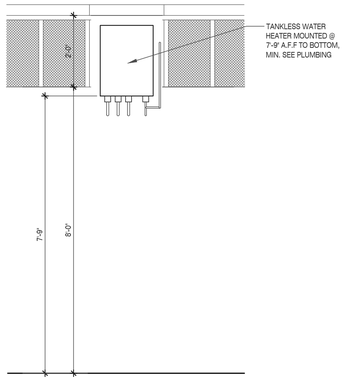


6 SECTION — TRENCH DRAIN ENCLOSURE
SCALE: 1" = 1'-0"

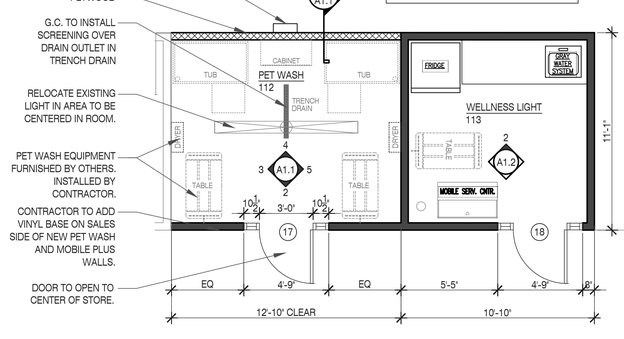
7 SECTION — NOT USED
SCALE: NO SCALE



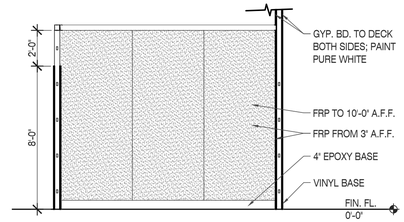
9 ELEVATION — @ WATER HEATER
SCALE: 1/2" = 1'-0"



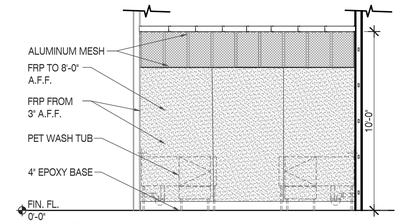
8 ELEVATION — @ WATER HEATER
SCALE: 1/2" = 1'-0"



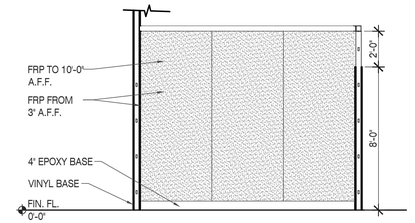
1 FLOOR PLAN — ENLARGED NEW WORK
SCALE: 1/4" = 1'-0"



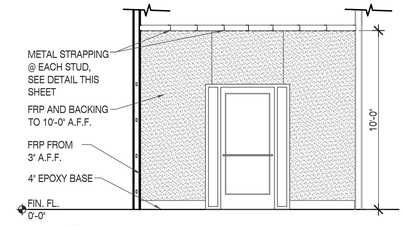
5 ELEVATION — PET WASH WALLS
SCALE: 1/4" = 1'-0"



4 ELEVATION — PET WASH WALLS
SCALE: 1/4" = 1'-0"



3 ELEVATION — PET WASH WALLS
SCALE: 1/4" = 1'-0"



2 ELEVATION — PET WASH WALLS
SCALE: 1/4" = 1'-0"

ALL PLUMBING AND ELECTRICAL WORK FOR PET WASH TO BE WITHIN NEW WALLS AND TRANSFERRED TO WALLS TO DECK WHERE NECESSARY.

CONTRACTOR TO PAINT ALL NEW GYP. BD. PURE WHITE

Project Name and Address

TSC

TRACTOR SUPPLY COMPANY
WATSONVILLE, CALIFORNIA

JOB NUMBER: 1900.099

Firm Name and Address

PROJX LLC

PROJX, L.L.C.
507A Heather Place
Nashville, Tennessee 37204
Phone: 615.277.1178
Website: www.projxllc.com

IRA A. CHILTON, AOR
LICENSE NUMBER: C-19614

STAMP

DESIGN CONSULTANT NAME AND ADDRESS

OXFORD ARCHITECTURE

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture, Planning, and Interior Architecture

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ENLARGED PLAN, ELEVATIONS, & DETAILS

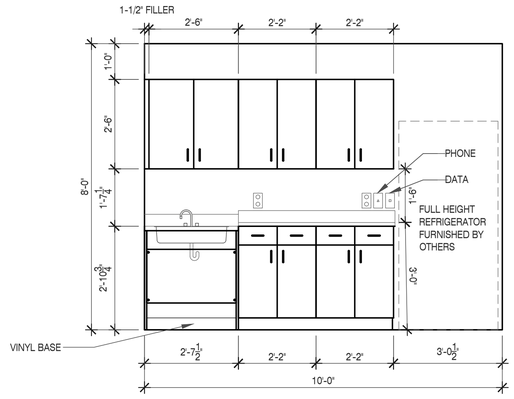
No.	Revision/Issue	Date

Issue Date: SEPTEMBER 24, 2019
Drawn By: OCTOBER 1, 2019
Checked by:

Sheet Number: **A1.1**

XX.XX.2019

100% CONSTRUCTION DOCUMENTS

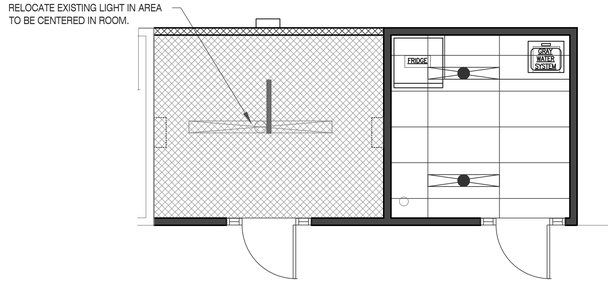


2 ELEVATION — MOBILE PLUS CASEWORK
SCALE: 1/2" = 1'-0"

CEILING PLAN LEGEND

NEW 4' LED FIXTURE,
SEE ELECTRICAL

EXISTING 8' FIXTURE RETROFITTED TO LED AND
RELOCATED,
SEE ELECTRICAL



1 REFLECTED CEILING PLAN — ENLARGED NEW WORK
SCALE: 1/4" = 1'-0"

Project Name and Address

TSC

TRACTOR SUPPLY COMPANY
WATSONVILLE, CALIFORNIA
JOB NUMBER: 1900.099

Firm Name and Address

PROJX LLC

PROJX, L.L.C.
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Nashville, Tennessee 37204
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Website: www.projxllc.com

IRA A. CHILTON, AOR
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OXFORD ARCHITECTURE

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Architecture, Planning, and Interior Architecture

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REFLECTED CEILING PLAN & ELEVATIONS

No.	Revision/Issue	Date

Issue Date: SEPTEMBER 24, 2019
Drawn By: OCTOBER 1, 2019
Checked by:

Sheet Number: A1.2

XX.XX.2019

100% CONSTRUCTION DOCUMENTS

PLUMBING FIXTURE LEGEND

SYMBOL	DESCRIPTION
——	COLD WATER ABOVE SLAB
——	HOT WATER ABOVE SLAB
——	NEW WASTE LINE BELOW SLAB OR GRADE
—— V ——	VENT LINE ABOVE OR BELOW SLAB
	CLEANOUT UP FROM BELOW FLOOR OR SLAB
	PIPE TURNED DOWN
	PIPE TURNED UP
	BALL VALVE
	NEW FIXTURES
WC1, ETC.	FIXTURE IDENTIFICATIONS
CW	COLD WATER
HW	HOT WATER
VTR	VENT THRU ROOF
ICO	INTERIOR CLEANOUT
AFF	ABOVE FINISHED FLOOR
BFF	BELOW FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
	CONNECT NEW TO EXISTING

FIRE PROTECTION NOTES

1. RELOCATE EXISTING SRPINKLER HEADS AND/OR ADD NEW SPRINKLER HEADS AS REQUIRED BELOW MESH SCREEN OF PET WASH AREA TO ACHIEVE 0.1 GPM/SQ. FT. COVERAGE.

2. RELOCATE EXISTING SPRINKLER HEADS AND/OR ADD NEW SPRINKLER HEADS AS REQUIRED FOR NEW CEILING AND LIGHTING LAYOUT TO ACHIEVE 0.1 GPM/SQ. FT. COVERAGE. SPRINKLER HEADS SHALL BE SELECTED TO MATCH EXISTING IN ADJACENT OFFICE AREA.

PLUMBING NOTES

1. PROVIDE NEW MYERS MODEL SRM4–MSP40 SYSTEM, SIMPLEX SEWAGE PUMP WITH ½ HP MOTOR AND 30" x 42" BASIN WITH SOLID STEEL GASKETED COVER. DISCHARGE AND VENT GROMMETS OUT OF SIDE. SIMPLEX PUMP SHALL BE RATED FOR 50 GPM AT 20 FT. OF HEAD. FURNISH AND INSTALL ALL PIPE TRANSITIONS AND ACCESSORIES AS REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION. INCLUDING FLOAT SWITCH, CHECK VALVE, & HIGH WATER ALARM, MYERS MODEL SA–1 OR EQUAL. MOUNT ALARM IN LOCATION PER OWNERS PREFERENCE. REFER TO ELECTRICAL DWGS FOR ADDITIONAL INFORMATION.

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	UTILITIES CW	HW	DR	VENT
WH–1	WATER HEATER (GAS INST, 96% EF., 120/1ø, 4A): A.O. SMITH MODEL 540H (OR EQUAL) INTERIOR WALL MOUNTED, GAS, INSTANTANEOUS WATER HEATER, RATED AT 13,000 TO 199,000 BTUH, WITH CAPACITY OF 0.26–9.8 GAL./MIN. – WATER HEATER SHALL CONFORM TO IECC 701, 504 AND ASHRAE 90.1. SET TO 120°F OUTLET TEMP. PROVIDE W/ ISOLATION VALVE KIT AND CONCENTRIC VENT THRU ROOF KIT.	½"	½"	X	X
TRENCH DRAIN	TRENCH DRAIN (36"x6"): ZURN MODEL Z886–HPP. 36"x6" HIGH DENSITY POLYETHYLENE TRENCH DRAIN WITH BOTTOM OUTLET 3" DRAIN AT DEEP END. FURNISH AND INSTALL COMPLETE WITH HEEL PROOF POLYETHYLENE GRATE WITH GRATE LOCKDOWN. G.C. TO INSTALL P–TRAP WITH MINIMUM 8" DEPTH BELOW DRAIN OUTLET AND PROVIDE REMOVABLE STRAINER, DRAIN–NET MODEL TDS380, OR APPROVED EQUAL, AT DRAIN OUTLET IN TRENCH DRAIN.	X	X	3"	1½"
WASH TUB	PET WASH TUB: TUB AND FAUCET TO BE PROVIDED BY TSC AND INSTALLED BY CONTRACTOR. PROVIDE WITH ENDURA IN–LINE DRAIN STRAINER, MODEL 393243AW, BELOW TUB IN PLACE OF P–TRAP. STRAINER CLEANOUT SHALL BE INSTALLED IN EASILY ACCESSIBLE LOCATION. COORDINATE LEFT HAND / RIGHT HAND CONFIGURATION AS SHOWN ON DRAWINGS WITH TSC. FURNISH COMPLETE WITH TEMPERATURE LIMITING MIXING VALVE.	½"	½"	1½"	1½"
WASH TUB ADA	PET WASH TUB: 6" DEEP ADA ACESSIBLE TUB AND FAUCET PROVIDED BY TRACTOR SUPPLY COMPANY & INSTALLED BY CONTRACTOR. PROVIDE WITH ENDURA IN–LINE DRAIN STRAINER, MODEL 393243AW, BELOW TUB IN PLACE OF P–TRAP. STRAINER CLEANOUT SHALL BE INSTALLED IN EASILY ACCESSIBLE LOCATION. COORDINATE LEFT HAND / RIGHT HAND CONFIGURATION AS SHOWN ON DRAWINGS WITH TSC. FURNISH COMPLETE WITH TEMPERATURE LIMITING MIXING VALVE.	½"	½"	1½"	1½"
HD	HUB DRAIN (3"): 6" X 3" REDUCER STUBBED UP 3" ABOVE FINISHED FLOOR WITH DEEP SEAL TRAP AND GREEN–SEAL (OR EQUAL) TRAP SEAL DEVICE.	X	X	3"	1½"
BS	BREAKROOM SINK: (SINGLE BOWL, S.S., GOOSENECK): PROVIDED BY TRACTOR SUPPLY COMPANY & INSTALLED BY CONTRACTOR.	½"	½"	1½"	1¼"

GENERAL PLUMBING SPECIFICATIONS

FURNISH, INSTALL, PROVIDE AND MAKE OPERATIVE ALL EQUIPMENT MATERIALS, SUPERVISION, LABOR AND ANY AND ALL ITEMS NECESSARY FOR THE PROPER INSTALLATION OF THE CORRECTLY FUNCTIONING PLUMBING SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. EQUALS MAY BE SUBSTITUTED ONLY IF PRIOR APPROVAL IS OBTAINED FROM OWNER

ORDINANCES, PERMITS AND CODES: THE WORKMANSHIP AND MATERIALS COVERED BY THESE SPECIFICATIONS SHALL CONFORM TO ALL REGULATIONS OF ALL THE AUTHORITIES HAVING JURISDICTION.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, CONNECTION AND INSPECTION FEES AS REQUIRED FOR THE COMPLETE INSTALLATION OF THE PLUMBING SYSTEM.

THE LOCATION OF PIPING AND EQUIPMENT, AS SHOWN ON THE DRAWINGS, IS DIAGRAMMATIC AND SCHEMATIC AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE HIS OWN WORKING LAYOUT TO ELIMINATE ALL STRUCTURAL AND ARCHITECTURAL CONFLICTS IN THE BUILDING.

WASTE OR WATER PIPING PASSING THRU OR UNDER FOOTING / FOUNDATION SHALL BY PROTECTED BY A STEEL SLEEVE (TWO SIZES LARGER) OR AN APPROVED RELIEVING ARCH

VERIFY ALL MEASUREMENTS AT THE SITE AND COORDINATE ALL WORK SO THAT IT DOES NOT INTERFERE WITH THE WORK OF THE OTHER TRADES.

INSULATION: ALL INSULATION, INCLUDING JACKET, OR FACING AND ADHESIVE USED TO ADHERE FACING OR JACKET TO THE INSULATION SHALL HAVE A COMPOSITE FIRE AND SMOKE HAZARD RATING TESTED BY THE PROCEDURE RECOMMENDED BY ASTM E–84, NFPA 225 OR U.L. 723, NOT EXCEEDING: FLAME SPREAD 25, SMOKE DEVELOPED 50. ALL INSULATION ACCESSORIES SHALL ALSO HAVE THE RATING LISTED ABOVE.

DOMESTIC WATER PIPES SHALL BE INSULATED WITH ONE (1) INCH THICK PREFORMED HIGH DENSITY FIBERGLASS WITH FACTORY APPLIED VAPOR BARRIER AND SELF SEALING LAP, SUCH AS MANVILE MICRO–LOK.

DOMESTIC WATER PIPES SHALL BE TYPE "L" COPPER ABOVE GROUND / SLAB AND TYPE "K" COPPER BELOW GRADE / SLAB. INSTALL DIELECTRIC UNIONS AT CONNECTION TO DISSIMILAR METALS. ALTERNATIVE WATER PIPING MATERIAL SHALL BE WIRSBO "PEX" POLYETHYLENE CROSS–BRACED PIPING WITH BRASS / COPPER FITTINGS.

ANY WATER PIPING ROUTED IN AN EXTERIOR WALL OR OTHERWISE EXPOSED TO FREEZING TEMPERATURES SHALL BE PROVIDED WITH CHROMALOX SRF (OR EQUAL) SELF–REGULATING FREEZE PROTECTION CABLE – 8 WATTS PER LINEAL FOOT OF PIPING.

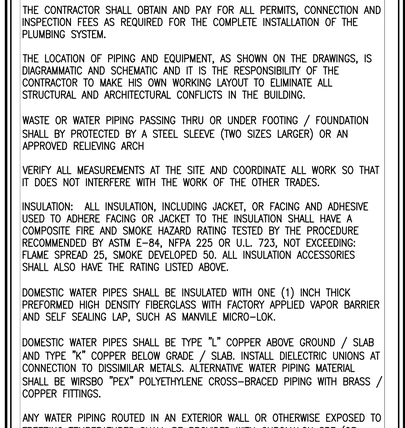
SANITARY WASTE AND VENT PIPE SHALL BE CAST IRON WITH NO–HUB FITTINGS. SCHEDULE 40 PVC PERMISSIBLE IF NOT ROUTED WITHIN A RETURN AIR PLENUM.

ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL WITH SCREWED OR WELDED FITTINGS AND GASKET TYPE UNIONS AND FLANGES. ALL GAS PIPING INSTALLED OUTDOORS SHALL BE COATED WITH A CORROSION RESISTANT PAINT. PAINT COLOR SHALL BE ORANGE OR YELLOW.

GAS PIPING MOUNTED ON ROOF SHALL BE SUPPORTED BY KEYCURB MODEL RKCSE1 OR APPROVED EQUAL PIPE SUPPORTS.

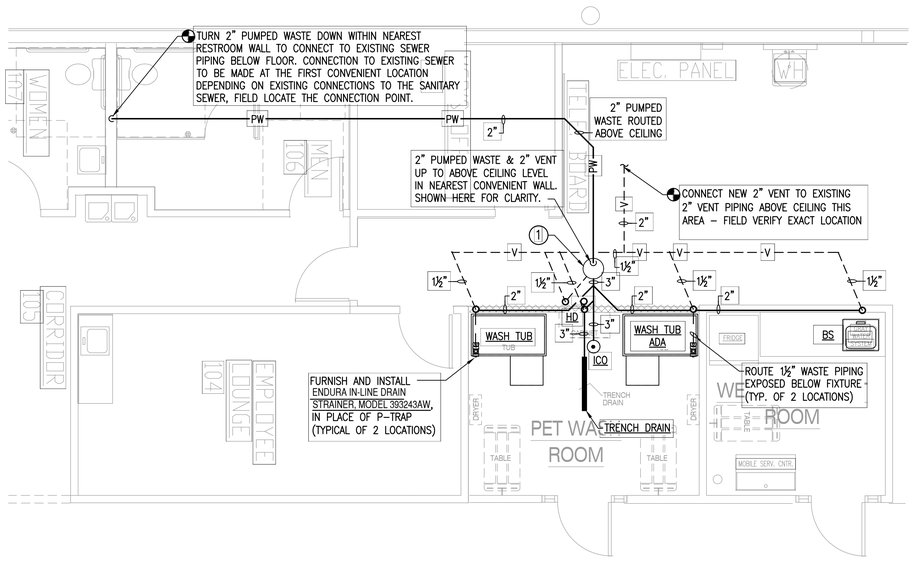
IT IS THE INTENT OF THESE DRAWINGS TO COVER ALL WORK FOR A COMPLETE FIRST CLASS PLUMBING INSTALLATION – ANY EQUIPMENT, TRIM HARDWARE AND/OR DEVICES USUALLY UTILIZED IN THIS CLASS OF WORK, THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT WHICH MAY BE NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORK (AS DETERMINED BY THE CONSTRUCTION MANAGER) SHALL BE FURNISHED AND INSTALLED BY THE PLUMBING CONTRACTOR AS PART OF HIS TOTAL WORK.

WATER HAMMER ARRESTERS SHALL BE INSTALLED ON ALL HOT AND COLD WATER BRANCH LINES CONTAINING SINGLE LEVER FAUCETS, OR QUICK CLOSING VALVES. SHOCK ABSORBERS SHALL BE MOUNTED IN THEIR VERTICAL POSITION.



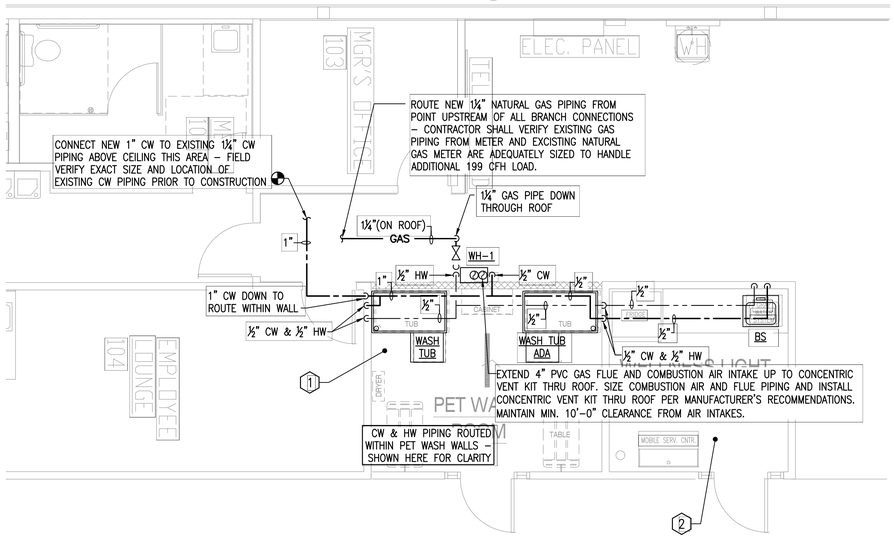
INSTANTANEOUS WATER HEATER ABOVE HUB DRAIN DETAIL - ELEVATION VIEW

SCALE: 1/2" = 1'–0"



ENLARGED PLUMBING PLAN - WASTE/VENT

SCALE: 1/4" = 1'–0"



ENLARGED PLUMBING PLAN - WATER

SCALE: 1/4" = 1'–0"

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PLUMBING FLOOR PLAN

No.	Revision/Issue	Date

Issue Date	SEPTEMBER 24, 2019
Drawn By	OCTOBER 1, 2019
Checked by	

Sheet Number

MP1.0

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XX.XX.2019

GENERAL MECHANICAL SPECIFICATIONS

FURNISH, INSTALL, PROVIDE AND MAKE OPERATIVE ALL EQUIPMENT, MATERIALS, SUPERVISION, LABOR AND ANY AND ALL ITEMS NECESSARY FOR THE PROPER INSTALLATION OF A CORRECTLY FUNCTIONING MECHANICAL SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. EQUALS SHALL BE ACCEPTED FOR EQUIPMENT UNLESS OTHERWISE NOTED.

ORDINANCES, PERMITS AND CODES: THE WORKMANSHIP AND MATERIALS COVERED BY THESE SPECIFICATIONS SHALL CONFORM TO ALL REGULATIONS OF ALL THE AUTHORITIES HAVING JURISDICTION.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, CONNECTION AND INSPECTION FEES AS REQUIRED FOR THE COMPLETE INSTALLATION OF THE MECHANICAL SYSTEM.

THE LOCATION OF DUCTS, PIPE AND EQUIPMENT, AS SHOWN ON THE DRAWINGS, IS DIAGRAMMATIC AND SCHEMATIC AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE HIS OWN WORKING LAYOUT TO ELIMINATE ALL STRUCTURAL AND ARCHITECTURAL CONFLICTS IN THE BUILDING.

VERIFY ALL MEASUREMENTS AT THE SITE AND COORDINATE ALL WORK SO THAT IT DOES NOT INTERFERE WITH THE WORK OF THE OTHER TRADES.

EXHAUST DUCT IS NOT REQUIRED TO BE INSULATED

ALL DUCTWORK SHALL BE CONSTRUCTED OF THE BEST BLOOM GALVANIZED SHEETS, FREE FROM BLISTER AND IMPERFECTIONS, AND WITH GAUGES, JOINTS, BRACING AND SUPPORTS IN STRICT ACCORDANCE WITH SMACNA STANDARDS. DUCT SIZES SHOWN ON THE DRAWINGS ARE NET INSIDE CLEAR. SCREWS SHALL BE CADMIUM PLATED. ROUND DUCT RUN-OUTS SHALL BE MIN. 26 GA. SHEET METAL. HANGERS SHALL BE 1" x ⅛" GALV. BAND 4' ON CENTER

DUCT SIZES SHOWN ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS

ALL PIPING, DUCTS, VENTS, ETC EXTENDING THRU THE WALL AND/OR ROOF SHALL BE FLASHED AND COUNTERFLASHED IN A WATERPROOF MANNER.

HVAC CONTRACTOR SHALL LEAVE HIS WORK IN PERFECT WORKING CONDITION AND SHALL GUARANTEE SAME FOR A PERIOD OF TWELVE (12) MONTHS FROM DATE OF FINAL ACCEPTANCE.

IT IS THE INTENT OF THESE DRAWINGS TO COVER ALL WORK FOR A COMPLETE FIRST CLASS MECHANICAL INSTALLATION – ANY EQUIPMENT, TRIM HARDWARE AND/OR DEVICES USUALLY UTILIZED IN THIS CLASS OF WORK, THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN ON THE DRAWINGS, BUT WHICH MAY BE NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORK (AS DETERMINED BY THE CONSTRUCTION MANAGER) SHALL BE FURNISHED AND INSTALLED BY THE HVAC CONTRACTOR AS PART OF HIS TOTAL WORK.

FAN SCHEDULE

FAN IDENTIFICATION	EF-1	
MANUFACTURER	COOK	
MODEL NUMBER	CN-148	
SERVICE AREA	MOBILE PLUS	
FAN TYPE	CABINET CENT.	
CFM	80	
ESP	0.35	
SONES	1.0	
MOTOR POWER	32.8 WATTS	
VOLTAGE/PHASE	120/1ø	
WEIGHT	12 LBS	
ACCESSORIES REQUIRED	A,B,C,D	

ACCESSORIES:
A: BACKDRAFT DAMPER
B: ROOF CAP
C: VARIABLE SPEED CONTROLLER
D: EXHAUST GRILLE

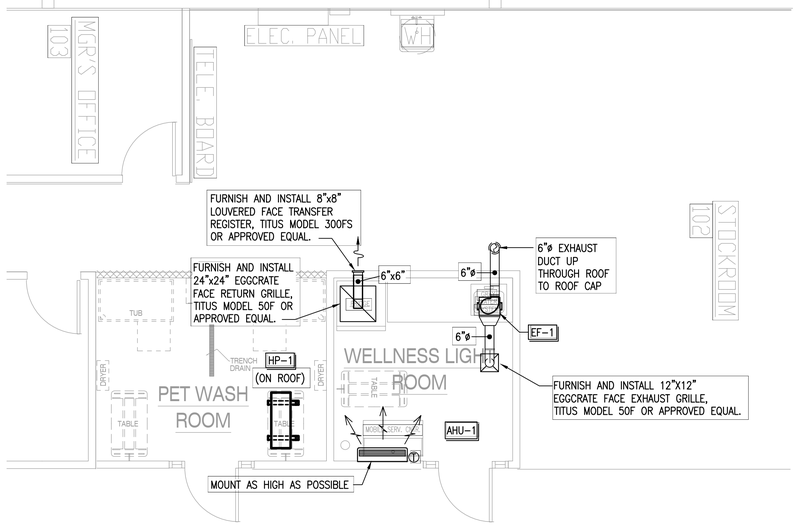
REMARKS:
– EF-1 SHALL RUN CONTINUIOUSLY DURING OCCUPIED HOURS.

DUCTLESS MINI SPLIT SYSTEM HEAT PUMP

HEAT PUMP UNIT:		
TAG	HP-1	
MANUFACTURER	MITSUBISHI	
MODEL NO.	MUZ-HM09NA	
SEER / EER	18.0/12.0	
HSPF / COP	10.0/3.55	
COOLING CAPACITY RANGE – BTUH	3,800 – 10,000	
HEATING CAPACITY RANGE – BTUH	4,500 – 11,800	
VOLTAGE/PHASE	208/1ø	
COND. UNIT M.C.A./M.O.C.P.	9/15	
OPERATING WEIGHT (LBS.)	73	
INDOOR UNIT:		
TAG	AHU-1	
MODEL NO.	MSZ-HM09NA	
M.C.A./M.O.C.P.	1/15	
COOLING RATED CAPACITY – BTUH	9,000	
HEATING RATED CAPACITY – BTUH	10,900	
OPERATING WEIGHT (LBS)	22	
ACCESSORIES REQUIRED	A,B,C,D	

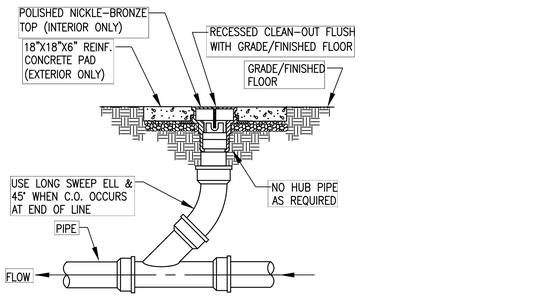
ACCESSORIES: A: REMOTE THERMOSTAT C: ANTI-SHORT CYCLE TIMER
B: CONDENSATE PUMP D: HIGH & LOW PRESSURE CUTOUTS

REMARKS:
– FURNISH COMPLETE OPERATING CONTROLS
– ROUTE 1" PUMPED CONDENSATE TUBING TO HUB DRAIN SERVING WATER HEATER



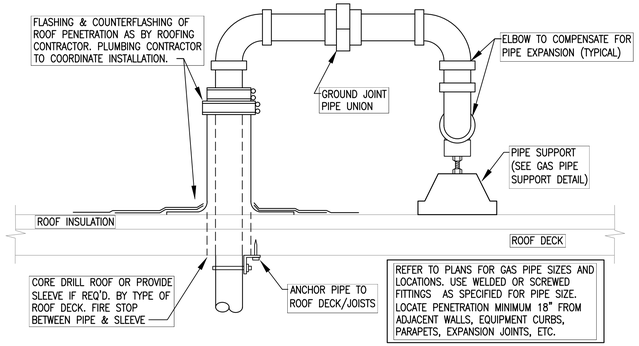
ENLARGED MECHANICAL PLAN

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



CLEAN-OUT DETAIL

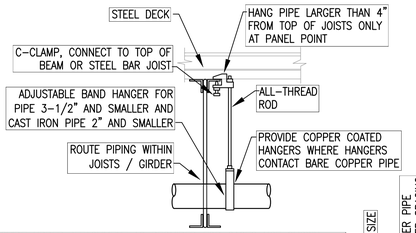
SCALE: NONE



REFER TO PLANS FOR GAS PIPE SIZES AND LOCATIONS. USE WELDED OR SCREWED FITTINGS AS SPECIFIED FOR PIPE SIZE. LOCATE PENETRATION MINIMUM 18" FROM ADJACENT WALLS, EQUIPMENT CURBS, PARAPETS, EXPANSION JOINTS, ETC.

GAS PIPING ROOF PENETRATION

SCALE: NONE

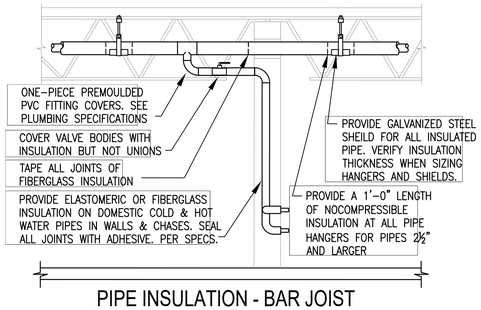


PROVIDE UPPER ATTACHMENT AS REQUIRED FOR CASES NOT SHOWN HERE. DO NOT INSTALL HANGER INSIDE INSULATION OR OTHERWISE PENETRATE VAPOR BARRIER. DO NOT HANG ONE PIPE FROM ANOTHER EXCEPT IN CHASES. SLOPE ALL WATER PIPING SLIGHTLY TOWARD DRAINABLE LOCATIONS. HANGER SPACING FOR PIPE SIZE: AS INDICATED ON TABLE. CAST IRON:: 10' AND WITHIN 1'-0" OF ALL JOINTS. ROD SIZES FOR PIPE SIZE: 2" AND SMALLER = ⅜", 2½" TO 3" = ½", 4-5⁄8", 6"-¾", 8" AND LARGER = ⅞". LOCATE HANGERS WITHIN 1'-0" OF VALVES AND FITTINGS. PROVIDE SUPPLEMENTARY STEEL STRUTS BETWEEN JOISTS IF REQUIRED. LOCATE HANGERS WITHIN 1'-0" OF EQUIPMENT CONNECTIONS. ANCHOR WATER PIPE AGAINST SWAYING DUE TO CHANGES IN WATER VELOCITY. CHAINS AND PERFORATED STRAP IRON AND STEEL ARE NOT ACCEPTABLE. DO NOT SUSPEND PIPE FROM JOIST BRACING MEMBERS. REFER TO CODE AND SPECIFICATIONS FOR FUTHER INFORMATION. PROVIDE SEISMIC BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES. TRAPEZE HANGERS MAY BE USED FOR MULTIPLE PARALLEL PIPES, SEE "TRAPEZE PIPE HANGER DETAIL"

PIPE SIZE	COPPER PIPE HANGER SPACING	STEEL PIPE HANGER SPACING	PEX PIPE HANGER SPACING
½"	5'	7'	32"
¾"	5'	7'	32"
1"	6'	7'	32"
1¼"	7'	8'	32"
1½"	8'	9'	32"
2"	8'	10'	32"
2½"	10'	11'	32"
3"	11'	12'	32"
4"	12'	12'	32"

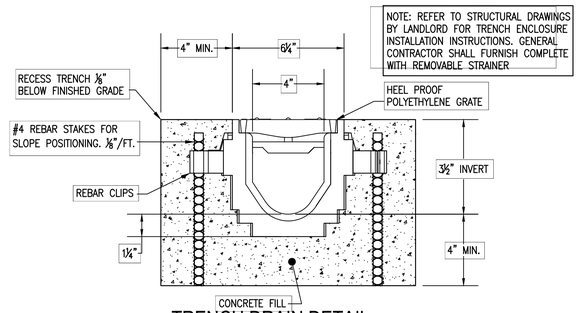
PIPE HANGER - BAR JOIST

SCALE: NONE



PIPE INSULATION - BAR JOIST

SCALE: NONE



TRENCH DRAIN DETAIL

SCALE: NONE

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Project #19-174

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WATSONVILLE, CALIFORNIA
JOB NUMBER: 1900.099

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IRA A. CHILTON, AOR
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10/11/19

DESIGN CONSULTANT NAME AND ADDRESS
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MECHANICAL FLOOR PLAN

No.	Revision/Issue	Date

Issue Date: SEPTEMBER 24, 2019
Drawn By: OCTOBER 1, 2019
Checked by:

Sheet Number
MP2.0

XX.XX.2019
100% CONSTRUCTION DOCUMENTS

GENERAL ELECTRICAL NOTES

1. VISIT PROJECT SITE BEFORE SUBMISSION OF BID AND BECOME FAMILIAR WITH EXISTING CONDITIONS, LOCATIONS OF UTILITIES, AND EXTENT OF DEMOLITION REQUIRED.

2. INSTALL 1" CONDUIT FROM EACH TELEPHONE AND/OR DATA OUTLET TO ABOVE NEAREST ACCESSIBLE CEILING WITH AN INSULATED BUSHING ON EACH END. WHERE ASSOCIATED AREAS ARE EXPOSED OR HAVE BEEN PROVIDED WITH HARD CEILINGS PROVIDE 1" CONDUIT FROM OUTLET TO TERMINAL BOARD. PROVIDE PULL STRINGS THROUGHOUT.

3. VERIFY ELECTRICAL POWER REQUIREMENTS FOR ALL EQUIPMENT. PROVIDE CIRCUITS AND FUSES SIZED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

4. MAINTAIN CODE REQUIRED WORKING CLEARANCE AT ALL ELECTRICAL PANELS, DISCONNECT SWITCHES, AND STARTERS.

5. PROVIDE DISCONNECT SWITCH FOR ANY HARDWIRED EQUIPMENT NOT SUPPLIED WITH DISCONNECTING MEANS. DISCONNECT SHALL BE RATED FOR LOCATION INSTALLED.

6. ALL RECEPTACLES ON DEDICATED CIRCUITS SHALL BE RATED NO LESS THAN CIRCUIT OVERCURRENT DEVICE.

7. PROVIDE UL LISTED TECHNIQUES FOR PENETRATIONS OF RATED WALL AND CEILING WITH CONDUIT OR OPEN WIRING. SEE ARCHITECTURAL DRAWINGS FOR WALL AND CEILING RATINGS.

8. SPLICE AND EXTEND BRANCH CIRCUITS AS REQUIRED TO PROVIDE SERVICE TO ALL WIRING DEVICES AND LIGHTING FIXTURES ON MODIFIED CIRCUITS.

ELECTRICAL SPECIFICATIONS

1. THE GENERAL CONDITIONS OF DIVISION 1 OF THE PROJECT SPECIFICATIONS SHALL BECOME A PART OF THIS SPECIFICATION.

2. VISIT SITE BEFORE SUBMISSION OF BID AND OBSERVE EXISTING CONDITIONS AND VERIFY LOCATIONS OF EXISTING UTILITIES.

3. FURNISH ALL THE MATERIALS, EQUIPMENT, AND SERVICES REQUIRED TO PROVIDE A COMPLETE, WORKING ELECTRICAL SYSTEM.

4. ALL MATERIALS SHALL BE NEW AND OF COMMERCIAL QUALITY. ALL MATERIALS FOR WHICH AN UNDERWRITERS LABORATORY STANDARD EXISTS SHALL BEAR THE UL LABEL.

5. ALL WORK SHALL BE IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE AND LOCAL CODES.

6. SECURE AND PAY FOR ALL NECESSARY PERMITS AND CERTIFICATES OF INSPECTION REQUIRED.

7. GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER.

8. COORDINATE ELECTRICAL WORK WITH VENDORS AND OTHER TRADES ON THE PROJECT. VERIFY LOCATION AND ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT BEFORE ROUGH-IN.

9. INSTALL ALL POWER WIRING IN EMT CONDUIT.

10. INSTALL ONLY COPPER WIRE WITH THWN OR THHN INSULATION FOR POWER WIRING UNLESS SPECIFICALLY INDICATED OTHERWISE ON DRAWINGS.

11. INSTALL STEEL BOXES. INSTALL SPECIFICATION GRADE RECEPTACLES. INSTALL NYLON COVERPLATES. DEVICE AND COVERPLATE COLORS TO BE SELECTED BY ARCHITECT. WEATHERPROOF COVER PLATES SHALL BE WEATHERPROOF WHILE IN USE TYPE.

ELECTRICAL LEGEND

MOUNTING HEIGHTS MEASURED TO ℄

COORDINATE WITH ARCHITECT/OWNER'S REP FOR CONFIRMATION OF DEVICE MOUNTING HEIGHT (NO HIGHER THAN 54" PER ADA) PRIOR TO ROUGH-IN. TYPICAL FOR ALL LIGHT SWITCHES (INCLUDING DIMMERS & OCCUPANCY/VACANCY SENSORS), BUTTON/CONTROL STATIONS AND FIRE ALARM PULL STATIONS WHERE APPLICABLE.

- CONDUIT RUN CONCEALED IN WALL, CEILING, OR FLOOR
- CONDUIT RUN, CONCEALED IN FLOOR OR UNDERGROUND
- CONDUIT RUN, INSTALLED EXPOSED
- HOMERUN TO PANEL INDICATED
- RECEPTACLE, DUPLEX, 120V, 15A. UNO, @ 18" AFF TO BOTTOM
- RECEPTACLE, DUPLEX, 120V, 15A. UNO, SPECIAL MOUNTING HEIGHT
- RECEPTACLE, QUADRAPLEX, 120V, 15A. UNO, SPECIAL MOUNTING HEIGHT
- RECEPTACLE, QUADRAPLEX, 120V, 15A. UNO, SMH
- RECEPTACLE, DUPLEX, 120V, 15A. UNO, CEILING MOUNTED
- PHONE/DATA OUTLET, 4x4 BOX W/1"C TO ABOVE CL'G – SMH
- (J) JUNCTION BOX, SIZE AS REQUIRED
- (#) REFER TO PLAN NOTE INDICATED
- POWER POLE, SEPARATE CHANNELS FOR DATA & POWER

ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
℄	CENTERLINE
EX'G	EXISTING
GFI	GROUND FAULT INTERRUPTER
SMH	SPECIAL MOUNTING HEIGHT (4" ℄ ABOVE CASEWORK/BACKSPLASH OR 42" ℄ AFF IF NO CASEWORK/BACKSPLASH)
UNO	UNLESS NOTED OTHERWISE
WP	WEATHERPROOF
XFMR	TRANSFORMER

PLAN NOTES

1. RELOCATE EXISTING LIGHT FIXTURES AS NECESSARY TO PROVIDE 1 FIXTURE ABOVE THE PET WASH AREA. FIXTURE TO BE CENTERED IN THE ROOM. SPLICE AND EXTEND EXISTING CIRCUIT AS REQUIRED AND MAINTAIN EXISTING LIGHTING CONTROLS THROUGH LIGHTING CONTROL SYSTEM. RETROFIT FIXTURE IN TO HAVE AN INTEGRAL EMERGENCY BATTERY FOR EMERGENCY EGRESS LIGHTING IF NOT EXISTING.

2. PROVIDE A 30A, 3 POLE BREAKER IN SPARE SPACE OF EXISTING 277/480V PANEL "MP" TO FEED NEW 15KVA TRANSFORMER. NEW BREAKER SHALL MATCH EXISTING IN MAKE, MANUFACTURER, AIC, ETC.

3. PROVIDE (2) DATA LINES FROM TELE/DATA OUTLET TO TELEPHONE TERMINAL BOARD.

4. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF ALL ABOVE COUNTER OUTLETS IN PET CLINIC.

5. OCCUPANCY SENSOR EQUAL TO SENSOR SWITCH "CM-9-R/MP-20" SENSOR TO CONTROL LIGHTS.

6. CIRCUIT EMERGENCY BALLAST/BATTERY BACKUP TO UNSWITCHED CONTINUOUSLY HOT CONDUCTOR OF CIRCUIT INDICATED. WIRE FIXTURE FOR SWITCHED OPERATION.

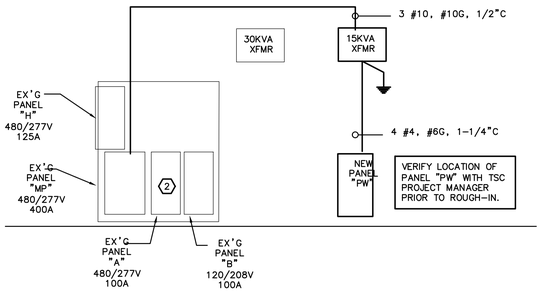
7. PROVIDE TIMESWITCH CONTROL FOR EXHAUST FAN. FAN SHALL RUN CONTINUOUSLY DURING OCCUPIED HOURS. TIMESWITCH SHALL BE 7 DAY WITH RESERVE POWER.

8. PROVIDE RECEPTACLE AS REQUIRED TO ENSURE A CONVENIENCE RECEPTACLE IS LOCATED WITHIN 25' OF HP-1. CONNECT TO NEAREST 120V CONVENIENCE RECEPTACLE CIRCUIT.

VOLTAGE: 208/120V., 3PH., 4W. | MAIN BKR: 60A | BUS: 100 AMP --- | A.I.C.: 10 K | SURFACE MOUNTED

NOTES: ** GFI BREAKER

DESCRIPTION	KVA/PHASE A	KVA/PHASE B	KVA/PHASE C	WIRE SIZE	BKR AMPS	CKT #		CKT #	BKR AMPS	WIRE SIZE	KVA/PHASE A	KVA/PHASE B	KVA/PHASE C	DESCRIPTION
R-COUNTER	1.0			12	20**	1		2	20	12	0.5			WH-1
R-MOBILE PLUS		0.6		12	20**	3		4	20**	12		1.7		PET DRYER
LIGHTS			0.1	12	20	5		6	20**	12			1.7	PET DRYER
EF-1	0.2			12	15	7		8	20**	12	1.2			SUMP PUMP
SPARE		0		–	20	9		10	15	12		0.9		HP-1/AHU-1
SPARE			0	–	20	11		12		12			0.9	
SPARE	0			–	20	13		14	20	–	0			SPARE
SPARE		0		–	20	15		16	20	–		0		SPARE
SPARE			0	–	20	17		18	20	–			0	SPARE
	1.2			PANEL "PW"							1.7			A: 2.9 KVA
		0.6										2.6		B: 3.2 KVA
			0.1										2.6	C: 2.7 KVA
														TOTAL: 8.8 KVA

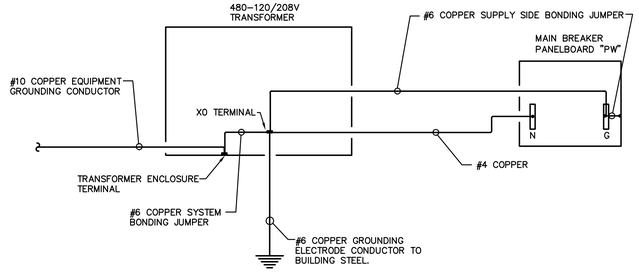


PARTIAL RISER DIAGRAM

NO SCALE

EXISTING TO REMAIN

NEW WORK



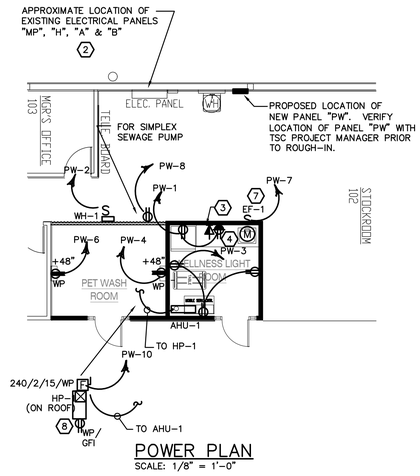
15KVA TRANSFORMER GROUNDING DETAIL

PER NEC 250.30
NOT TO SCALE

LIGHTING FIXTURE SCHEDULE

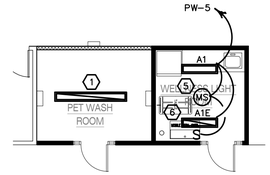
LIGHTING FIXTURE SCHEDULE – ELECTRICAL CONTRACTOR SHALL PURCHASE LIGHTING FIXTURES THROUGH TRACTOR SUPPLY COMPANY'S NATIONAL AGREEMENT WITH VILLA LIGHTING SUPPLY, INC. CONTACT ANNE VOELKER (tractorsupply@villalighting.com) AT 314-633-0554 FOR PRICING.

TYPE	MANUFACTURER	CATALOG NUMBER	LAMPS VOLT	LAMPS QTY	LAMPS TYPE	MOUNTING	REMARKS
A1	LITHONIA LIGHTING	CLX-L48-5000LM-SEF-FDLMVOLT- 40K-80CRI	120		5000 LUMEN LED 4000K	SURFACE MOUNTED	4' LED STRIP
A1E	LITHONIA LIGHTING	CLX-L48-5000LM-SEF-FDLMVOLT- 40K-80CRI-PS1050	120		5000 LUMEN LED 4000K	SURFACE MOUNTED	SAME AS 'A1' BUT WITH INTEGRAL EMERGENCY BATTERY



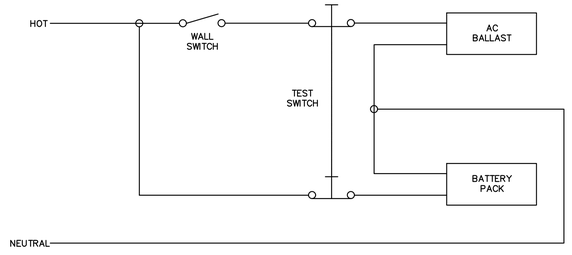
POWER PLAN

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



LIGHTING PLAN

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



SWITCHED

TYPICAL BATTERY PACK WIRING DIAGRAM

NO SCALE

Project Name and Address

TRACTOR SUPPLY COMPANY
WATSONVILLE, CALIFORNIA
JOB NUMBER: 1900.099

Firm Name and Address

PROJX LLC
PROJX, L.L.C.
507A Heather Place
Nashville, Tennessee 37204
Phone: 615.277.1178
Website: www.projxllc.com

IRA A. CHILTON, AOR
LICENSE NUMBER: C-19614

STAMP

REGISTERED PROFESSIONAL ENGINEER RODNEY DEAN RUNIONS E 22767 ELECTRICAL STATE OF CALIFORNIA
9/30/19

DESIGN CONSULTANT NAME AND ADDRESS

OXFORD ARCHITECTURE
2934 Sidco Drive, Suite 120, Nashville, TN 37204
Architecture, Planning, and Interior Architecture

General Notes

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Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of its sub-contractors, sub-subcontractors and anyone claiming by through or under any of them which is not identified in writing and signed by one of the following Tractor Supply Company personnel: Vice President Real Estate, Vice President of Construction, or a Construction Project Manager. No action, conduct, omission, prior failure, or course of dealing by Tractor Supply Company shall act to waive, modify, change or alter the requirement that all work, whether by contract, change order or change directive, must be in writing and signed by the personnel identified in this provision. Any work performed or material provided by the Contractor, any of its sub-contractors, sub-subcontractors contrary to this provision shall be at its own risk and own expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of its sub-contractors, sub-subcontractors for same.

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated to TSC.

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

ELECTRICAL PLAN

No.	Revision/Issue	Date

Issue Date: SEPTEMBER 24, 2019
Drawn By: OCTOBER 1, 2019
Checked by:

Sheet Number: **E1.00**

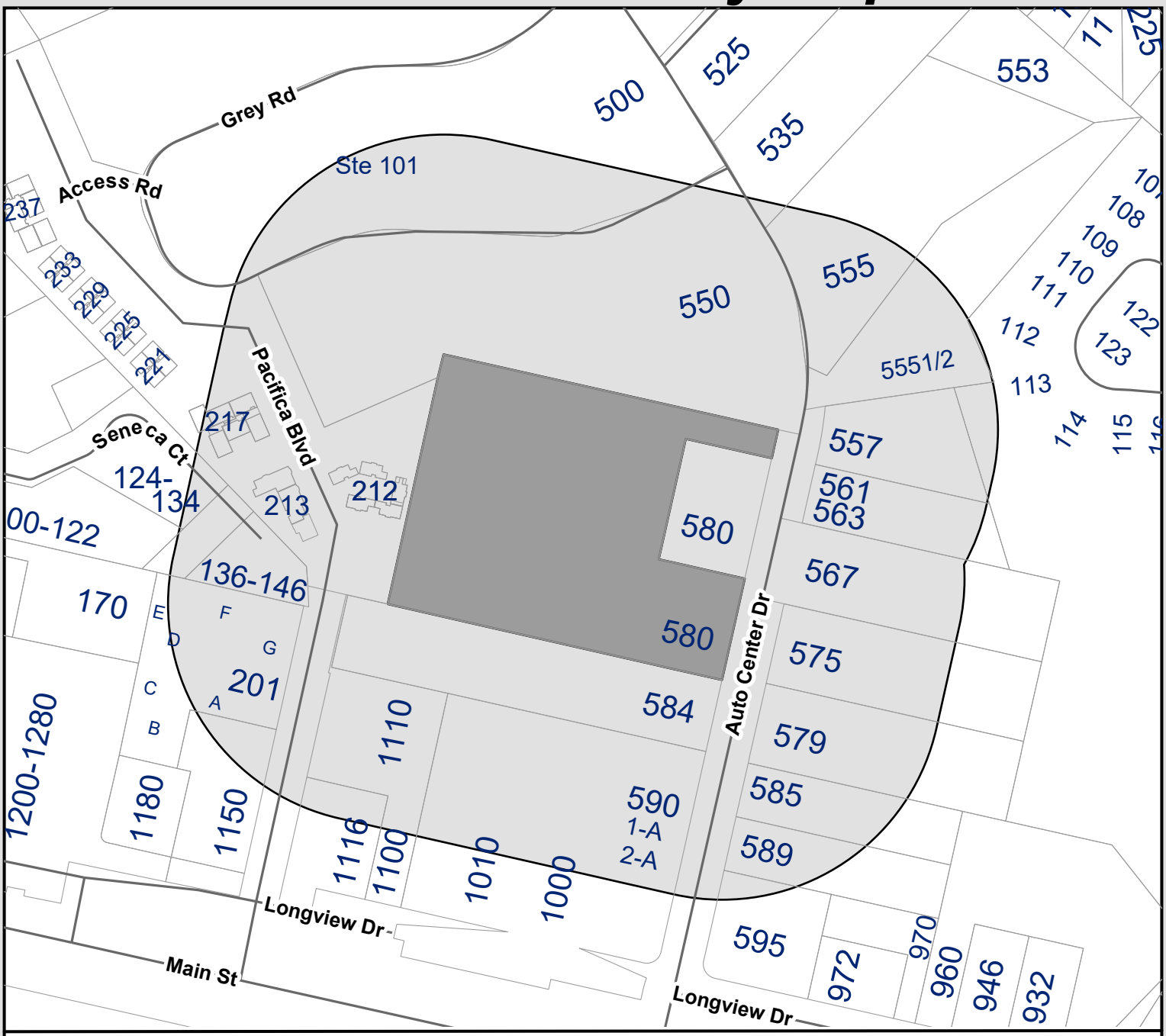
PE
PARSONS ENGINEERING, INC.
NASHVILLE, TENNESSEE
PARSONSENGINEERING.COM

XX.XX.2019

100% CONSTRUCTION DOCUMENTS

Project: \C180 Drawings: 19325-E1.dwg

Site and Vicinity Map



PROJECT: PP80
APPLICANT: Vet IQ Petcare
APN#s: 016-172-78
LOCATION OF PROJECT: 580 Auto Center Dr

N
W
E
S

RESOLUTION NO. _____ - 20 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP80) TO ALLOW TENANT IMPROVEMENTS WITHIN TRACTOR SUPPLY CO. BY CONVERTING A PORTION OF AN EXISTING 2,000 SQUARE FOOT STORAGE SPACE INTO A NEW 260 SQUARE FOOT VETERINARIAN CLINIC LOCATED AT 580 AUTO CENTER DRIVE (APN 016-172-78)

Project: Vet IQ Petcare
APN: 016-172-78

WHEREAS, on May 6 2014, the Zoning Administrator approved an Administrative Use Permit with Design Review, with Environmental Review (PP2014-26) to allow construction of a new 19,000± square foot commercial building with 15,000± square foot outdoor storage area located at 580 Auto Center Drive for Tractor Supply Co. (Tractor Supply); and

WHEREAS, on May 19, 2014, the Minor Land Division Committee of the City of Watsonville approved a Boundary Line Adjustment (PP2014-26) to merge two lots into one parcel to accommodate a proposed development at 580 Auto Center Drive; and

WHEREAS, on December 16, 2014, the Community Development Department issued a Building Permit (BP2014-152) to construct a 19,000± square foot commercial building for Tractor Supply and to demolish the existing vacant bowling alley located at 580 Auto Center Drive; and

WHEREAS, on January 12, 2015, the Minor Land Division Committee of the City of Watsonville approved a Minor Land Division Tentative Parcel Map (PP2014-244) to create two parcels located at 580 Auto Center Drive. Parcel 016-172-178 with lot size of 143,524± square feet was created to accommodate the development for Tractor Supply. Parcel 016-172-79 with lot size of 20,297± square feet was created as a future development site; and

WHEREAS, Parcel 016-172-178 is developed with a 18,970± square-foot commercial building and used by Tractor Supply as a farm hobby retail store; and

WHEREAS, on October 23, 2019, Tractor Supply applicant and tenant, applied for a Building Permit (BP2019-153) to allow tenant improvements within Tractor Supply to create a new pet wash room, a wellness light room, and a new stock room; and

WHEREAS, subsequently, the building permit was approved, issued, and conditioned on January 21, 2020, to allow the pet wash room as an accessory use where Tractor Supply customers could use the pet washing room free of charge, and any other use requiring an additional business license would be subject to a Special Use Permit; and

WHEREAS, on February 3, 2020, a business license application was submitted to the Community Development Department for Vet IQ Petcare to establish a veterinarian clinic providing minor illness care, vaccines, and nail trims for dogs and cats located at 580 Auto Center Drive within Tractor Supply, and

WHEREAS, the business license was put on hold, pending submittal of a Special Use Permit application for the proposed veterinarian clinic located at 580 Auto Center Drive within Tractor Supply, and

WHEREAS, on May 27, 2020, a Special Use Permit with Environmental Review application was submitted to establish a veterinarian clinic called Vet IQ Petcare located at 580 Auto Center Drive within Tractor Supply, and

WHEREAS, the subject property is designated General Commercial on the General Plan Land Use Diagram and is within the Thoroughfare Commercial (CT) Zoning District; and

WHEREAS, pursuant to Sections 14-16.1203(b) of the Watsonville Municipal Code (WMC), veterinarian hospitals and clinics (GLU 197) are allowed conditionally in the CT Zoning District with issuance of a Special Use Permit; and

WHEREAS, the project qualifies for Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15301 of the State CEQA Guidelines; and

WHEREAS, notice of time and place of the hearing to consider Special Use Permit and Environmental Review (PP80) was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville. The matter called for hearing evidence both oral and documentary introduced and received, and the matter submitted for decision; and

WHEREAS, the Planning Commission has considered all written and verbal evidence regarding this application at the public hearing and has made Findings, attached hereto and marked as Exhibit “A,” in support of the Special Use Permit with Environmental Review (PP80) to allow tenant improvement within an existing commercial building by converting a portion of an existing 2,000± square feet storage space into a new 260± square foot veterinarian clinic on a 3.29± acre site located at 580 Auto Center Drive, Watsonville, California (APN 016-172-78).

WHEREAS, the Planning Commission has considered all written and verbal evidence regarding this application at the public hearing and has conditioned the Conditional Use Permit with Environmental Review with the conditions attached hereto and marked as Exhibit “B,”

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City

of Watsonville, California, as follows:

Good cause appearing, therefore, the Planning Commission of the City of Watsonville does hereby recommend the City Council approve Special Use Permit with Environmental Review (PP80), attached hereto and marked as Exhibit "C," subject to the Conditions attached hereto and marked as Exhibit "B," to allow tenant improvements within an existing commercial building by converting a portion of an existing 2,000± square feet storage space into a new 260± square foot veterinarian clinic on a 3.29± acre site.

I HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 14th day of July, 2020, by Commissioner_____, who moved its adoption, which motion being duly seconded by Commissioner_____, was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners:
Noes: Commissioners:
Absent: Commissioners:

_____ _____

Suzi Merriam, Secretary
Planning Commission

Matthew H. Jones, Chairperson
Planning Commission

EXHIBIT A

CITY OF WATSONVILLE
PLANNING COMMISSION

Application No: 80
APN: 016-172-78
Applicant: Vet IQ Petcare
Hearing Date: July 14, 2020

SPECIAL USE PERMIT FINDINGS (WMC Section 14-12.513)

1. **The proposed use at the specified location is consistent with the policies of the General Plan and the general purpose and intent of the applicable district regulations.**

   Supportive Evidence
   The project is designated General Commercial on the General Plan Land Use Diagram. The intent of the General Commercial land use category is to serve the needs of the community and the surrounding region, general categories of allowed uses in the General Commercial land use include:
   - Retail sales,
   - Personal, professional, and financial businesses
   - Medical offices and services,
   - Entertainment
   - Lodging, and
   - Restaurants

   The maximum building intensity allowed for General Commercial land may be up to a Floor Area Ration (FAR) of 1.0. The sites current FAR is .11. The tenant improvement to convert existing storage space within the building footprint of Tractor Supply Co. would not increase the sites current FAR. Therefore, the proposed project would not exceed the City's maximum FAR. The project also adheres to the General Plan goals and policies concerning Land Use Suitability and multiple uses on one site.

   - **Goal 4.7 Land Use Suitability** – Ensure that the orderly development of land for the needs of existing and projected population within the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.

   - **Policy 4.G Land Use Suitability** – The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.

   - **Policy 4.G.2 Multiple Use** – Wherever feasible and appropriate, and

where the potential impacts and mitigation measures associated with mixed use can be identified and fully considered through the CEQA process, the City shall support intensification of use by combining uses on one site, e.g. residential and commercial, institutional and recreational.

The site is currently developed with an 18,970± square foot Tractor Supply Co. retail store. The project is not anticipated to induce population growth, as it does not include residential development or involve an extension of roadway or other public infrastructure. In addition, the proposed veterinarian clinic is not a regionally significant employer providing three full time jobs. Therefore, the project would not result in any growth inducing impacts.

In summary, the proposed project is generally consistent with policies in the General Plan. Because general plans often contain numerous policies emphasizing differing legislative goals, a development project may be consistent with a general plan, taken as a whole, even if the project appears to be inconsistent with some of its policies. Based on a review of the General Plan's goals and policies and the analysis presented above, the proposed project, as conditioned, is in harmony with the overall intent of the City's General Plan goals and policies, including those pertaining to land use suitability and multiple uses on one site.

2. **The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, and addition of landscaping, walls, or both, to mitigate such impacts.**

   Supportive Evidence
   The subject sites current development has lot coverage of 11 percent and Floor Area Ratio (FAR) of 0.11 that adheres to the development standards of the CT (Thoroughfare Commercial) Zoning District. The proposed project consists of an interior tenant improvement by converting a portion of an existing 2,000± square foot storage space into a new veterinarian clinic consisting of a 260± square foot pet washing station. The veterinarian clinic, Vet IQ Petcare, will offer minor illness care, vaccines, nail trims for dogs and cats. The veterinarian clinic will not offer overnight stays, surgeries, or boarding of animals. The project, as conditioned, will not cause an adverse impact to the adjacent properties or neighborhood.

3. **The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the**

neighborhood.

Supportive Evidence
The project proposes to convert a portion of existing storage space to create a new veterinarian clinic within the building footprint of Tractor Supply Co. The approximate square footage for the new veterinarian clinic is 260 square feet where services such as pet washing, minor illness care, vaccines, and nail trims for dogs and cats are offered. The new veterinarian clinic is staffed with three full time employees and the existing site provides 90 parking spaces. The proposed veterinarian clinic, along with the existing use of Tractor Supply Co, will no generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

4. **The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

   Supportive Evidence
   As the project site is fully developed and the proposed use is accommodated within the existing building footprint, the project, as conditioned, will not require roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.

5. **The proposed use incorporates features to minimize adverse effects, including visual impacts and noise of the proposed special use on adjacent properties.**

   Supportive Evidence
   The proposed project, as conditioned, will not cause any adverse effects concerning visual or noise impacts on adjacent properties.

6. **The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base-zoning district.**

   Supportive Evidence
   The proposed project is conditioned to comply with all additional standards imposed on it by the particular provisions of the Watsonville Municipal Code including all building, fire, plumbing, and mechanical codes.

7. **The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.**

Supportive Evidence

The proposed project, as conditions, will not be materially detrimental to the public health, safety convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

EXHIBIT B

CITY OF CITY OF WATSONVILLE
PLANNING COMMISSION

Application No.: 80
APN: 016-172-78
Applicant: Vet IQ Petcare
Hearing Date: July 14, 2020

SPECIAL USE PERMIT CONDITIONS OF APPROVAL

General Conditions

1. **Approval.** This approval applies to the application identified as "Tractor Supply Co, Tenant Improvements," received by the Community Development Department on May 27, 2020, and filed by Ryan Sexton, applicant, on behalf of Vet IQ Petcare, tenant. (CDD-P)

2. **Conditional Approval Timeframe.** This Special Use Permit (PP80) shall be null and void if not acted upon within **24 months** from the effective date of the approval. Time extension may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)

3. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with Section 14-12.1000 of the City Zoning Ordinance. All revisions shall be submitted prior to field changes and are to be clouded on the plans. (CDD-P)

4. **Substantial Compliance.** Project development shall be accomplished in substantial accordance with the approved Plan Set. Any required revisions to the Plan Set shall be completed to the satisfaction of the Community Development Director or designee. (CDD-P)

5. **Grounds for Review.** The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit or Design Review Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)

6. **Appeal Period/Effective Date.** This Special Use Permit with Design Review shall not be effective until **14 days** after approval by the decisions-making body or following final action on any appeal. (CDD-P)

7. **Necessary Revisions.** The applicant shall make and not all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)

8. **Conditions of Approval**. A copy of the final conditions of approval must be printed on the first or second sheet of plans submitted for future permits. ***Plans without the conditions of approval printed directly on the first or second page will not be accepted at the plan check phase.*** (CDD-P)

9. **Required Statement.** The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement, which will become a conditions of the building permit:

> "I understand that the subject permit involves construction of a building (project) with an approved Special Use Permit with Design Review. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final."

_____ _____

Signature of Building Contractor Date

Planning related conditions:

10. **Signage.** Prior to issuance of a business license for Vet IQ Petcare, any proposed signage will require a sign permit submitted to the Community Development Department for review and approval. (CDD-P)

Building and Fire-related Conditions:

11. **Required Permits.** The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, Fire, etc.) for this project. (CDD-B-E)

12. **Building Code.** Project construction shall comply with California Building Code as adopted by the City. (CDD-B)

13. **Energy Efficiency.** The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measures to reduce energy consumption. (CDD-B)

Prior to or concurrent with the issuance of a Building Permit, the following requirements shall be met:

14. **Utility Connection** - Plans shall include the location and size of all building utility service connections, including water, gas, electric, fire and irrigation services. Plans shall indicate water service/s size and location and sewer service/s size, type, and slope. Connections shall be located, sized and screened in such a manner that they have the least possible impact on the design of the building and site. (CDD-E)

15. **Building Code Compliance.** Improvements (new framing, electrical, mechanical, plumbing) Obtain all required building permits (Building, Plumbing, Mechanical, Grading etc.) for this project. All construction shall comply with all State Building Codes; Framing, mechanical, plumbing, electrical, T-24 energy, T-24 Accessibility and Municipal codes in effect at the time of plan submittal for building permits resulting in actual construction. (CDD-B)

16. **Structural Calculations**. Provide Structural Calculations verifying compliance with all applicable provisions of the most recent adopted building code. Prior to request for final inspection, written verification by the engineer of record indicating compliance with the structural design shall be submitted to the City of Watsonville Building Division. (CDD-B)

17. **Building Plan Submittal.** Submit the following information as applicable to your project to the Permit Center for plan check review:

    a. 4 sets of construction plans (24 x 36 inches, including architectural, structural, mechanical, plumbing, electrical, Title 24 energy documents, etc.).
    b. The Title Sheet shall include the following: Job description, codes, occupancy group, and type of construction.
    c. Design criteria:
        i. Seismic Zone D
        ii. Energy Climate Zone 3
        iii. Wind Speed: 85
    d. 2 sets of soils reports from the Civil/Soils engineer(s).
    e. 2 sets of engineering calculations with wet stamp and signature.
    f. 2 sets of Title 24 energy calculations.

g. An estimate for construction valuation. (CDD-B)

18. **DISABLED ACCESS**. Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. Site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, and raised detectable warnings. The design professional shall ensure that the site accessibility plan is in compliance with the latest Federal and State regulations. Path of travel shall be provided from the public right of way and accessible parking space to each building. Accessible paths of travel shall be identified and designed to access all public facilities. (CDD-B, E)

19. **DISABLED ACCESS**. Comply with all applicable provisions of the California State Building Code (Title 24) Part 2 Chapter 11B Division I, II & III for Disabled Access. Plans must show compliance in sufficient information and detail to determine compliance was noted for the following:
    A. Path of travel from Public Transportation (main entry to the public sidewalk).
    B. Disabled parking requirements:
        1. Van Accessible Parking (requires 8'-0" unloading area)
        2. Number of spaces (1 for 1st 25, 2 for the next 50 see table 11B-6).
        3. Path of travel from accessible parking to any elevators
        4. Slopes at parking & unloading areas must not exceed 1:50
        5. Proper disabled signage, lettering and stripping is required (CDD-B)

20. **DISABLED ACCESS**. Main building entrances and required exits must be accessible. Design professional must provide written verification of compliance for existing disabled access features or facilities noted on plans. (CDD-B)

21. **EMERGENCY ACCESS**. The building shall be provided with KNOX-BOX or keyed entry for emergency access at all times. (CDD-B, WFD)

Prior to permit issuance, the following conditions shall be addressed:

22. **Preconstruction Meeting.** Prior to issuance of a building permit or the commencement of any site work, the project applicant and the general contractor shall attend a pre-construction meeting with the Building Official and City staff to discuss the project conditions of approval, working hours, site maintenance and other construction matters. The general contractor shall acknowledge that he/she has read and understands the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction. (CDD-P-B-E)

23. **Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the City of Watsonville Solid Waste Division. Applicant shall submit a Solid Waste Service Plan on the City form for review and approval. (CDD-E)

During construction, the following conditions shall be adhered to:

24. **Superintendent.** Applicant shall have onsite at all times, a superintendent that shall act as the applicant's representative and as a point of contact for the City's Public Works Inspector. The superintendent shall be authorized by the Owner to direct the work of all contractors doing work on public and private improvements. (CDD-E, PW)

25. **Best Management Practices (BMPs).** Provide BMPs during construction to prevent sediment, debris and contaminants from draining offsite. BMPs shall comply with the City of Watsonville Erosion Control Standards and the Erosion and Sediment Control Field Manual by the California Regional Water Quality Control Board, San Francisco Region, latest edition. All erosion control shall be installed prior to October 15 and be maintained in place until April 15. Provide a note on the improvement plans stating that construction should take place between April 15 and October 15. The applicant shall ensure that all contractors are aware of all erosion control standards and BMPs. (CDD-E)

26. **Solid Waste Disposal.** All solid waste generated inside City limits must be hauled from the site of generation by the City of Watsonville Solid Waste Division, pursuant to Chapter 3 (City Utilities) of Title 6 (Sanitation and Health) of the Watsonville Municipal Code. This includes all wastes generated at construction sites, excavation projects, land clearing, demolition, earthwork projects, remodels, grading, and tenant improvement projects as well as ongoing business/residential use on the premises. Applicant shall comply with all applicable requirements for removal and disposal of hazardous materials. (PW)

27. **Work Hours.** All solid waste generated inside City limits must be hauled from the site of generation by the City of Watsonville Solid Waste Division, pursuant to Chapter 3 (City Utilities) of Title 6 (Sanitation and Health) of the Watsonville Municipal Code. This includes all wastes generated at construction sites, excavation projects, land clearing, demolition, earthwork projects, remodels, grading, and tenant improvement projects as well as ongoing business/residential use on the premises. Applicant shall comply with all applicable requirements for removal and disposal of hazardous materials. (PW)

28. **Dust Control.** To minimize dust/grading impacts during construction the applicant shall:
    a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.

b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (CDD-E)

Construction notes to be included with the Improvement Plans:

29. **Damaged Public Facilities.** Existing public facilities damaged during the course of construction or in an existing state of disrepair shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (CDD-E)

30. **Inspection Notice.** Contractor shall provide a minimum of 48 hours' notice in advance of any required inspection. Any temporary suspension of work or returning to work for any reason shall be cause for the developer or contractor to telephone the Public Works Inspector at 831-768-3100. (CDD-E)

31. **Underground Utilities.** Prior to excavation, contractor shall locate all existing underground utilities. Call Underground Service Alert (U.S.A.) at 1-800-642-2444 to have utilities located and marked in the field. (CDD-E)

Prior to Final Inspection or Certificate of Occupancy, the following conditions shall be met:

32. **Statements of Compliance.** All project designer professionals who prepared plans for the project (*e.g.*, civil, structural, and geotechnical engineers) shall provide statements of compliance attesting that they have reviewed the completed project and that it was constructed in conformance with their recommendations and plans. Where special inspections and testing were involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-B-E)

33. **Trash Removal.** All trash and construction debris shall be removed from the site. (CDD-B, PW)

34. **Hazardous Materials Plan.** Applicant shall have a hazardous material plan on site at all times that is approved by the County Department of Environmental Health. (CDD-PW)

Ongoing Conditions:

35. **Parking Lot Maintenance**. Proposed parking area shall be swept at least quarterly with a regenerative air sweeper (or equivalent). In the event that City staff finds evidence that this level of sweeping is insufficient, the condition will be reevaluated. (CDD-E)

36. **Sewer and Stormwater.** The facility will need to comply with the City's sewer and stormwater regulations (WMC Title 6, Sanitation & Health, Chapter 3 City utilities, Article 5 Sewer services (PW)

37. **Post Construction Stormwater Ordinance - Inspection, Maintenance and Annual Reporting.** Applicant shall perform inspections, maintenance to the post-construction stormwater management facilities and report to the City each year on these activities. (CDD-E, PW)

38. **Solid Waste Service.** All trash, recycling and greenwaste materials generated onsite shall be disposed of at a City-approved landfill or recycling center. The applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of all trash, recycling and greenwaste materials. (PW)

39. **Trash Enclosure Maintenance.** Trash and recycling enclosure shall be maintained to the satisfaction of Watsonville Municipal Services. (PW)

Indemnity Provision:

40. **Indemnity Provision.** The applicant shall sign a defense and indemnity contract agreeing to defend, indemnify, and hold harmless the City of Watsonville, its elected and appointed officials, officers, employees, and agents arising out Special Use Permit with Design Review, Major Variance, and Environmental Review (PP2018-35), including but not limited to any approval or condition of approval of the City of Watsonville Planning Commission or City Council. The City shall promptly notify the applicant of any claim, action, or proceeding concerning this permit and the applicant and City shall cooperate fully in the defense of the matter. The City reserves the right to select counsel in the defense of the matter. (CA)

Key to Department Responsibility
CDD-B - Community Development Department (Building)
CDD-P - Community Development Department (Planning)
CDD-E - Community Development Department (Engineering)
PW - Public Works and Utilities Department
WFD – Watsonville Fire Department
PK - Parks and Community Services Department

EXHIBIT C

CITY OF WATSONVILLE
PLANNING COMMISSION

Application No: 80
APN: 016-172-78
Applicant: Vet IQ Petcare
Hearing Date: July 14, 2020

Applicant:	Vet IQ Petcare
Property Owner:	580 Auto Center Drive, LLC.
Address:	400 Beach Street, Santa Cruz, CA 95060
Project:	Special Use Permit and Environmental Review
Location:	580 Auto Center Drive, Watsonville, CA 95076
Purpose:	Allow tenant improvement within Tractor Supply Co. by converting an existing 2,000± square foot storage space into a new 260 square foot veterinarian clinic.

A Special Use Permit and Environmental Review (Application No. 80) to allow tenant improvements within Tractor Supply Co. by converting a portion of an existing 2,000± square foot storage space into a new 260± square foot veterinarian clinic on a 3.29± acre site located at 580 Auto Center Drive, Watsonville, California (APN 016-172-78), was reviewed by the Planning Commission at a public hearing on July 14, 2020, and was conditionally approved by adoption of Planning Commission Resolution No._____(PC) together with findings and conditions of approval attached hereto and made a part of this permit.

CITY OF WATSONVILLE
Planning Commission

_____
Suzi Merriam
Community Development Director

City of Watsonville
M E M O R A N D U M

DATE: June 25, 2020

TO: Planning Commission

FROM: Suzi Merriam, Community Development Director
Justin Meek, AICP, Principal Planner

SUBJECT: Public Hearing to consider Special Use Permit with Design Review and Environmental Review (PP2019-18) to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property located at 950 W Beach Street (APN 018-331-28; formerly APNs 018-331-05 and -06).

AGENDA ITEM: July 14, 2020 **Planning Commission**

RECOMMENDATION:
Staff recommends the Planning Commission adopt a Resolution approving Special Use Permit with Design Review and Environmental Review (PP2019-18) to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property located at 950 W Beach Street (APN 018-331-28; formerly APNs 018-331-05 and -06).

The recommendation is based on the recommended findings and subject to the recommended conditions of approval, both attached.

BASIC PROJECT DATA

APPLICATION NO.: PP2019-18 **APN:** 018-331-28 (formerly 018-331-05 and -06)
LOCATION: 950 W Beach Street
LOT SIZE: 0.7± acre

PROJECT DESCRIPTION: The project involves the installation of a 50,000-gallon propane tank and appurtenant piping, a new railcar unloading tower, two new tank unloading stations, new asphalt-concrete (AC) paving for transporters vehicle access (e.g., bobtail propane trucks, intermediate semitrailers [WB-40]), new bollards, two new parking spaces, new fencing and gates, new lighting and security cameras, new landscaping, and new stormwater facilities. Future buildout includes the installation of four new 30,000-gallon tanks for a total expansion potential of an additional 120,000 gallons. Project entitlements consist of a Special Use Permit with Design Review and Environmental Review.

GENERAL PLAN: Industrial
ZONING: IG (General Industrial)
SURROUNDING GENERAL PLAN/ZONING: Industrial in the IG Zoning District (south, east, and northeast) and Industrial in the Manabe-Ow Business Park Specific Plan area (west and northwest)

EXISTING USE: Vacant
PROPOSED USE: Bulk propane plant
SURROUNDING USES: Industrial and vacant

FLOOD ZONE: The site is within the 100-year floodplain with a base flood elevation of 25± feet (FEMA Flood Map Panel 0394E, Map No. 06087C0394E, revised May 16, 2012)

CEQA REVIEW: The project qualifies for a "common sense" exemption from the provisions of the California Environmental Quality Act (CEQA), because it can be seen with certainty that there is no possibility the project would have a significant effect on the environment. CEQA Guidelines § 15061(b)(3). Technical studies have been prepared that provide substantial evidence in support of this finding.

APPLICANT: David Dauphin, C2G/Civil Consultants Group, Inc., 4444 Scotts Valley Drive, Scotts Valley, CA
PROPERTY OWNER: Richard Kojak, Mountain Propane Service, 6576 HWY 9, Felton, CA

BACKGROUND

The subject site was previously owned by Venture Oil Company and contained four underground fuel storage tanks. Investigation reports indicated that the tanks were leaking, and the project site was listed as a LUST Cleanup Site by the State Water Resources Control Board. Cleanup was completed under the review of the State Water Resources Control Board and the case closed in 2014 (Attachment 6). The site has been vacant for a number of years.

Up until recently, two properties comprised the 0.7± acre site (APNs 018-331-05 & -06). According to the County Assessor's Office records, the two properties were sold by Venture Oil Company to Richard Kojak on January 9, 2017.

On June 8, 2017, Richard Kojak on behalf of Mountain Propane Service, Inc., a corporation (Mountain Propane) of Felton, California, applied for an Administrative Use Permit (PP2017-182) for temporary storage of an empty 50,000 gallon propane tank onsite. This application was not fully acted upon and expired on January 23, 2018.

On June 13, 2018, Santa Cruz County Regional Transportation Commission staff contacted City staff to inquire about a reported propane tank stored onsite. City staff visited the site on June 14, 2018, and confirmed the presence of an unpermitted storage tank (Figure 1). The same day, Code Enforcement staff issued a notice of violation, indicating that a propane tank was being stored without the required Administrative Use Permit.



FIGURE 1 Photograph of storage tank on the subject site
Source: Staff visit (June 14, 2018)

On July 3, 2018, Mountain Propane applied for an Administrative Use Permit (PP2018-181) to allow the temporary storage of a 50,000 gallon propane tank located at 950-950X West Beach Street. Mountain Propane's owner, Richard Kojak, said he planned to apply for a Special Use Permit with Design Review and Environmental Review to allow the establishment of a permanent propane storage tank facility onsite.

On July 19, 2018, the Zoning Administrator approved Administrative Use Permit (PP2018-181) to allow the temporary storage of the empty 50,000 gallon propane tank located at 950-950X West Beach Street (APNs 018-331-05 & -06). A condition of approval required that Mountain Propane apply for a Special Use Permit with Design Review and Environmental Review for the establishment of a permanent propane storage and transfer facility (aka bulk facility plant). Another condition of approval required the applicant to obtain approval of a Lot Consolidation to consolidate the two subject parcels into one.

On July 20, 2018, the Community Development Director approved Lot Consolidation (PP2018-99) of APNs 018-331-05 and 018-331-06 into one parcel. The Lot Consolidation was so temporary storage of the propane tank would not cross existing property lines. The County of Santa Cruz assigned Assessor's Parcel Number (018-331-28) to the consolidated lot.

On January 18, 2019, an application for Special Use Permit with Design Review and Environmental Review (PP2019-18) to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property located at 950 W Beach Street (APN 018-331-28; formerly APNs 018-331-05 and -06), was filed by David Dauphin withC2G, applicant, on behalf of Richard Kojak with Mountain Propane Service, property owner.

PROCESS

Special Use Permit

Pursuant to Section 14-16.603(b) of the Watsonville Municipal Code (WMC), petroleum products refining and storage (GLU 29) facilities are allowed conditionally in the IG Zoning District with issuance of a Special Use Permit. The Planning Commission is authorized to approve Special Use Permits in accordance with the procedures set forth in WMC Sections 14-12.509 through 14-12.512 if it can make the findings required by 14-12.513. The purpose of the Special Use Permit is to ensure the proper integration of uses which, because of their special nature, may be suitable only in certain locations or zoning districts or only provided that such uses are arranged or designed in a particular manner. WMC § 14-12.500. This special review shall be for the purpose of determining that the proposed use is, and will continue to be, compatible with surrounding, existing, or planned uses; and for the further purpose of establishing such special conditions as may be necessary to ensure the harmonious integration and compatibility of uses in the neighborhood and with the surrounding area. WMC § 14-12.501.

Design Review

All new construction, exterior remodeling, additions, or changes in use requiring additional parking, which involve structures used for multi-family residential, commercial, industrial or public purpose require a Design Review permit. WMC § 14-12.400.

When considering applications for Design Review, the Planning Commission shall evaluate the impact of the Design Review on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the development and make the findings set forth in WMC Section 14-12.403. The findings for a Design Review Permit are the same as those required for Special Use Permits, except for the finding set forth in subdivision (e) of WMC Section 14-12.403, which requires consideration of additional design elements to minimize adverse effects of the proposed development on adjacent properties.

Environmental Review

The California Environmental Quality Act requires local and state governments to consider the potential environmental effects of a project before making a decision on it. CEQA's purpose is to disclose the potential impacts of a project and suggest methods to minimize those impacts. Certain classes of projects, however, have been identified that do not have a significant effect on the environment, and are considered categorically exempt from the requirement for the preparation of environmental documents. State CEQA Guidelines § 15300. In addition, a project is exempt from CEQA if the activity is covered by the commons sense exemption (i.e., CEQA applies only to projects which have the potential for causing a significant effect on the environment). Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. State CEQA Guidelines § 15061(b)(3).

STANDARD OF REVIEW & APPEAL PROCESS

The decision whether to approve this Special Use Permit with Design Review and Environmental Review is adjudicative, sometimes referred to as quasi-judicial. The

Commission is called upon to determine whether this project complies with State law and local ordinances.

Whether a particular decision is adjudicative or legislative determines the requirements for findings to support the decision. Legislative decisions involve the adoption of broad policies applicable to many situations (for example, general plan or zoning amendments). Legislative decisions generally require few, if any, findings.

Adjudicative (or "quasi-judicial") decisions, on the other hand, are not policy decisions. Adjudicative/quasi-judicial decisions apply already adopted policies or standards to individual cases, such as a variance or conditional use permit application. Adjudicative/quasi-judicial decisions are based on evidence and must always be supported by findings.[1]

The decision before the Planning Commission—a Special Use Permit with Design Review—is an adjudicative/quasi-judicial decision and requires findings, either for denial, or as recommended, for approval and be supported by substantial evidence. *Toigo v Town of Ross* (1998) 70 Cal App 4th 309

If the Planning Commission's decision is appealed, the City Council will consider whether the action taken by the Planning Commission was erroneously taken and may sustain, modify or overrule the action. To be overturned by on appeal, the City Council must find that the action taken by the Planning Commission was taken erroneously and was inconsistent with the intent of the Zoning District regulations that regulate the proposed action. WMC § 14-10.1106(c)

A lawsuit is required to challenge a Council's decision. A reviewing court will consider whether an adjudicative/quasi-judicial decision by the Council was supported by adequate findings. Courts scrutinize adjudicative/quasi-judicial decisions closely. An action may be overturned if the City (1) exceeded its authority, (2) failed to provide a fair hearing, or (3) or made a decision not supported by substantial evidence (also called "a prejudicial abuse of discretion").

Another important difference between legislative and adjudicative/quasi-judicial decisions is the substantial evidence standard: in weighing evidence of what happened at the Council meeting, courts go beyond whether a decision was "reasonable" (the legislative standard). Court's reviewing adjudicative/quasi-judicial decisions look to make sure the decision is supported by substantial evidence. Denied applicants argue the substantial evidence does not support the decision. Cities usually assert there is substantial evidence to support the decision and rely on (1) the written words in the staff findings, (2) the statements by those presenting at the hearing, and (3) the words of the Planning Commission or Council.

[1] Quasi-judicial decisions require the decision-making body to take evidence and use its judgment to make factual as well as legal determinations about whether a particular property or project meets the standards established by the land use ordinance.

DISCUSSION

Existing Site

The project site is a single 0.7± acre parcel located at 950 West Beach Street. While now vacant, the site was previously developed and has remaining impervious surfaces of pavement and concrete (Attachment 2, sheet C1.1). An empty 50,000-gallon propane tank currently exists on the site. The site is bordered by a rail spur that connects to the Santa Cruz Branch Rail Line owned by the Santa Cruz County Regional Transportation Commission.[2] The Monterey Bay Sanctuary Scenic Trail (MBSST) Network Final Master Plan indicates that new trail will follow this rail line.[3] The City's Public Works Department is working on securing funding and permits to construct the trail.

The surrounding area is predominantly industrial. To the south and east of the project site are existing industrial businesses on land designated for industrial use. To the north and west of the project site is vacant land that is part of the Manabe-Ow Business Park Specific Plan and intended for future industrial park development. No development is currently proposed on this portion of the Specific Plan area.



FIGURE 2 Aerial view of the project site and surrounding area
Source: EagleView ConnectExplorer (2016)

The site and surrounding area is a FEMA designated 100-year flood zone (Zone AE).

[2] SCCRTC website, https://sccrtc.org/projects/rail/rail-line-purchase/ (visited on June 19, 2020)
[3] SCCRTC website, https://sccrtc.org/projects/multi-modal/monterey-bay-sanctuary-scenic-trail/mbsst-master-plan/ (visited on June 26, 2020)

The project site is located approximately 580 feet away from the Watsonville Slough, an estuarine habitat that supports many federal and state listed threatened and endangered species. The Watsonville Sloughs ecosystem is recognized as the largest and most significant wetland habitat between Pescadero Marsh (San Mateo County) and Elkhorn Slough (Monterey County).[4]

Proposed Project

The applicant proposes to relocate the onsite 50,000-gallon propane storage tank to the middle of the project site for establishing a propane storage and transfer facility (Attachment 2, sheet C2.1). The project also includes the installation of four new 30,000-gallon propane storage tanks to occur in future phases, resulting in a total of 170,000 gallons of storage at project buildout (Attachment 2, sheet C0.2). The tanks would cover 1,750± square feet and are 15 feet in height. Approximately 156 cubic yards of fill would be brought to the site to create a finished grade of 21 feet above mean sea level (AMSL) for installing the tanks, which together with 5± feet tall concrete piers would bring the bottom of the tank to approximately 26 feet AMSL or one foot above the base flood elevation of 25± feet AMSL (Attachment 2, sheets C3.1 & C5.1).

The proposed project would use an adjacent rail line for delivering propane to the site for storage and subsequent transfer to bobtail trucks or larger transporter trucks (i.e., intermediate semitrailers [WB-40]) for final delivery to customers. Additional site improvements include asphalt paving, bollard installation, foundation construction for the propane tanks, tank unloading stations, irrigation, landscaping, gate, and fencing installation, liquefied petroleum gas (LPG) piping and appurtenance installation, and private fire hydrant installation. A 1,076± square-foot infiltration area and three 3,525-gallon, below-ground cisterns would serve to collect and store rainwater for irrigating the landscape area (Attachment 2, sheet C4.1).

The project would be implemented in two phases.

- Phase 1 involves relocating the existing 50,000-gallon storage tank and installing the aforementioned site improvements this year (2020).
- Phase 2 involves adding 120,000 gallons of storage (in four new 30,000-gallon tanks) and would be implemented within 2-3 years, contingent on the market demand for propane.

At full buildout, the project is anticipated to generate 10 roundtrips for bobtail trucks, four daily roundtrips for passenger vehicles, and up to one heavy-duty truck trip daily. These 15 roundtrips would occur throughout the workday for the purpose of filling and distributing propane to and from the onsite storage tanks and customers.

Project Operations and Safety Measures

The propane storage tanks and LPG piping and appurtenant equipment would be installed and maintained in accordance with the piping standards set forth in Title 8 of the California Code of

[4] The Watsonville Sloughs include approximately 800 acres of freshwater marsh, seasonal wetland, and estuarine habitat with six major slough branches, which drain to the Pajaro River. The slough system supports over 249 permanent and migratory bird species, 5 federally listed fish and wildlife species, and 16 species of special concern, including the federally threatened California red-legged frog, California species of special concern tricolored blackbird, and the federally listed endangered Santa Cruz tarplant.

Regulations Section 536 under Article 7 (Compressed and Liquefied Natural Gas System). The tanks and LPG piping would be equipped with redundant safety valves and systems that are designed to prevent any major release of propane. The systems would also be equipped with low emission fittings and equipment that keeps errant propane from being released. The site would be under video monitoring when company personnel are not onsite and throughout the evening.

The transport rail and truck facilities would be operated and maintained in accordance with Title 49, Code of Federal Regulations, Part 174 (Carriage by Rail) and CHP Form 800C (Vehicles Transporting Hazardous Materials).

A condition of approval requires the applicant to obtain a permit to store hazardous materials from Santa Cruz County Environmental Health prior to storing propane at the site.

General Plan

The project site is designated Industrial on the General Plan Land Use Diagram. Categories of allowed uses for Industrial designated land include:

- whole-sale sales, storage, heavy commercial, transportation services, warehousing;
- construction, fabrication and trade shops;
- general manufacturing;
- food processing; and
- related services, businesses and uses.

The intent of the Industrial land use category is to serve the industrial needs of the community. The building intensity in these areas are permitted to have a Floor Area Ratio up to 1.50.

General Plan Consistency

The proposed project is consistent with the following General Plan goals and policies concerning industrial land uses, land use suitability, and site improvement.

- **Goal 4.4 Industrial Land Use** – Achieve economic diversification, living wage employment, the preservation of the agricultural economic base of the Pajaro Valley, and maintain a balance among jobs, housing, and other urban land uses.

- **Policy 4.D Industrial Land Use** – The City shall promote modernization of existing industrial plants and the location of new industrial facilities on lands planned for industry in *Watsonville 2005*.

- **Implementation Measure 4.D.1 Modernization** – The City shall encourage existing industrial plants to maintain high standards for public safety and environmental quality consistent with economic feasibility. These standards include emission reduction, noise reduction, built-in fire protection, water conservation, and the safe use, storage, and disposal of hazardous materials.

- **Implementation Measure 4D.2 Design and Open Space** – The City shall require that new industrial development be designed to blend with the natural environment and incorporate adequate open space and landscaping to provide an aesthetically pleasing buffer from residential land use. Additionally, on-site recreational space for employees and resource protection for environmentally sensitive habitats shall be required, where appropriate.

- **Goal 4.7 Land Use Suitability** – Ensure that the orderly development of land for the needs of the existing and projected population within in the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.

- **Policy 4.G Land Use Suitability** – The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.

The proposed project would establish a propane storage and transfer facility on land designated for industrial uses. The project site is surrounded by existing industrial uses and/or vacant land intended for future industrial park development. The project would adhere to state and federal law concerning the safe transport of propane and preventing its accidental release from storage tanks.

In addition to being compatible with other industrial uses in the area, the proposed use is well suited for this location, in that it would take advantage of the existing rail line bordering the site. Propane would be delivered by train to the site for storage and subsequent transfer to trucks for delivery to customers via arterial roadways.

While not directly abutting any residential properties, the project design includes landscaping along the property boundary facing the Santa Cruz Branch line to enhance views of the site and thereby provide an aesthetically pleasing buffer between a propane storage/transfer facility and the adjacent rail/trail corridor.

The project is not anticipated to result in growth inducing impacts, as it does not include residential development or involve any extension of roadways or other public infrastructure. In addition, the project would generate only a small amount of traffic and not be a regionally significant employer.

In summary, the proposed project, with implementation of conditions of approval, would be generally consistent with policies in the 2005 General Plan. Because general plans often contain numerous policies emphasizing differing legislative goals, a development project may be consistent with a general plan, taken as a whole, even if the project appears to be inconsistent with some of its policies. Based on a review of the General Plan's goals and policies, the proposed project is in harmony with the overall intent of the City's General Plan goals and policies, including those pertaining to industrial land uses, land use suitability, and site improvement. It is within the Planning Commission's adjudicative authority to decide if the

proposed project is consistent or inconsistent with any applicable City goals or policies. The Commission would have to make findings to deny. Based on the analysis presented above, however, the project complies with the City's General Plan goals and policies.

Zoning

The Zoning Ordinance implements the General Plan, regulates the future growth of the City, and promotes orderly community development.[5] It includes the Zoning Map, which establishes zoning districts throughout the community. The proposed project is located within the IG Zoning District.

The purpose of the IG Zoning District is to provide and protect an environment which will encourage sound industrial development. WMC § 14-16.600. The regulations set forth for the IG zone are intended to facilitate industrial operations to the highest degree while protecting the district and adjacent land uses, persons, and property from excessive noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy traffic, and other objectionable influences and from fire, explosion, fumes, radiation, and other hazards.

The proposed project is consistent with the list of allowable uses for and general purpose of the IG Zoning District, in that the project would allow the establishment of a *petroleum products refining and storage* type use (GLU 29)—a conditionally permitted use—on a property in an industrial area and protect the district and adjacent land uses by adhering to safety regulations.

Conformity with Zoning District Regulations

The proposed project is consistent with all development regulations for the IG Zoning District. Table 1 provides a summary.

TABLE 1 Proposed project conformity with development regulations

Regulation	Standard	Proposed Project
Maximum Development Intensity (FAR)[1]	1.50	0.10[2]
Maximum Building Height (feet)[3]	35	15
Minimum Building Setbacks (feet)		
Front/Exterior Side[4]	0	n/a[6]
Rear/Interior Side[5]	0	15 to 30[7]

Notes:

1. The intensity of use of land for industrial or commercial development is described as a floor area ratio (FAR). FAR is defined as the total floor area of a building (or structure) on a lot divided by the total area of the lot. For land with an Industrial designation, the maximum FAR is 1.50.
2. FAR calculation: tanks floor area ÷ site area = 2,919 sf ÷ 30,149 sf = 0.10.
3. The maximum building height permitted within the IG Zoning District is 35 feet, except as may be approved by exception by Special Use Permit, pursuant to WMC § 14-16.604(c).
4. There is no minimum front and exterior side yard setback requirement for buildings or structures within the IG Zoning District, pursuant to WMC § 14-16.604(b).

[5] The General Plan and Zoning are not the same. A general plan is a set of long-term goals and policies that a community uses to guide development decisions. Although the plan establishes standards for the location and density of land uses, it does not directly regulate land use. Zoning, on the other hand, is regulatory. Under the zoning ordinance, development must comply with specific, enforceable standards such as maximum building height, minimum building setback, minimum lot size, and a list of allowable uses.

5. There are no required interior side or rear yard setbacks, unless when the property abuts the boundary of any other zoning district, then not less than the minimum yard required to the adjacent yard in said abutting zoning district.
6. The site does not abut a street and is over 200 feet from W Beach Street (Attachment 2, Site Plan Access, sheet C2.2.).
7. The proposed tanks are located towards the middle of the site and range from 15 to 30 feet from the interior side and rear property lines (Attachment, Phasing Plan, sheet C0.2).

Vehicle Access/Circulation

The project does not involve the construction of a new access road or alteration of nearby roadways. The project site is currently accessed via an existing driveway off West Beach Street and 30' private right-of-way across the properties at 890 and 1000 West Beach Street (Attachment 2, sheet C2.2; Attachment 3). A secondary access is provided from a driveway/road located near the Industrial Road/West Beach Street intersection, which parallels the railroad spur that runs to the site. Nearby primary roadways that may be used to travel to and from the project site include West Beach Street, Industrial Road, Ohlone Parkway, and Riverside Drive (SR 129). These roadways are designated major or minor arterials in the City's General Plan and are intended to move large to medium volumes of traffic within an urbanized area and provide freeway access. These roadways can accommodate the 15 trips generated by the project, and no roadway improvements, traffic control devices, or access restrictions to control or divert traffic traveling to and from the site are needed.

Parking

No parking is required for the proposed project. The project does involve constructing a building with an office space or manufacturing area and, therefore, does not trigger the parking requirement of 1 space for each 200 square feet of office area and 1 space per 800 square feet of indoor product manufacturing area for a *petroleum products refining and storage* type use (GLU 29), pursuant to WMC Section 14-17.501(j). Employees of the bulk propane plant would primarily visit the site by truck for the purpose of transferring propane to and from the storage tanks and delivering it to customers; occasional employee trips by passenger vehicle may use the two parking spaces provided.

Landscaping

The project involves installing new landscaping along the rear property line bordered by the Santa Cruz Branch Rail Line (Attachment 2, sheet C2.1). The proposed plant list includes a mix of grasses, groundcovers, shrubs and trees, including blue fescue (*festuca ovina 'glauca'*), giant ryegrass (*elymus condensatus*), salt grass (*distichlis spicata*), common rush (*juncus patens*) society garlic (*tulbaghia violacea*), winter creeper (*euonymus fortunei 'emerald gaiety'*), Japanese barberry (*berberis thunbergii 'atropurpurea'*), escallonia (*escallonia rubra*), Pacific wax myrtle (*myrica californica*), and crape myrtle (*lagerstroemia hybrid 'tuscarora'*). The proposed landscape area is 10 feet in width and would enhance the public view of the site from the rail/trail corridor.

All proposed plantings have low to moderate water demands and would be irrigated using a drip irrigation system. A condition of approval requires that the landscaping and irrigation design comply with the California Model Water Efficient Landscape Ordinance, in accordance with WMC Section 6-3.801.

A condition of approval requires that all plants be maintained in a healthy and growing condition. Therefore, if there is inadequate precipitation to fill the cisterns for meeting the irrigation demand, the property owner shall be responsible for trucking water to the site to fill the cisterns to full capacity and ensure they can provide an adequate water supply for irrigating landscaped areas.

Fencing

The project includes add new fencing and gates. A 50-foot wide (double leaf) sliding gate would be installed at the main entrance to the site with cyclone fencing 6 feet in height on either side to connect to existing fencing nearby. An 8-foot high black no-climb metal fence and 12-foot wide swing gate are proposed along the rear property line bordering the Santa Cruz Branch Line (Attachment 2, sheet C2.1). All fencing along the entire perimeter would include barbed wire for security (Attachment 2, sheets C2.3 and C6.1).

Lighting/Visual Impact

Nighttime illumination has the potential to change ambient lighting conditions and create a visual nuisance or hazard. The impact of nighttime lighting depends upon the type of use affected, the proximity to the affected use, the intensity of specific lighting, and the background or ambient level of the combined nighttime lighting. Nighttime ambient light levels may vary considerably depending upon the age, condition, and abundance of point-of-light sources present in a particular view. The use of exterior lighting for security and aesthetic illumination of architectural features may contribute substantially to ambient nighttime lighting conditions.

Spillover of light onto adjacent properties ("light trespass") may interfere with certain activities including vision, sleep, privacy and general enjoyment of the natural nighttime condition. Light sensitive uses include residential, some commercial and institutional uses and natural areas. Changes in nighttime lighting may significantly impact sensitive land uses if a project increases ambient lighting conditions beyond its property line and project lighting routinely spills over into adjacent light-sensitive land use areas.

The proposed project includes the installation of five pole-mounted light fixtures and security cameras. As shown on the Security and Lighting Plan, they are located along the perimeter of the site to illuminate the propane tanks and entrances and deter trespassing (Attachment 2, sheet C2.3).

The project site is located in an industrial area and is not next to any light-sensitive land uses. The project site is approximately 580 feet away from the Watsonville Slough. The nearest residence is over 700 feet to the northwest of the site. Therefore, the project is not anticipated to create a glare nuisance.

Drainage

In 2014, the City adopted post-construction stormwater management requirements (PCRs) for applicable new development and redevelopment construction projects (Ordinance No. 1299-14; Resolution No. 4-14). WMC § 6-3.535. The project must comply with the PCRs. The primary objective of the PCRs is to ensure the reduction of pollutant discharges to the maximum extent possible and prevent stormwater runoff from causing or contributing to a

violation of water quality standards. The PCRs categorize projects into four primary tiers based mainly on the net increase in impervious surfaces that would result from a project (i.e., the amount of new and replaced impervious surfaces). Each PCR tier is linked to increasingly stringent performance requirements for stormwater management and treatment. Each PCR tier is subject to the performance requirements of that tier, plus the performance requirements of the lower tiers, as applicable. Attachment 4 provides a summary of these PCR tiers and their associated performance requirements for stormwater management and treatment.

The proposed project includes the removal of 7,617± square feet of pavement and concrete and the installation of 4,780± square feet of pavement and, therefore, is a PCR tier 2 type project, as it would create and/or replace between 5,000 and 15,000 square feet of impervious surfaces on the project site. As such, the project is subject to compliance with the performance requirements of PCR tier 1 and 2. The project plans include a preliminary Grading Plan and preliminary Site Utility Plan (Attachment 2, sheet C3.1 & C4.1) and Storm Water Control Plan. As shown on these plans, proposed drainage facilities and post-construction features include dividing the site into three drainage management areas (DMAs), directing runoff to the infiltration pit, and providing three underground storage cisterns. These drainage management features are intended to control the flow rate and pollutant load to pre-project levels.

Flood Hazard Prevention

The project site is in a Federal Emergency Management Agency (FEMA) flood zone. As shown on Figure 3, the entire project site is within FEMA Zone AE and therefore is in an area prone to flooding. Zone AE represents the 100-year floodplain with an established base flood elevation of approximately 25 feet AMSL. As such, the project must minimize potential flood damage by elevating the proposed storage tanks. In compliance with the City's provisions for flood hazard reduction, codified in WMC Section 9-2.500, the tanks would be elevated on concrete piers to an elevation of 26± feet AMSL and thereby provide a one-foot freeboard above the base flood elevation (Attachment 2, sheets C3.1 & C5.1).

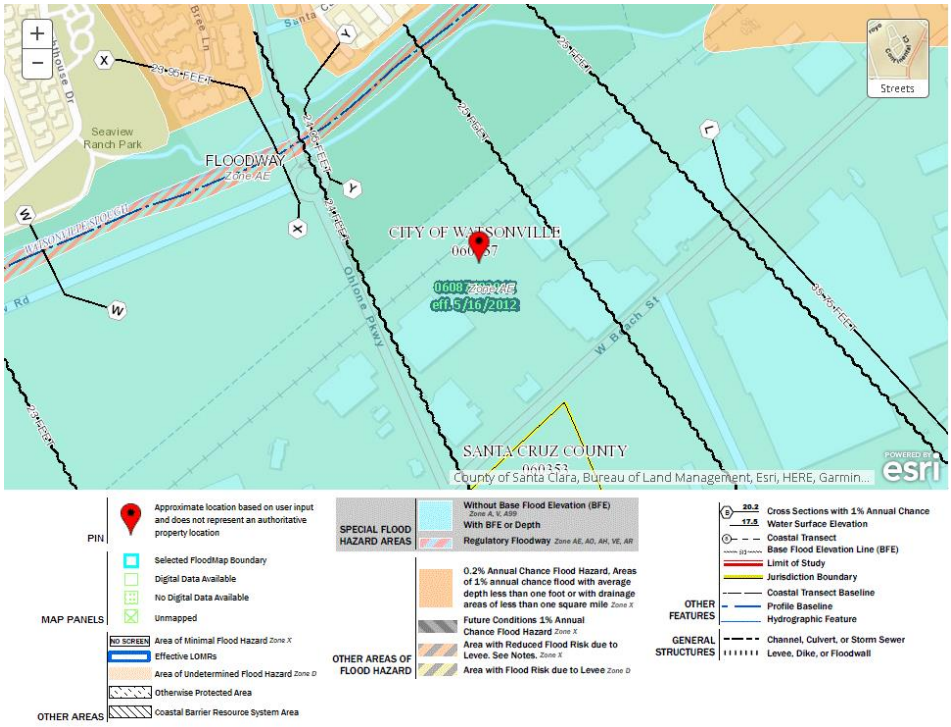


FIGURE 3 FEMA flood zone map
Source: FEMA Flood Map Service Center, Flood Map no. 06087C0394E (05/16/2012)

In accordance with WMC Section 9-2.400, a condition of approval requires the applicant to obtain a Floodplain Development Permit before a building permit will be issued.

Environmental Review

The proposed project is exempt from the California Environmental Quality Act (CEQA), in that the action is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and it can be seen with certainty that there is no possibility that the project would have a significant effect on the environment. CEQA Guidelines § 15061(b)(3).

To confirm whether or not the "common sense" exemption applies, a review was conducted of the following five environmental topics based on the questions outlined in CEQA Guidelines Appendix G, Environmental Checklist Form:

- Air Quality/Greenhouse Gases
- Archeological/Cultural Resources
- Biological Resources
- Hazardous Materials
- Traffic/Transportation

Results from this review are documented in technical memoranda (Attachment 5). The analyses all conclude that the project would have either "no impact" or a "less than significant impact" on the environment. No mitigation measures are recommended or required to reduce potential impacts to a less than significant level for any of the environmental topics analyzed.

Therefore, it is clear, based on the evidence on the record, that the project can be considered exempt from CEQA under Section 15061(b)(3)—the "common sense" exemption— as it can be seen with certainty that there is no possibility that the activity (project) in question would have a significant effect on the environment.

Best Management Practices and Avoidance Measures

Where applicable, the technical memoranda provided recommended best management practices and avoidance measures. All recommended measures are included as conditions of approval, including taking appropriate precautions if contaminated soils are encountered during excavation activities, obtaining a hazardous materials storage permit from Santa Cruz County Environmental Health, conducting a preconstruction surveys for California red-legged frogs, Western pond turtle, nesting birds and special status plants, presenting a construction education program by a qualified biologist for all construction workers and site visitors before the start of construction, and installing fencing to exclude special status species during construction activities.

CONCLUSION

Approval of the Special Use Permit with Design Review and Environmental Review (PP2019-18), subject to the recommended conditions would allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property located at 950 W Beach Street (APN 018-331-28; formerly APNs 018-331-05 and -06). The project is consistent with the General Plan regarding industrial land uses, and a *petroleum products refining and storage* type use is a conditionally permitted use in the IG Zoning District. The project is compatible with existing nearby industrial development, and it can be seen with certainty that there is not possibility that the project would have a significant effect on the environment. Therefore, staff recommends that the Planning Commission approve the project entitlements upon making the recommended findings and subject to the recommended conditions.

ACTION

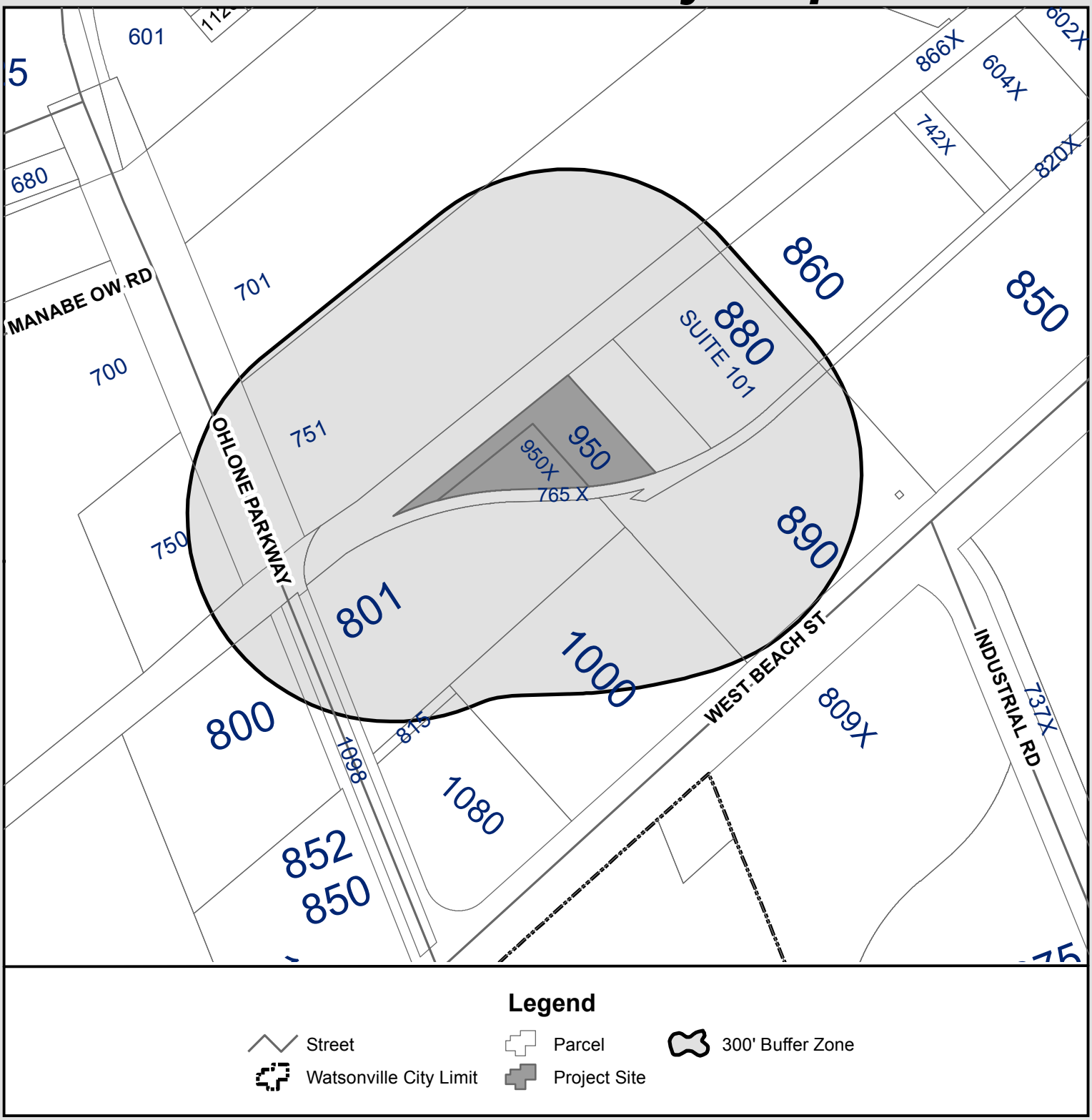
1. Public Hearing - Accept public testimony
2. Special Use Permit with Design Review - Adoption of Resolution

ATTACHMENTS

1. Site and Vicinity Map
2. Plan Set
3. Reference maps and recorded documents showing site access
4. Post-construction Stormwater Requirements Summary
5. Mountain Propane Environmental Guidance Memorandum (dated June 4, 2020)
6. Water Board Case Closure Transmittal (dated July 15, 2014)

Electronic copies of the above attachments for the Mountain Propane project at 950 W Beach Street are available on the City's website at:
https://www.cityofwatsonville.org/DocumentCenter/Index/157

Site and Vicinity Map



PROJECT: PP2019-18
APPLICANT: David Dauphin
APN#s: 018-331-28 (formerly 018-331-05; 06)
LOCATION OF PROJECT: 950 West Beach St

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W
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S

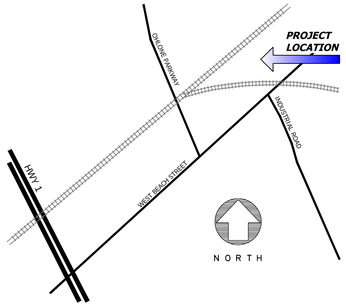
Prepared by Watsonville GIS Center1/22/2019 (CODD1905).

This Document is a graphic representation only of best available sources.
The City of Watsonville assumes no responsibility for any errors.

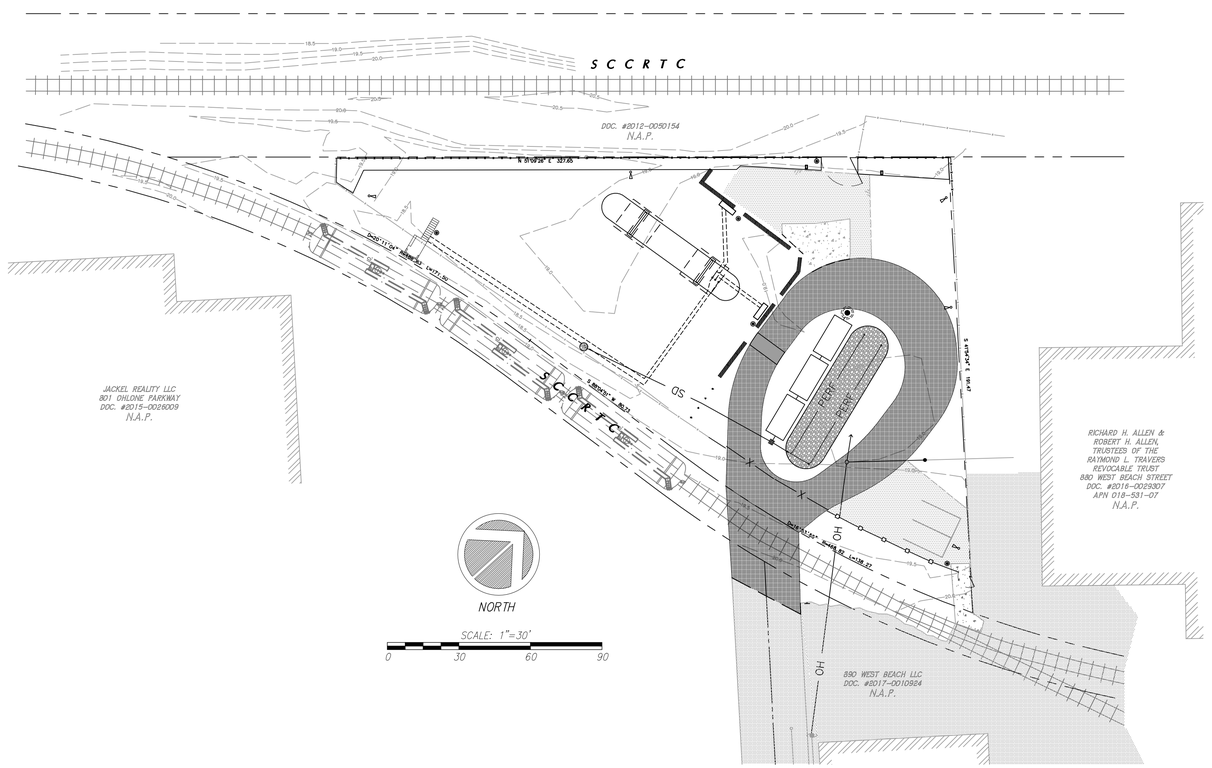
TENTATIVE SITE IMPROVEMENT PLANS

950 WEST BEACH STREET, WATSONVILLE, CA

APN: 018-331-28



VICINITY MAP
SCALE: NTS



GENERAL NOTES

NO CHANGE TO THE GRADING PLAN SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES.

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

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

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.

IF ANY INDICATIONS OF ARCHEOLOGICAL REMIANS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRATE EVALUATION PROCEDURES.

CONTRACTOR RESPONSIBILITY

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

DISCREPANCIES

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

EROSION CONTROL NOTE

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

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

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

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

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

CONSTRUCTION SURVEYING / STAKING

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

GENERAL NOTES

1. EXISTING PUBLIC FACILITIES DAMAGED DURING THE COURSE OF CONSTRUCTION OR IN EXISTING STATE OF DISREPAIR SHALL BE REPAIRED BY THE APPLICANT, AT THE APPLICANT'S EXPENSE, TO THE SATISFACTION OF THE CITY. (CDD-E)
2. APPLICANT SHALL HAVE ONSITE AT ALL TIMES, A SUPERINTENDENT THAT SHALL ACT AS THE OWNERS' REPRESENTATIVE AND AS A POINT OF CONTACT FOR THE CITY'S PUBLIC WORK INSPECTOR. THE SUPERINTENDENT SHALL BE AUTHORIZED BY THE OWNER TO DIRECT THE WORK OF ALL CONTRACTORS DOING WORK ON PUBLIC AND PRIVATE IMPROVEMENTS. (CDD-E,PW)
3. TO MINIMIZE DUST / GRADING IMPACTS DURING CONSTRUCTION THE APPLICANT SHALL:
   - 3.1. TIME ACTIVITIES SO THAT PAVING AND BUILDING CONSTRUCTION BEGINS AS SOON AS POSSIBLE AFTER GRADING IS COMPLETED.
   - 3.2. PROVIDE AND UTILITIZE WATER TRUCKS ON-SITE (BUT NOT ON PUBLIC STREETS) TO SPRAY WATER ON ALL EXPOSED EARTH SURFACES DURING CLEARING, GRADING, EARTH MOVING AND OTHER SITE PREPARATION ACTIVITIES THROUGHOUT THE DAY.
   - 3.3. USE TARPAULINS OR OTHER EFFECTIVE COVERS ON ALL STOCKPILED EARTH MATERIAL AND ON ALL HAUL TRUCKS TO MINIMIZE DUST
   - 3.4. LANDSCAPE DISTURBED SOILS AS SOON AS POSSIBLE
   - 3.5. SWEEP THE ADJACENT STREET FRONTAGES AT LEAST ONCE A DAY OR AS NEEDED TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.
   - 3.6. ENSURE THAT CONSTRUCTION VEHICLES ARE CLEANED PRIOR TO LEAVING THE CONSTRUCTION SITE TO PREVENT THE DUST AND DIRT FROM BEING TRACKED OFF-SITE.
   - 3.7. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF IN OPINION OF CITY STAFF, INADEQUATE DUST CONTROL OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS. (CDD-E)
4. ALL FILL SHALL BE PLACED IN STANDARD LIFTS, AND SHALL BE COMPACTED TO A MINIMIM OF 90% RELATIVE COMPACTION OR IN ACCORDANCE WITH THE DIRECTIONS OF THE GEOTECHNICAL REPORT. PRIOR TO THE APPROVAL AND ACCEPTANCE OF THE GRADING OPERATION AS COMPLETE, THE APPLICANT SHALL PROVIDE A SOILS REPORT GENERATED FROM A REGISTERED GEOTECHNICAL ENGINEER CERTIFYING THAT THE FILL HAS BEEN PROPERLY CONSTRUCTED. (CDD-E)
5. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. (CDD-E)
6. PROVIDE A CONSTRUCTION HAUL ROUTE THAT CONSIDERS PEAK TRAFFIC PERIODS AND HAZARDS TO PEDESTRIAN AND BICYCLE TRAFFIC. (CDD-E)
7. CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE IN ADVANCE OF ANY REQUIRED INSPECTION. ANY TEMPORARY SUSPENSION OF WORK OR RETURNING TO WORK FOR ANY REASON SHALL BE CAUSE FOR THE DEVELOPER OR CONTRACTOR TO TELEPHONE THE PUBLIC WORKS INSPECTOR AT 786-3100. (CDD-E)
8. ATTENTION IS DIRECTED FOR ALL PERSONNEL WORKING ON THIS PROJECT TO SECTION 7-1.011, 7-1.09 AND SECTION 7-1.13 OF THE STATE STANDARD SPECIFICATIONS, LATEST EDITION AND THE FOLLOWING SPECIAL PROVISIONS REGARDING TRAFFIC MAINTENANCE AND CONTROL:
   - 8.1. SIGNS, TRAFFIC CONES AND LIGHTED BARRICADES AT NIGHT SHALL BE PROVIDED BY THE CONTRACTOR TO ENCLOSURE THE WORK SITE AT ALL TIMES
   - 8.2. FLAGMEN ARE REQUIRED WHEN TRAFFIC IS RESTRICTED TO THE USE OF ONE LANE, MAXIMUM 12 FOOT WIDE
   - 8.3. STREET CLOSING IS PROHIBITED UNLESS PERMISSION IS GRANTED BY THE COMMUNITY DEVELOPMENT ADMINISTRATOR ONE WEEK IN ADVANCE IN ADVANCE OF THE CLOSURE. CONTRACTOR SHALL CONACT ALL EMERGENCY SERVICES. DETOUR SIGN PLACEMENT SHALL BE APPROVED BY THE CITY
   - 8.4. PROVISION SHALL BE MADE BY THE CONTRACTOR TO MAINTAIN PEDESTRIAN FACILITIES DURING CONSTRUCTION.
   - 8.5. ACCESS TO DRIVEWAYS AND BUSINESS ESTABLISHMENTS SHALL BE MAINTAINED AT ALL TIMES BY USE OF STEEL PLATES OR MEANS ACCEPTABLE TO THE CITY INSPECTOR. (CDD-E)
9. PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-642-2444 TO HAVE UTILITIES LOCATED AND MARKED IN THE FIELD. (CDD-E)
10. NO WORK FOR WHICH A BUILDING PERMIT IS REQUIRED SHALL BE PERFORMED WITHIN THE HOURS OF 7:00PM TO 7:00AM MONDAY - FRIDAY, NOR PRIOR TO 8:00AM OR AFTER 5:00PM ON SATURDAY, NO WORK SHALL BE PERFORMED ON SUNDAYS OR HOLIDAYS. A SIGN SHALL BE POSTED AT A CONSPICUOUS LOCATION NEAT THE MAIN ENTRY TO THE SITE, PROMINENTLY DISPLAYING THESE HOUR RESTRICTIONS. (CDD-B)

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BFC	BOTTOM FACE OF CURB
BFS	BOTTOM FACE OF STEP
B/STEP	BOTTOM OF STEP
BFW	BOTTOM FACE OF WALL
BW	BACK OF WALL
BFP	BACKFLOW PREVENTER
E	ELECTRICAL (PG&E)
(E)	EXISTING
EP	EDGE OF PAVEMENT
CB	CATCH BASIN
FH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISHED GROUND
FS	FINISHED SURFACE
G	GAS
GV	GATE VALVE
HYD	HYDRANT
ME	MATCH EXISTING
OH	OVERHEAD LINES
POC	POINT OF CONNECTION
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SCCRTC	SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISION
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
STA	STATION
TC	TOP OF CURB
TOW	TOP OF WALL
T/STEP	TOP OF STEP
SW	TOP OF SIDEWALK
W	WATER
WM	WATER METER
WV	WATER VALVE

PROPANE PIPING AND PNEUMATIC SYSTEM INSTALLATION NOTE:

GENERAL CONTRACTOR SHALL BE RESPONSIBLE IN COORDINATING ALL WORK WITH PRE-SELECTED SUBCONTRACTOR INSTALLING ALL PROPANE PIPING & PNUEMATIC SYSTEMS & ALL APPURTENANCESTHEREOF, SHOWN ON, BUT NOT LIMITED TO, SHEETS C6.1 TO C6.4

CIVIL SHEET INDEX

C0.1 - COVER SHEET
C0.2 - PHASING PLAN
C1.1 - EXISTING SITE/DEMOLITION PLAN
C2.1 - SITE & LANDSCAPE PLAN
C2.2 - SITE ACCESS PLAN
C2.3 - LIGHT SECURITY PLAN
C3.1 - GRADING PLAN
C4.1 - PIPING AND UTILITY PLAN
C4.2 - PNEUMATIC SYSTEM
C5.1 - PROPANE TANK ELEVATIONS & PIPING DETAILS
C6.1 - DETAILS
C7.1 - SAFETY PLAN
C8.1 - EROSION CONTROL PLAN

CIVIL ENGINEER:

C2G/CIVIL CONSULTANTS GROUP, INC
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
831.438.4420

GEOTECHNICAL:

DEES & ASSOCIATES, INC.
501 MISSION STREET, SUITE 8A
SANTA CRUZ, CA 95060
831.427.1770

SURVEYOR:

ROPER ENGINEERING
64 PENNY LANE, SUITE A
WATSONVILLE, CA 95076
831.724.5300

SURVEY DATA:

BASIS OF BEARINGS AND COORDINATES IS NAD 83 CCS Z3 (207.750) ACCESSED USING GPS METHODS AND THE NOR CAL SMART NETWORK.

BENCHMARK FOR THIS SURVEY. W-781 EL= 18.94 DATUM=NAVD 88 PER 115 M 7.

ZONING:

IG - GENERAL INDUSTRIAL
(NO ZONING CHANGES REQUIRED)

FEMA DATA:

FLOOD ZONE:	AE
BASE FLOOD ELEVATION (BFE):	25'
FIRM #:	06087C0394E
EFFECTIVE DATE:	05/16/2012

LEGEND

PROPOSED	EXISTING	DESCRIPTION
SD SD	SD SD	STORM MANHOLE
		DRAIN/DROP INLET
		AREA DRAIN
SS SS	SS SS	SEWER MANHOLE
		GATE VALVE
		UTILITY POLE
		SEWER LATERAL
		WET UTILITY POINT OF CONNECTION
PW		WATER SERVICE & WATER METER
		FIRE HYDRANT
		CLEAN OUT
		STORM DRAIN
		SANITARY SEWER
		WATER MAIN
		ELECTRICAL
FS	FS	FIRE SUPPRESSION
		JOINT TRENCH
		PROPERTY LINE
		CENTER LINE
102	102	CONTOURS

NOTE:

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CALL USA (800) 227-2600. CONTRACTOR TO NOTIFY ENGINEER OF ANY APPARENT CONFLICTS FOR RESOLUTION PRIOR TO START OF CONSTRUCTION.

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY
1 CITY COMMENTS DATED 3/15/19	DD
2 CITY COMMENTS DATED 7/30/19	JW
3 CITY COMMENTS DATED 1/20/20	DD

COVER

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

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

MOUNTAIN PROPANE COMPANY
950 WEST BEACH STREET
WATSONVILLE, CA
APN 018-331-28 APP # PP2019-18

Date:	11.16.18
Scale:	1" = 30'
Drawn:	JB/DD
Job:	485-00
Sheet:	C0.1
Of	13 Sheets

Drawing: M:\485-00 Mountain Propane Services\CAD\Models\Sheets\485-00 - C01 - COVER.dwg Layout: C01 - COVER Last Saved: Tue Aug 20, 2019 - 8:49am Last Plotted: Tue Jan 21, 2020 - 8:37am By: Dave

DOC. #2012-0050154
N.A.P.

N 51°09'26" E 327.65

TANK UNLOADING STATION FOR BOBTAILS

RAILCAR UNLOADING TOWER (TANK LOADING STATION)

ESV (TYP)

D=20°11'04" R=456.83 L=171.50

75.0' SETBACK

50.0' SETBACK

FUTURE 30,000 GAL. TANK

CURRENT APPLICATION 50,000 GAL. TANK

FUTURE 30,000 GAL. TANK

FUTURE 30,000 GAL. TANK

FUTURE 30,000 GAL. TANK

TANK UNLOADING STATION FOR TRANSPORTERS

S 41°54'34" E 191.47

PERF

PERF

PERF

PERF

PERF

(N) AC

S 88°04'51" W 60.73

SCCRTC

(N) BOLLARD (TYP)

D=16°53'55" R=468.82 L=138.27

(N) HYDRANT

NORTH

SCALE: 1"=10'

0 10 20 30 40

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY
1 CITY COMMENTS DATED 3/15/19	DD
2 CITY COMMENTS DATED 7/30/19	JW
3 CITY COMMENTS DATED 1/20/20	DD

PHASING PLAN

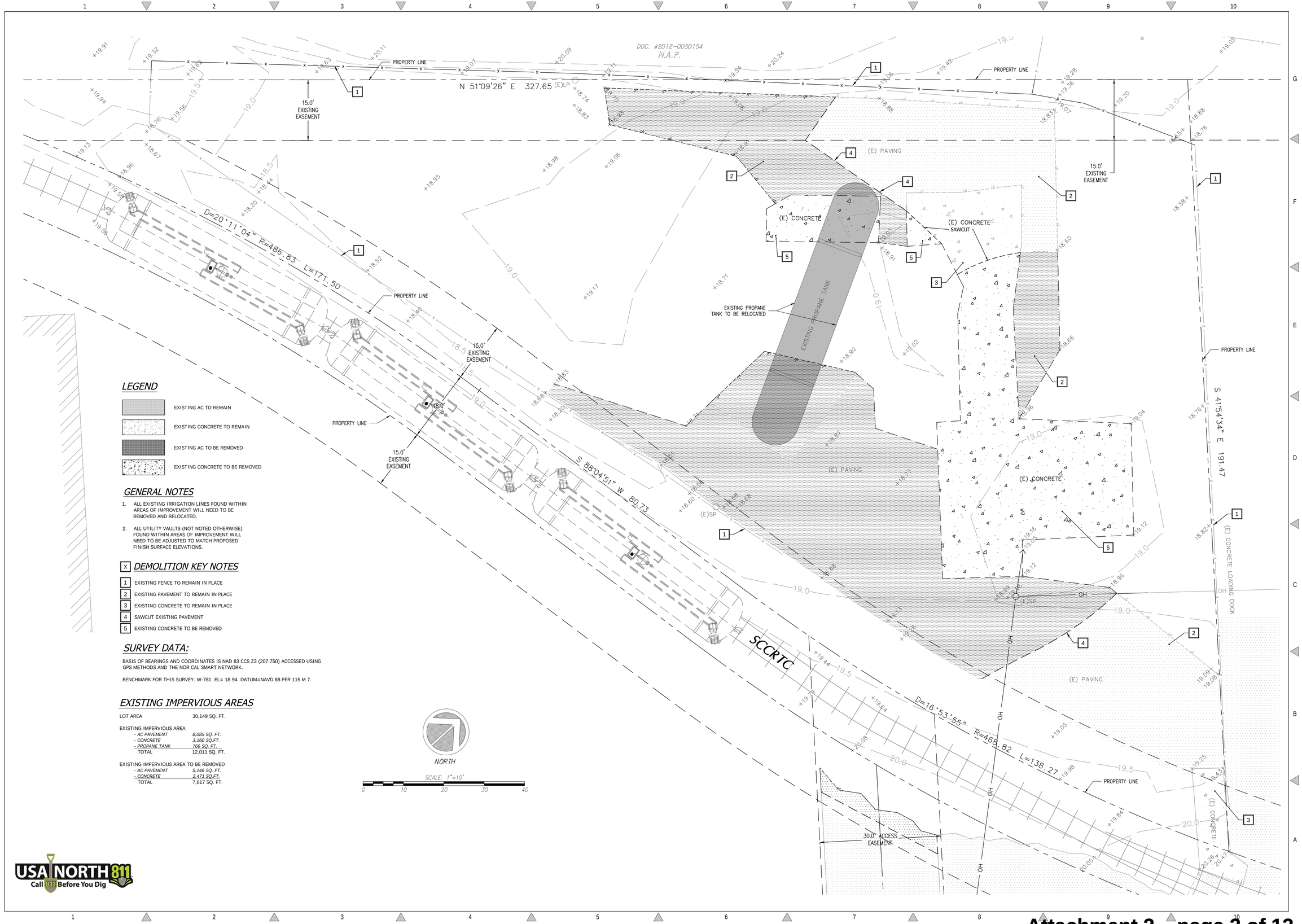
REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

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MOUNTAIN PROPANE COMPANY
950 WEST BEACH STREET
WATSONVILLE, CA
APN 018-331-28 APP # PP2019-18

Date:	11.16.18
Scale:	1" = 10'
Drawn:	JB/DD
Job:	485-00
Sheet:	C0.2
Of	13 Sheets

Drawing: M:\485-00 Mountain Propane Services\CAD Models\Sheets\485-00 - C0.2 - PHASING PLAN.dwg Layout: C01 - COVER Last Saved: Sat Aug 03, 2019 - 8:50am Last Plotted: Tue Jan 21, 2020 - 8:08am By: Dave



LEGEND

- EXISTING AC TO REMAIN
- EXISTING CONCRETE TO REMAIN
- EXISTING AC TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED

GENERAL NOTES

1. ALL EXISTING IRRIGATION LINES FOUND WITHIN AREAS OF IMPROVEMENT WILL NEED TO BE REMOVED AND RELOCATED.
2. ALL UTILITY VAULTS (NOT NOTED OTHERWISE) FOUND WITHIN AREAS OF IMPROVEMENT WILL NEED TO BE ADJUSTED TO MATCH PROPOSED FINISH SURFACE ELEVATIONS.

X DEMOLITION KEY NOTES

1. EXISTING FENCE TO REMAIN IN PLACE
2. EXISTING PAVEMENT TO REMAIN IN PLACE
3. EXISTING CONCRETE TO REMAIN IN PLACE
4. SAWCUT EXISTING PAVEMENT
5. EXISTING CONCRETE TO BE REMOVED

SURVEY DATA:

BASIS OF BEARINGS AND COORDINATES IS NAD 83 CCS Z3 (207.750) ACCESSED USING GPS METHODS AND THE NOR CAL SMART NETWORK.

BENCHMARK FOR THIS SURVEY. W-781 EL= 18.94 DATUM=NAVD 88 PER 115 M 7.

EXISTING IMPERVIOUS AREAS

LOT AREA	30,149 SQ. FT.
EXISTING IMPERVIOUS AREA	
- *AC PAVEMENT*	*8,085 SQ. FT.*
- *CONCRETE*	*3,160 SQ.FT.*
- *PROPANE TANK*	*766 SQ. FT.*
TOTAL	12,011 SQ. FT.
EXISTING IMPERVIOUS AREA TO BE REMOVED	
- *AC PAVEMENT*	*5,146 SQ. FT.*
- *CONCRETE*	*2,471 SQ.FT.*
TOTAL	7,617 SQ. FT.

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REVISIONS	BY
1 CITY COMMENTS DATED 3/15/19	DD
2 CITY COMMENTS DATED 7/30/19	JW
3 CITY COMMENTS DATED 1/20/20	DD

EXISTING SITE & DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

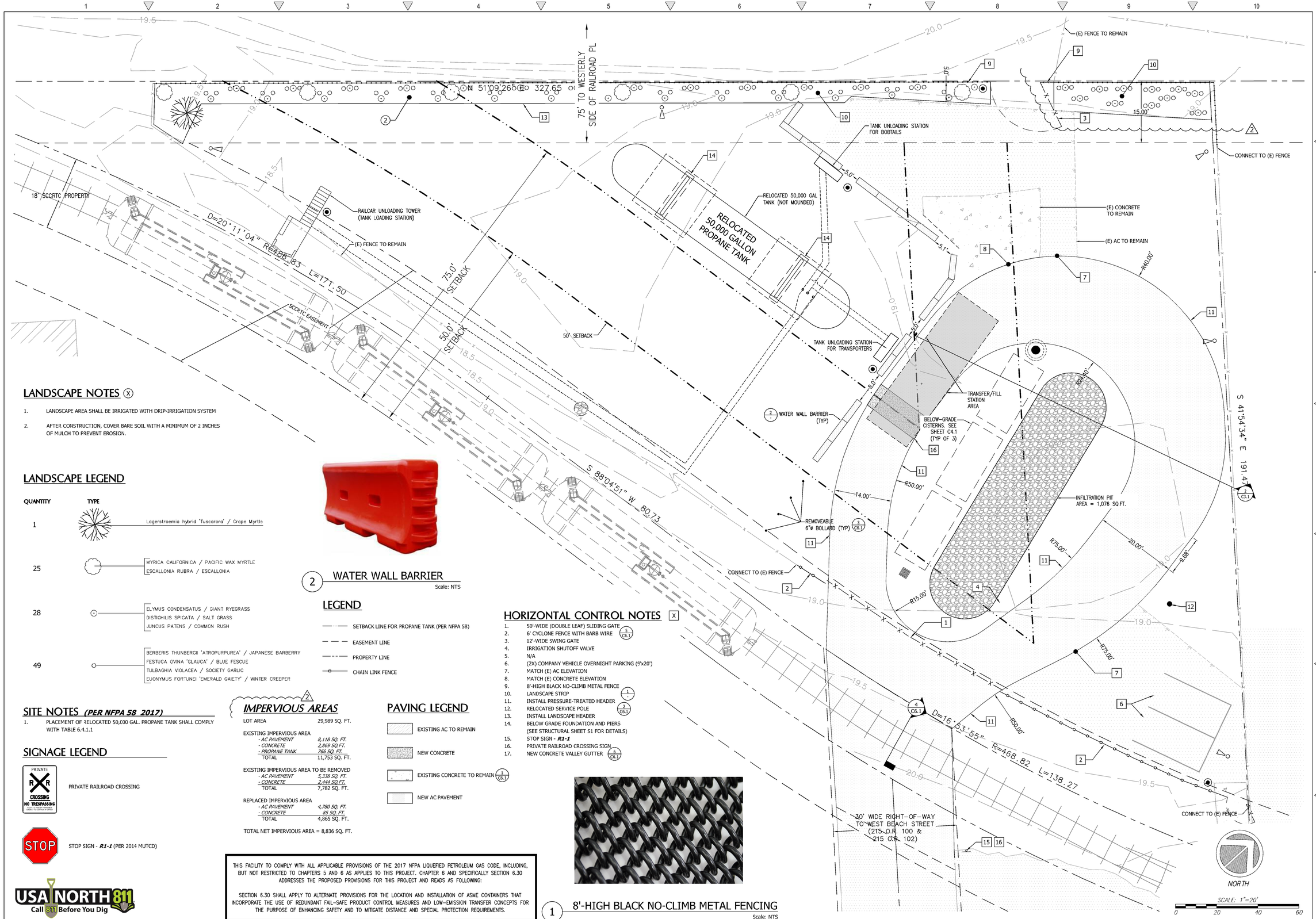
C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

MOUNTAIN PROPANE COMPANY
950 WEST BEACH STREET
WATSONVILLE, CA

APP # PP2019-18
APN 018-331-28

Date:	11.16.18
Scale:	1" = 20'
Drawn:	JB/DD
Job:	485-00
Sheet:	C1.1
	Of 13 Sheets

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LANDSCAPE NOTES (X)

1. LANDSCAPE AREA SHALL BE IRRIGATED WITH DRIP-IRRIGATION SYSTEM
2. AFTER CONSTRUCTION, COVER BARE SOIL WITH A MINIMUM OF 2 INCHES OF MULCH TO PREVENT EROSION.

LANDSCAPE LEGEND

QUANTITY	TYPE
1	Lagerstroemia hybrid 'Tuscarora' / Crape Myrtle
25	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE ESCALLONIA RUBRA / ESCALLONIA
28	ELYMUS CONDENSATUS / GIANT RYEGRASS DISTICHILIS SPICATA / SALT GRASS JUNCUS PATENS / COMMON RUSH
49	BERBERIS THUNBERGII 'ATROPURPUREA' / JAPANESE BARBERRY FESTUCA OVINA 'GLAUCA' / BLUE FESCUE TULBAGHIA VIOLACEA / SOCIETY GARLIC EUONYMUS FORTUNEI 'EMERALD GAIETY' / WINTER CREEPER

2 WATER WALL BARRIER
Scale: NTS

LEGEND

- SETBACK LINE FOR PROPANE TANK (PER NFPA 58)
- EASEMENT LINE
- PROPERTY LINE
- CHAIN LINK FENCE

HORIZONTAL CONTROL NOTES (X)

1. 50'-WIDE (DOUBLE LEAF) SLIDING GATE
2. 6' CYCLONE FENCE WITH BARB WIRE (5/C6.1)
3. 12'-WIDE SWING GATE
4. IRRIGATION SHUTOFF VALVE
5. N/A
6. (2X) COMPANY VEHICLE OVERNIGHT PARKING (9'x20')
7. MATCH (E) AC ELEVATION
8. MATCH (E) CONCRETE ELEVATION
9. 8'-HIGH BLACK NO-CLIMB METAL FENCE
10. LANDSCAPE STRIP (1/-)
11. INSTALL PRESSURE-TREATED HEADER
12. RELOCATED SERVICE POLE (2/C6.1)
13. INSTALL LANDSCAPE HEADER
14. BELOW GRADE FOUNDATION AND PIERS (SEE STRUCTURAL SHEET S1 FOR DETAILS)
15. STOP SIGN - ***R1-1***
16. PRIVATE RAILROAD CROSSING SIGN
17. NEW CONCRETE VALLEY GUTTER (6/C6.1)

SITE NOTES *(PER NFPA 58 2017)*

1. PLACEMENT OF RELOCATED 50,000 GAL. PROPANE TANK SHALL COMPLY WITH TABLE 6.4.1.1

SIGNAGE LEGEND

PRIVATE RAILROAD CROSSING

STOP SIGN - ***R1-1*** (PER 2014 MUTCD)

IMPERVIOUS AREAS (2)

LOT AREA	29,989 SQ. FT.
EXISTING IMPERVIOUS AREA	
- AC PAVEMENT	8,118 SQ. FT.
- CONCRETE	2,869 SQ.FT.
- PROPANE TANK	766 SQ. FT.
TOTAL	11,753 SQ. FT.
EXISTING IMPERVIOUS AREA TO BE REMOVED	
- AC PAVEMENT	5,338 SQ. FT.
- CONCRETE	2,444 SQ.FT.
TOTAL	7,782 SQ. FT.
REPLACED IMPERVIOUS AREA	
- AC PAVEMENT	4,780 SQ. FT.
- CONCRETE	85 SQ. FT.
TOTAL	4,865 SQ. FT.

TOTAL NET IMPERVIOUS AREA = 8,836 SQ. FT.

PAVING LEGEND

- EXISTING AC TO REMAIN
- NEW CONCRETE
- EXISTING CONCRETE TO REMAIN (4/C6.1)
- NEW AC PAVEMENT

THIS FACILITY TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE 2017 NFPA LIQUEFIED PETROLEUM GAS CODE, INCLUDING, BUT NOT RESTRICTED TO CHAPTERS 5 AND 6 AS APPLIES TO THIS PROJECT. CHAPTER 6 AND SPECIFICALLY SECTION 6.30 ADDRESSES THE PROPOSED PROVISIONS FOR THIS PROJECT AND READS AS FOLLOWING:

SECTION 6.30 SHALL APPLY TO ALTERNATE PROVISIONS FOR THE LOCATION AND INSTALLATION OF ASME CONTAINERS THAT INCORPORATE THE USE OF REDUNDANT FAIL-SAFE PRODUCT CONTROL MEASURES AND LOW-EMISSION TRANSFER CONCEPTS FOR THE PURPOSE OF ENHANCING SAFETY AND TO MITIGATE DISTANCE AND SPECIAL PROTECTION REQUIREMENTS.

1 8'-HIGH BLACK NO-CLIMB METAL FENCING
Scale: NTS

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY
1 CITY COMMENTS DATED 3/15/19	DD
2 CITY COMMENTS DATED 7/30/19	JW
3 CITY COMMENTS DATED 1/20/20	DD

SITE & LANDSCAPE PLAN

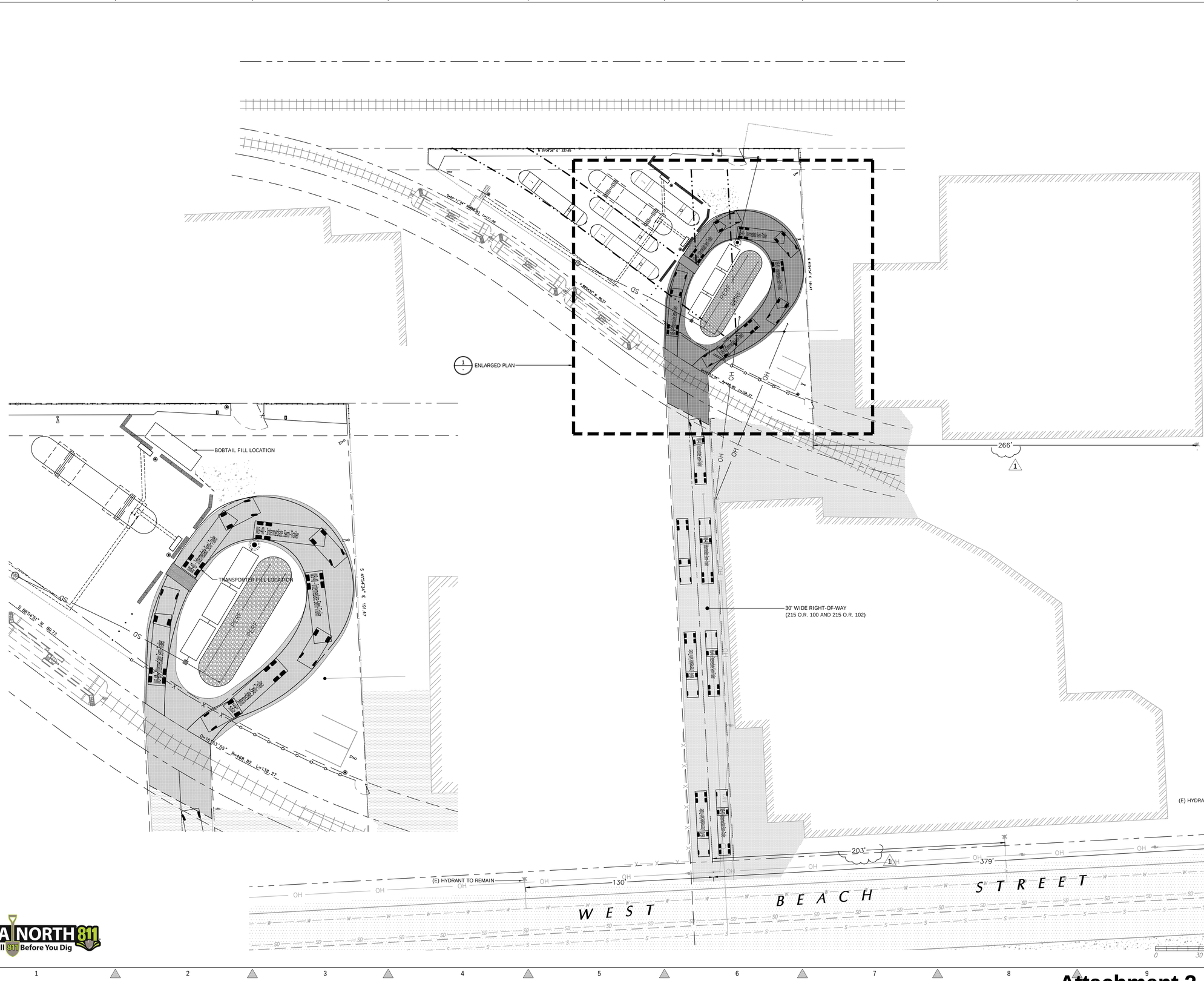
REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

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

MOUNTAIN PROPANE COMPANY
950 WEST BEACH STREET
WATSONVILLE, CA
APN 018-331-28 APP # PP2019-18

Date: 11.16.18
Scale: 1" = 20'
Drawn: JB/DD
Job: 485-00
Sheet: C2.1
Of 13 Sheets

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REVISIONS	BY
1 CITY COMMENTS DATED 3/15/19	DD
2 CITY COMMENTS DATED 7/30/19	JW
3 CITY COMMENTS DATED 1/20/20	DD

SITE ACCESS PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

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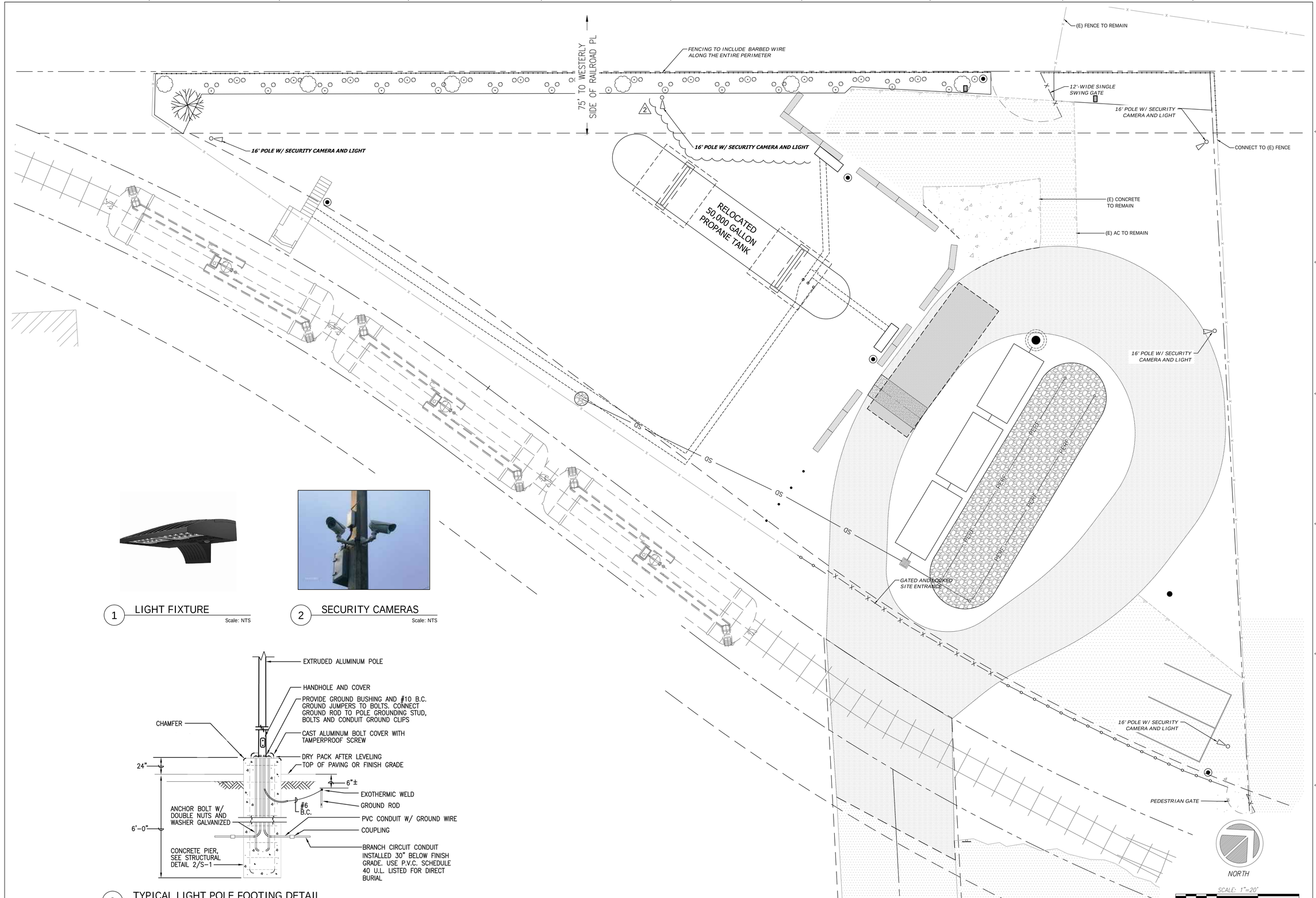
MOUNTAIN PROPANE COMPANY
950 WEST BEACH STREET
WATSONVILLE, CA
APP # PP2019-18

APN 018-331-28

Date:	11.16.18
Scale:	1" = 20'
Drawn:	JB/DD
Job:	485-00
Sheet:	C2.2
Of	13 Sheets

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1 LIGHT FIXTURE

Scale: NTS

2 SECURITY CAMERAS

Scale: NTS

3 TYPICAL LIGHT POLE FOOTING DETAIL

Scale: NTS

REVISIONS		BY
1	CITY COMMENTS DATED 3/15/19	DD
2	CITY COMMENTS DATED 7/30/19	JW
3	CITY COMMENTS DATED 1/20/20	DD

LIGHT & SECURITY PLAN

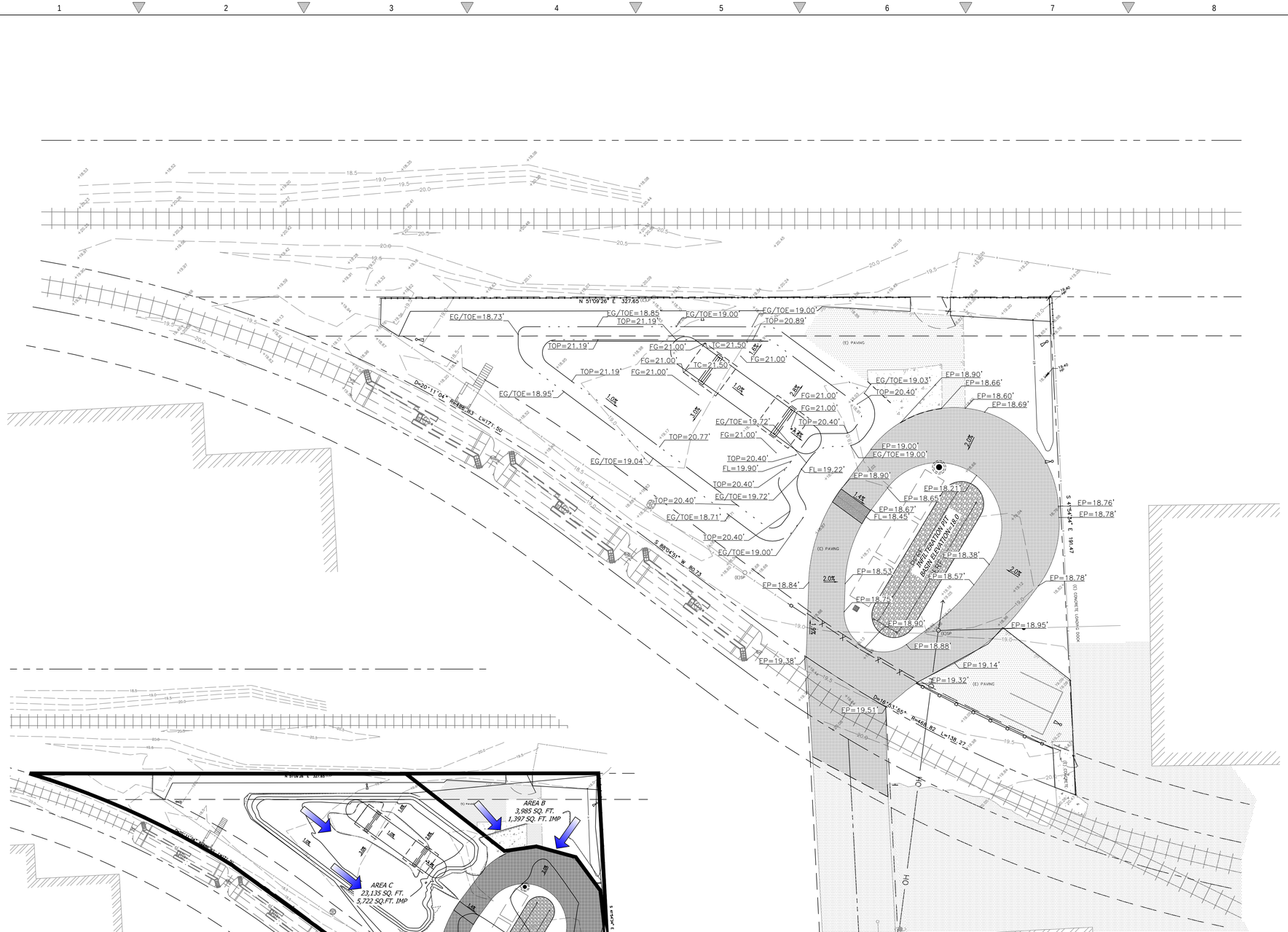
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

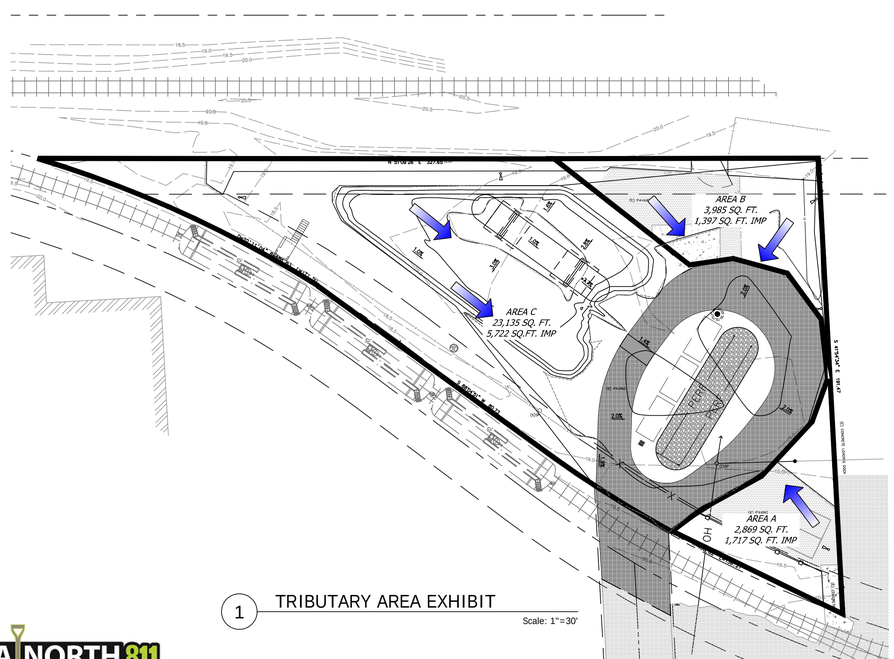
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Scotts Valley, CA 95066
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MOUNTAIN PROPANE COMPANY
950 WEST BEACH STREET
WATSONVILLE, CA
APP # PP2019-18
APN 018-331-28

Date:	11.16.18
Scale:	1" = 20'
Drawn:	JB/DD
Job:	485-00
Sheet:	C2.3
Of	13 Sheets

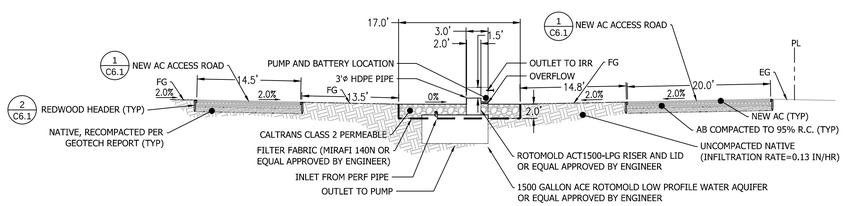
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1 TRIBUTARY AREA EXHIBIT

Scale: 1"=30'



2 INFILTRATION PIT DETAIL

Scale: 1"=10'

GENERAL GRADING NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROJECT'S GEOTECHNICAL REPORT.
2. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY (E) A.C. OR P.C.C. PAVING SHALL BE SCARIFIED & REMOVED & SUBGRADE PREPARED & COMPACTED AS SHOWN IN THESE PLANS.
3. ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING PAD AREAS & PARKING OR DRIVEWAY AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
4. ALL BUILDING PADS TO BE COMPACTED TO 90% RELATIVE COMPACTION; DRIVEWAY & STREET AREAS TO BE COMPACTED TO 95% RELATIVE COMPACTION PER ASTM D1557-91.
5. BUILDING PAD TO BE LEVEL SIDE-TO-SIDE, FRONT-TO-REAR, UNLESS OTHERWISE SHOWN.
6. BUILDING PAD SHALL CONSIST OF 24" OF SELECT IMPORT (WITH A PI OF LESS THAN 10) INSTALLED UNDER BUILDING SLAB. PREPARATION SHALL EXTEND 5' BEYOND ALL EXTERIOR FACES OF THE BUILDING.
7. STRIPPINGS MAY BE PLACED IN PLANTING AREAS; ALL EXCESS STRIPPING SHALL BE HAULED OFF. PAVING DEBRIS SHALL BE HAULED OFF TO AN APPROVED DISPOSAL SITE.
8. ALL WORK SHOWN OR NOTED IN THESE PLANS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, ALL LOCAL, STATE AND FEDERAL MINIMUM STANDARDS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
9. CONTRACTOR SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT IDENTIFIED FOR REMOVAL DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR ANY DAMAGE TO AS-NEW CONDITION AT THEIR SOLE EXPENSE.
10. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO THE START OF CONSTRUCTION.
11. ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.
12. GRADING SLOPES FOR BOTH CUT AND FILL SHALL NOT EXCEED 2(H):1(V) UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
13. ALL SOFTSCAPE GRADES ADJACENT TO (N) BUILDINGS SHALL BE 8" (MIN.) BELOW FINISH FLOOR.
14. CONTRACTOR SHALL GRADE TO ENSURE DRAINAGE FLOWS AWAY FROM (N) BUILDINGS.
15. ALL EXCESS EARTHWORK SHALL BE PLACED ON SITE AT AN APPROVED LOCATION.

EARTHWORK QUANTITIES

NOTE: THE EARTHWORK QUANTITIES SHOWN HEREON ARE EXCLUSIVE OF WALL FOOTINGS, EXISTING PAVEMENT REMOVAL AND OVER EXCAVATION AND RECOMPACTION, UTILITY TRENCH SPOILS & SOIL EXPANSION AND CONTRACTION FACTORS.

ITEM	DESCRIPTION	CUT (cu.yds)	FILL (cu.yds)
1	EG VS. FG	109	359
2	CISTERN	12	0
3	INFILTRATION PIT	82	0

NET VOLUME = 156 CU.YDS. OF FILL

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

BASE FLOOD ELEVATION: 25.0'

NORTH

SCALE: 1"=20'

0 20 40 60

USA NORTH 811 Call 811 Before You Dig

REVISIONS	BY
1 CITY COMMENTS DATED 3/15/19	DD
2 CITY COMMENTS DATED 7/30/19	JW
3 CITY COMMENTS DATED 1/20/20	DD

GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

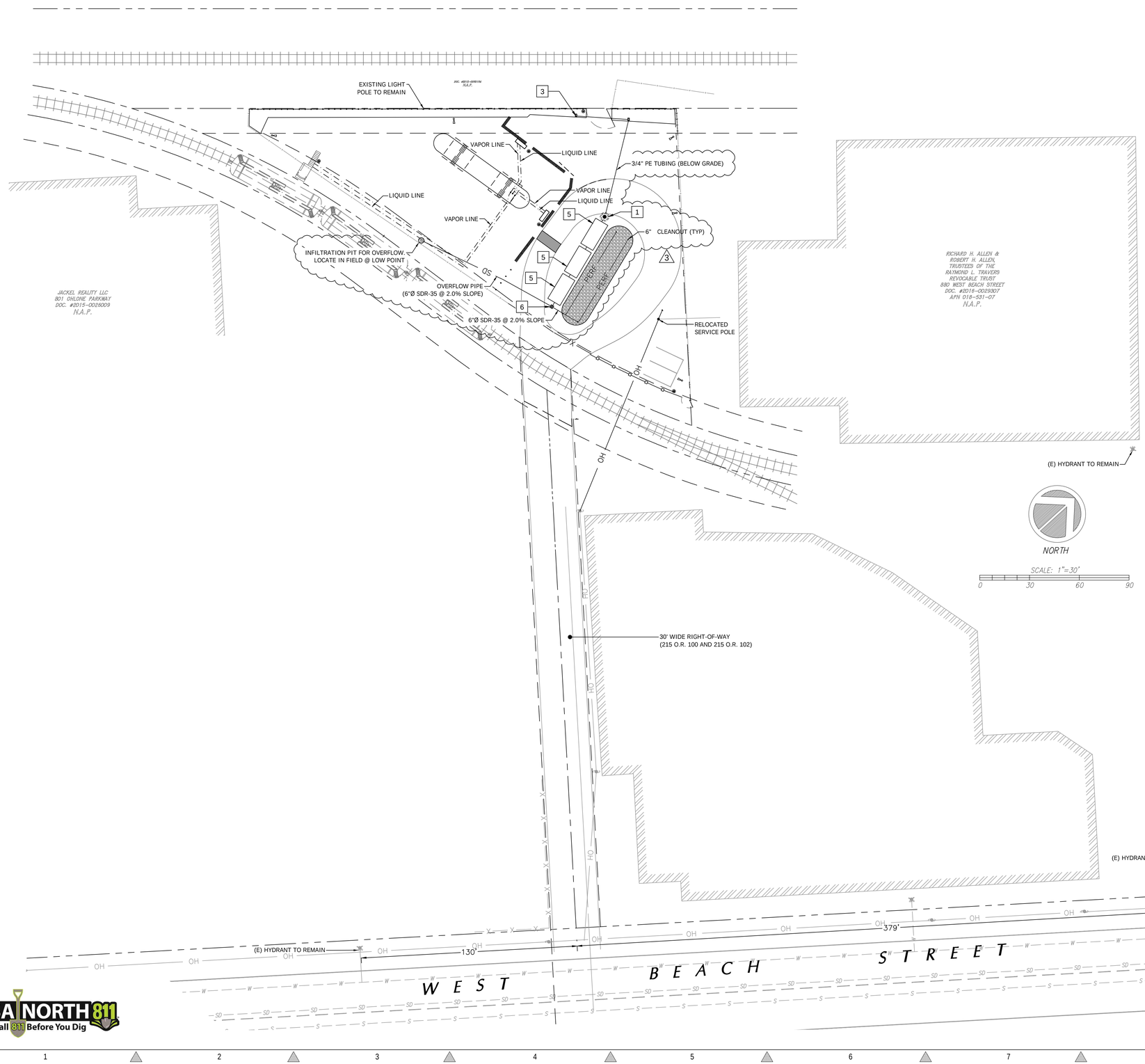
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MOUNTAIN PROPANE COMPANY
950 WEST BEACH STREET
WATSONVILLE, CA

APN 018-331-28 APP # PP2019-18

Date:	11.16.18
Scale:	1" = 20'
Drawn:	JB/DD
Job:	485-00
Sheet:	C3.1
Of	13 Sheets

Drawing: N:\485-00 Mountain Propane Services\CAD\Models\Sheets\485-00 - C3.1 - GRADING.dwg Layout: C3.1 - GRADING Last Saved: Tue Jan 21, 2020 - 7:43am Last Plotted: Tue Jan 21, 2020 - 8:00am By: Drew



X WATER NOTES:

1. INSTALL 12 VOLT PUMP (COUNTYLINE 12V DC TRANSFER UTILITY PUMP OR EQUAL) IN 48" MANHOLE. (2) (3)
2. 1" PE TUBING
3. P.O.C. FOR IRRIGATION SYSTEM
4. ¾" WATER STANDARD SERVICE CONNECTION (PER CITY OF WATSONVILLE STD DETAIL W-01) (3)
5. 3,525 GALLON BELOW-GRADE WATER STORAGE TANK
6. INSTALL SDDI (U23 CHRISTY OR SUBSTITUTE APPROVED BY ENGINEER) W/ CONNECTION TO BELOW-GRADE CISTERNS AND OVERFLOW DRAINAGE.

PROPANE PIPING NOTES

1. ALL LP PIPING SHALL BE BLACK A106 SEAMLESS, CONFORMING TO ASTM A 53, STANDARD SPECIFICATION FOR PIPE, BLACK STEEL - SCHEDULE 80
2. ALL FITTINGS SHOWN FOR LP PIPING SHALL BE 2000 PSI RATED W.O.G.
3. POLYETHYLENE OR POLYAMIDE PIPE OR TUBING SHALL IS NOT ALLOWED FOR LP PIPING
4. ALL GAUGING DEVICES REQUIRING BLEEDING OF PRODUCT TO ATMOSPHERE SHALL HAVE A BLEED VALVE NO GREATER THAN A NO. 54 DRILL SIZE.
5. HOSE, HOSE CONNECTIONS AND FLEXIBLE FITTINGS AND FLEXIBLE CONNECTORS SHALL BE FABRICATED OF MATERIALS THAT ARE RESISTANT TO THE ACTION OF LP-GAS BOTH AS LIQUID AND VAPOR. HOSE SHALL BE DESIGNED FOR A WORKING PRESSURE OF 350 psig WITH A SAFETY FACTOR OF 5 TO 1 AND SHALL BE CONTINUOUSLY MARKED WITH *"LP-GAS, PROPANE, 350 PSI WORKING PRESSURE"*, AND WITH THE MANUFACTURER'S NAME AND TRADEMARK.
6. PER TABLE 5.7.7.1 OF NFPA 58, OPTION C & E HAVE BEEN IMPLEMENTED INTO THIS NEW LP DISTRIBUTION SYSTEM
7. NAMEPLATE ON (N) TANK SHALL BE VISIBLE
8. LIFTING MARSHALL EXCELSIOR OUT OF LOCK BOX SHALL PRESSURIZE THE EMERGENCY SHUTOFF VALVES, AS WELL AS, EQUALIZING THE PRESSURE ON BOTH SIDES OF THE LIQUID AND VAPOR INTERNAL VALVES (ASSOCIATED TO BOBTAIL FILLING).

ELECTRICAL NOTE:

ALL ELECTRICAL CONTROLS AND APPURTENANCES SHALL BE AT BASE FLOOD ELEVATION OR HIGHER.

BASE FLOOD ELEVATION: 25.0'

USA NORTH 811 Call 811 Before You Dig

REVISIONS		BY
1	CITY COMMENTS DATED 3/15/19	DD
2	CITY COMMENTS DATED 7/30/19	JW
3	CITY COMMENTS DATED 1/20/20	DD

SITE UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

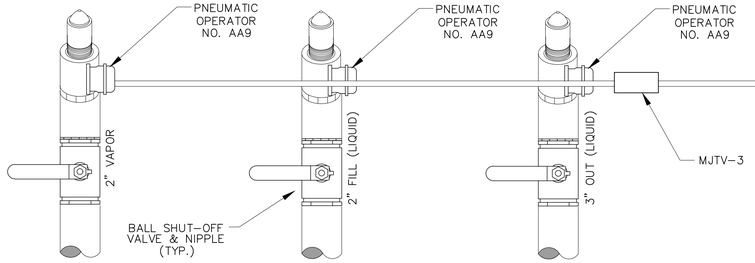
C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

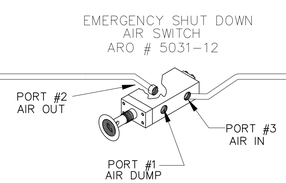
MOUNTAIN PROPANE COMPANY
950 WEST BEACH STREET
WATSONVILLE, CA
APN 018-331-28 APP # PP2019-18

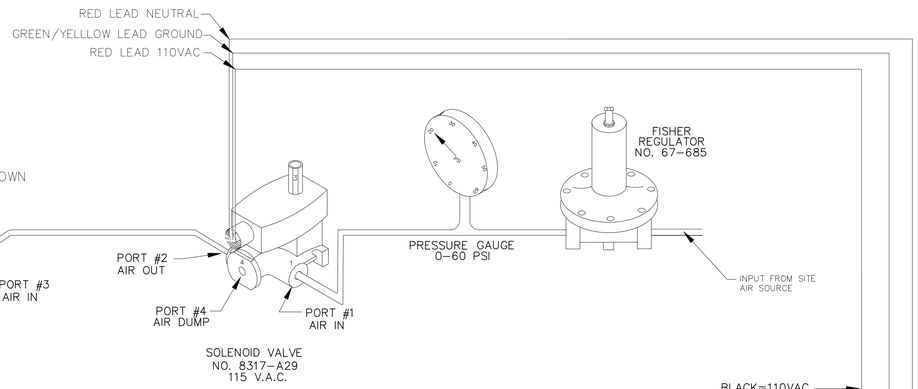
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Of	13 Sheets

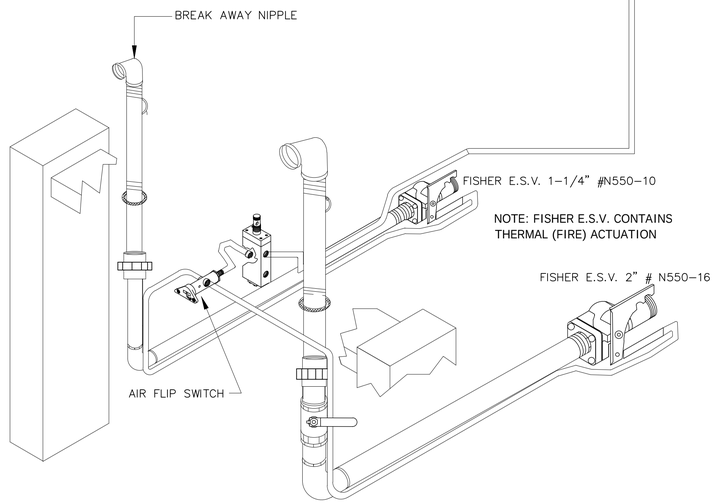
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NOTE: PNEUMATIC OPERATOR CONTAINS FUSIBLE ELEMENT
FOR FIRE ACTUATION REQUIREMENT (PER NFPA 58)

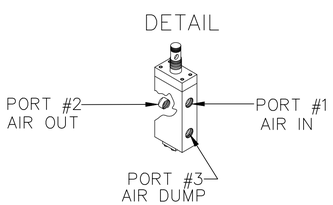




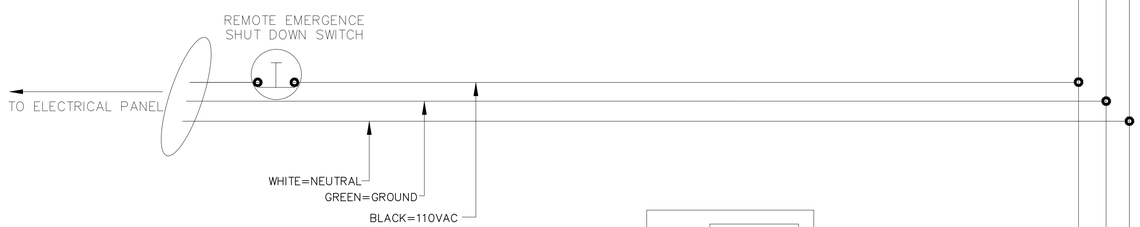


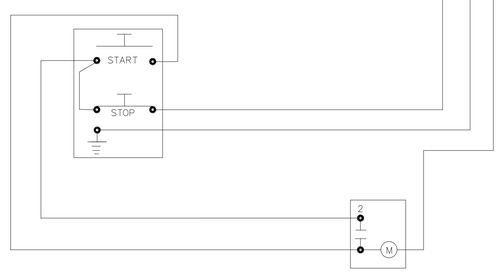


BULKHEAD
LOADING / UNLOADING
AREAS



PULL POSITION





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REVISIONS	BY
1 CITY COMMENTS DATED 3/15/19	DD
2 CITY COMMENTS DATED 7/30/19	JW
3 CITY COMMENTS DATED 1/20/20	DD

PNEUMATIC SYSTEM

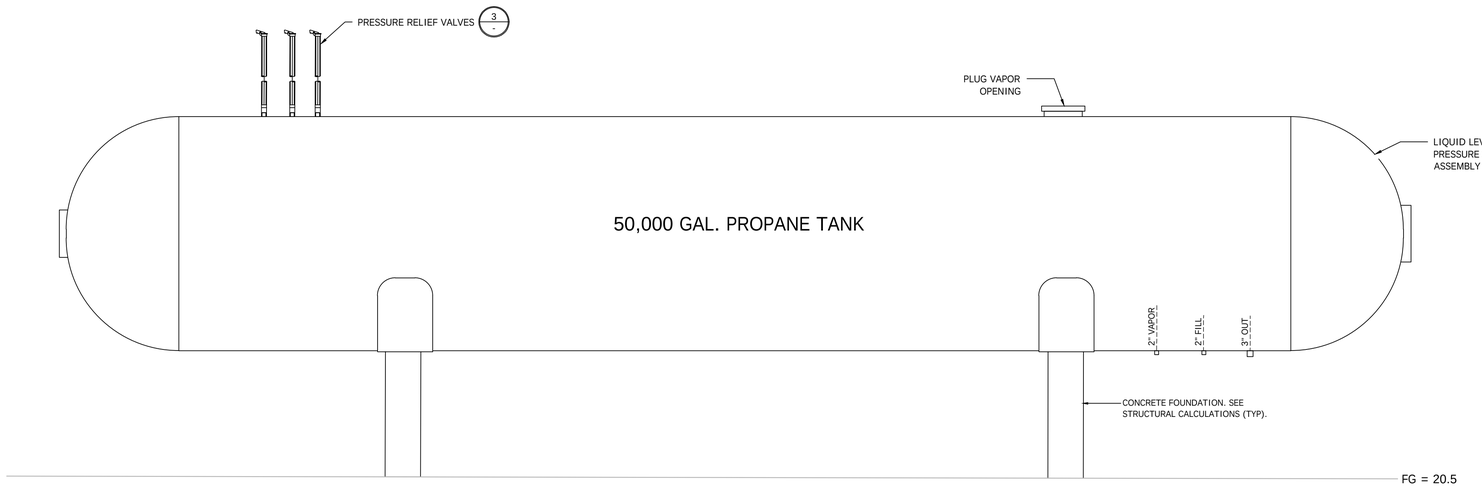
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/19
CIVIL
STATE OF CALIFORNIA

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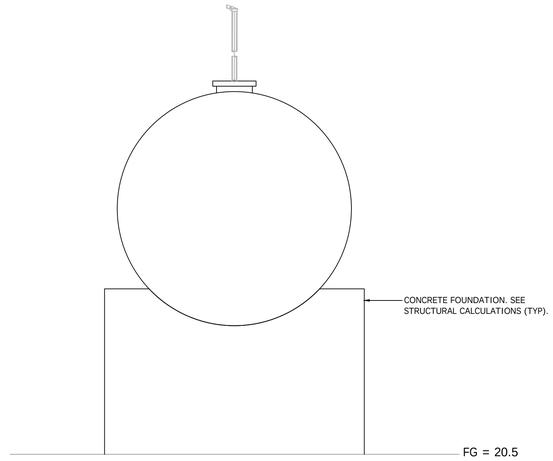
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Of	13 Sheets

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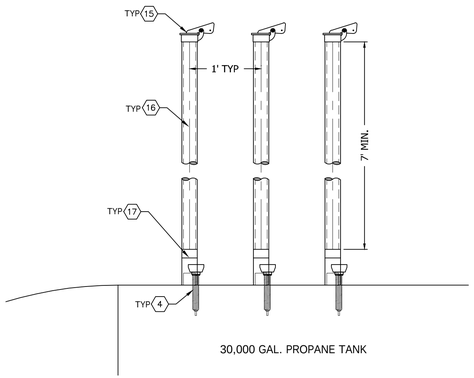
1 PROPANE TANK - SIDE VIEW

Scale: 1":3'



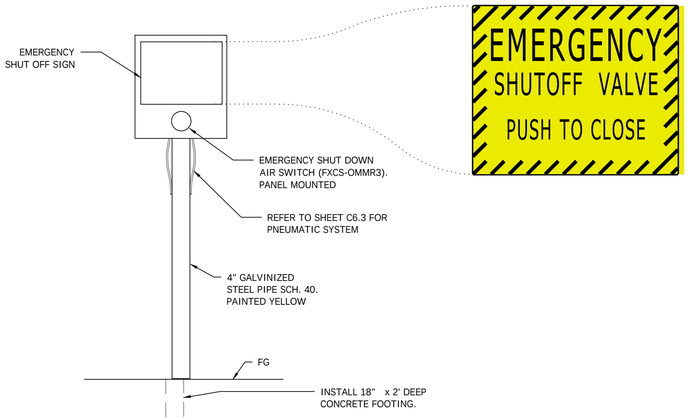
1 PROPANE TANK - FRONT VIEW

Scale: 1":3'



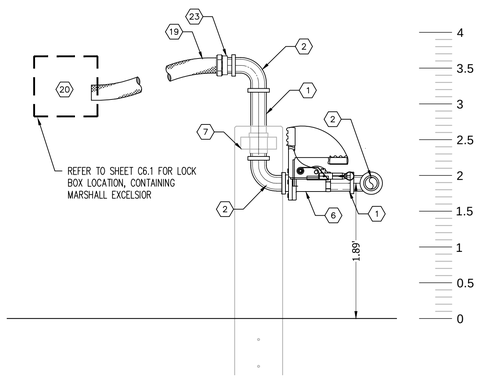
3 PRESSURE RELIEF VALVE ASSEMBLY

Scale: 1:1



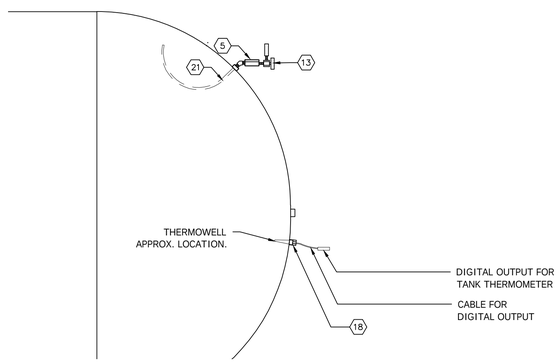
4 EMERGENCY SHUT-OFF SWITCH

Scale: 1:1



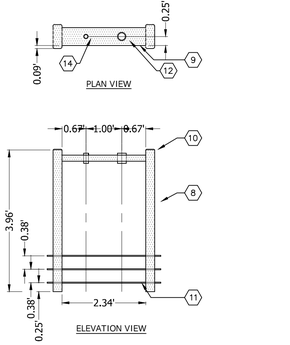
5 2" OUT ASSEMBLY @ BULK HEAD

Scale: 1:1



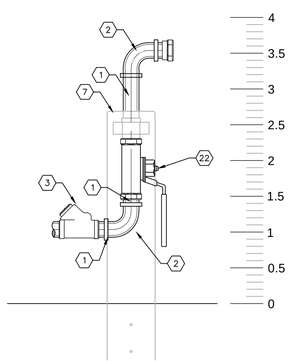
6 LIQUID LEVEL, PRESSURE & TEMP GAUAGE ASSEMBLY

Scale: 1:1



7 2-HOLE VERTICAL BULK HEAD DETAIL

Scale: 1:2



8 2" FILL ASSEMBLY @ BULK HEAD

Scale: 1:1

MECHANICAL SCHEDULE	
ID	DESCRIPTION
1.	2" THREADED NIPPLE
2.	2" STANDARD 90° BEND
3.	2" FNPT BRONZE SWING CHECK VALVE
4.	2" MNPT LARGE RELIEF VALVE
5.	TEE BLOCK MANIFOLD
6.	EMERGENCY SHUTOFF VALVE (2" FNPT)
7.	2-HOLE VERTICAL BULKHEAD (SEE DETAIL 5 ON THIS SHEET)
8.	4" x 8" .188" WALL RECTANGULAR TUBING 47 3/4" LONG
9.	2" x 6" x .120" WALL RECTANGULAR TUBING 28" LONG
10.	1/4" PLATE 3.75" x 7.75" SA36
11.	NO. 4 REBAR 40" LONG
12.	2" 3000# FULL COUPLING SA105
13.	LIQUID LEVEL VENT VALVE & (0-400 psig) PRESS. GAUGE
14.	1-1/4" 3000# FULL COUPLING
15.	RAIN CAP
16.	3" x 7' RELIEF STACK
17.	STEEL PIPE AWAY COUPLING
18.	THERMOMETER & THERMOWELL
19.	2" DAYCO HIGH PRESSURE LPG HOSE (20' IN LENGTH)
20.	LOW EMISSION DRY BRAKE TRANSFER SYSTEM FOR BULK TANK TO BOBTAIL
21.	FIXED LIQUID LEVEL GAGE
22.	2" FNPT "APOLLO" BALL VALVE
23.	2" MNPT DAYCO PRESSEDON HOSE COUPLING

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REVISIONS		BY
1	CITY COMMENTS DATED 3/15/19	DD
2	CITY COMMENTS DATED 7/30/19	JW
3	CITY COMMENTS DATED 1/20/20	DD

PROPANE TANK ELEVATIONS & PIPING DETAILS

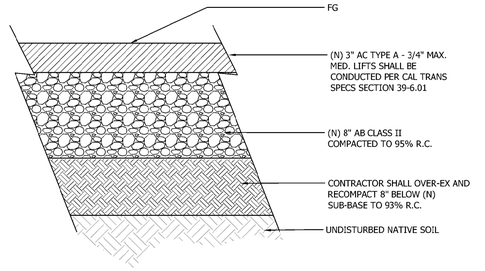
REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

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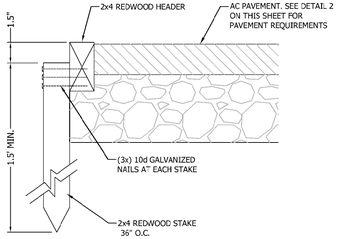
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Sheet:	C5.1
Of	13 Sheets

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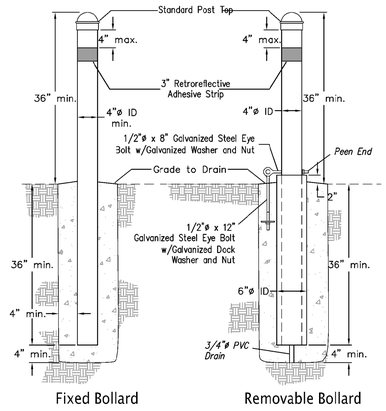
1 AC PAVEMENT SECTION

Scale: NTS



2 REDWOOD HEADER - EDGE OF PAVEMENT

Scale: NTS

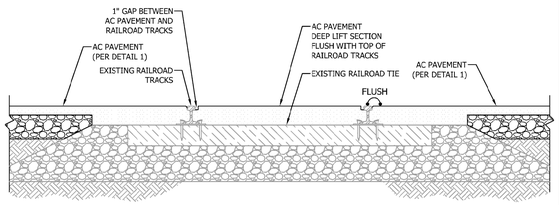


NOTES:

1. BOLLARD SHALL BE FABRICATED FROM GALVANIZED IRON PIPE (GIP), SCH. 40 STEEL PIPE OR DUCTILE IRON PIPE;
2. BOLLARD SHALL BE A MINIMUM OF 4"ø INSIDE DIAMETER
3. BOLLARD SHALL BE A MINIMUM OF 4"ø INSIDE DIAMETER
4. BOLLARDS SHALL BE PROVIDED WITH A STANDARD, MALLEABLE IRON POST TOP;
5. BOLLARD SHALL BE SET A MINIMUM OF 36" INTO CONCRETE POST FOOTING;
6. BOLLARD SHALL BE FILLED WITH CONCRETE PRIOR TO INSTALLING POST CAP. REMOVABLE BOLLARDS SHALL NOT BE CONCRETE FILLED;
7. CONCRETE SHALL BE CLASSED AS MINOR CONCRETE IN ACCORDANCE WITH SECTION 90-1.01, "DESCRIPTION" OF THE CALTRANS STANDARD SPECIFICATIONS.
8. BOLLARD SHALL BE PAINTED OSHA SAFETY YELLOW IN ACCORDANCE WITH WYEAST ENGINEERING STANDARD PLAN 2-01, "UTILITY MARKING SYSTEMS";
9. WHERE PROVIDED FOR IN THE CONTRACT DOCUMENTS, THE BOLLARD SHALL BE COATED WITH A REFLECTIVE COATING OTHERWISE CONFORMING WITH SAID STANDARD PLAN 2-01;
10. ALTERNATIVELY, WHERE PROVIDED FOR IN THE CONTRACT DOCUMENTS, A RETROREFLECTIVE STRIPE SHALL BE PLACED AROUND THE TO BOLLARD WITHIN 4-INCHES OF THE CAP OF THE COLOR PROVIDED FOR;
11. WHERE A REMOVABLE BOLLARD IS CALLED FOR, THE OWNER WILL PROVIDE A PADLOCK TO SECURE THE BOLLARD TO THE ANCHOR

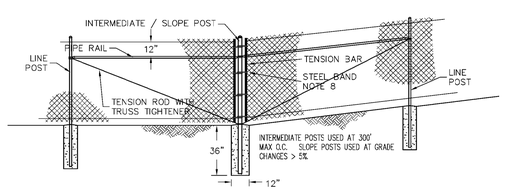
3 FIXED AND REMOVABLE BOLLARDS

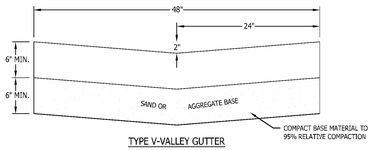
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4 RAILROAD GRADE CROSSING SECTION

Scale: NTS

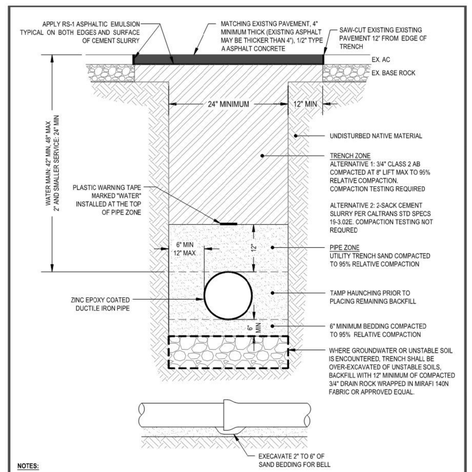




TYPE V-VALLEY GUTTER

6 CONCRETE VALLEY GUTTER

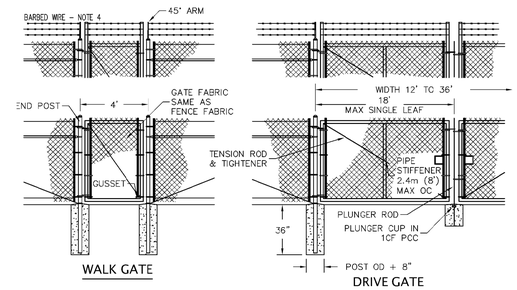
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NOTES:

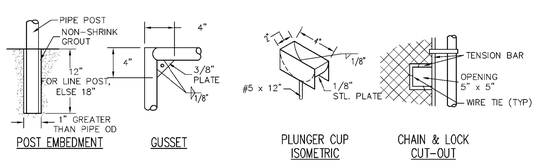
1. TRENCHES SHALL BE EXCAVATED IN A NEAT & WORKMANLIKE MANNER AT THE STREET SURFACE AND THE SHAPE SHALL BE RECTANGULAR.
2. THE MINIMUM PAVEMENT RESTORATION SHALL BE 4" OF TYPE "A" ASPHALT CONCRETE. IF THE EXISTING PAVEMENT SECTION IS THICKER THAN 4" AC, THE RESTORATION PAVEMENT SECTION SHALL MATCH THE EXISTING PAVEMENT THICKNESS.
3. A CONCRETE CAP 6" THICK AND THE WIDTH OF THE TRENCH TO PIPE SPRINGLINE SHALL BE CONSTRUCTED FOR ANY PIPE WITH LESS THAN 24" COVER.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT			
SCALE: NTS		WATER DIVISION STANDARD DRAWING STANDARD WATER TRENCH DETAIL	DATE DRAWN: 3/18
DRAWN BY: STAFF			REVISED:
CHECKED BY: TC		MARIA ESTHER RODRIGUEZ, CITY ENGINEER	DWG NO. W-08



WALK GATE

DRIVE GATE



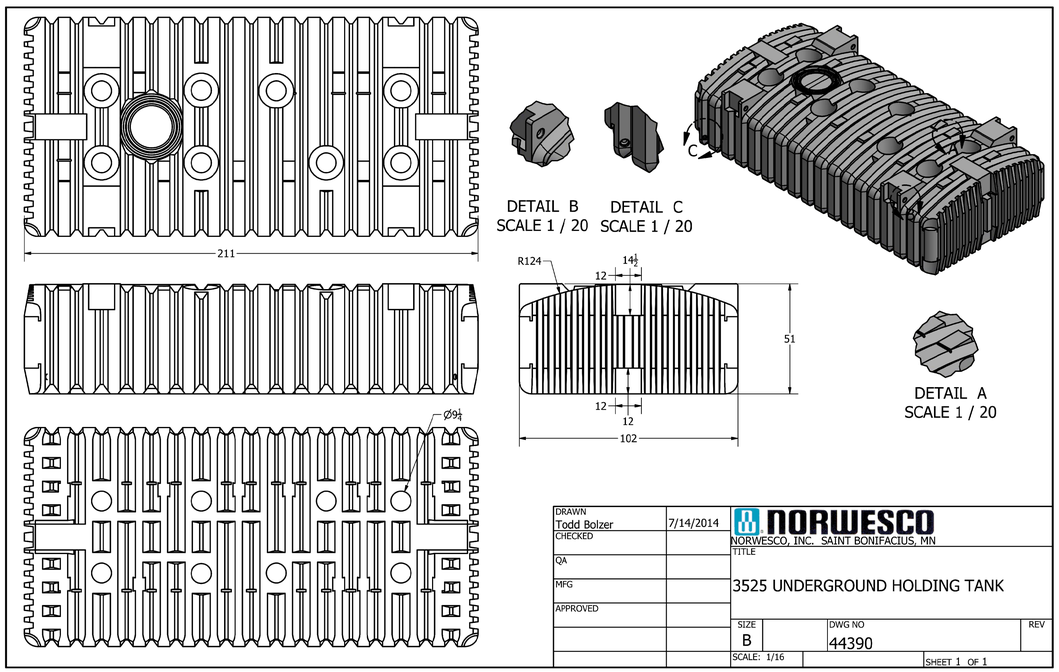
POST EMBEDMENT | GUSSET | PLUNGER CUP ISOMETRIC | CHAIN & LOCK CUT-OUT

NOTES:

1. SECURE DRIVE-FIT GALVANIZED CAP TO POST WITH 1/4" ROUND-HEAD RIVET.
2. H DENOTES FABRIC WIDTH AND NOMINAL FENCE HEIGHT. H = 5' UNLESS OTHERWISE NOTED.
3. IF FENCE WITH TOP RAIL IS SPECIFIED, DELETE STEEL TENSION WIRE AT TOP. AND PIPE RAILS AT INTERMEDIATE, SLOPE, END AND CORNER POSTS. EXTEND TENSION ROD TO TOP RAIL.
4. BARBED WIRE SHALL BE USED ONLY WHEN SPECIFIED.
5. POST SPACING IS MAXIMUM 10'.
6. FILL CLEAR OPENINGS GREATER THAN 3" WITH FABRIC. FOR OPENINGS LESS THAN 18", TIE FABRIC TO POSTS.
7. USE ONE POST FOR COMBINED SLOPE AND CORNER POST IF TOP OF CHANNEL WALL IS CONSTRUCTED AS SHOWN FOR "ALTERNATE".
8. STEEL BANDS AT TENSION BARS SHALL BE 1/8" x 1", MINIMUM, SPACED AT MAXIMUM 16'.

5 CHAIN LINK FENCE

Scale: NTS



DRAWN Todd Bolzer	7/14/2014	NORWESCO, INC. SAINT BONIFACIUS, MN	
CHECKED		TITLE 3525 UNDERGROUND HOLDING TANK	
QA			
MFG		SIZE B	DWG NO 44390 REV
APPROVED		SCALE: 1/16	SHEET 1 OF 1

REVISIONS	BY
1 CITY COMMENTS DATED 3/15/19	DD
2 CITY COMMENTS DATED 7/30/19	JW
3 CITY COMMENTS DATED 1/20/20	DD

DETAILS

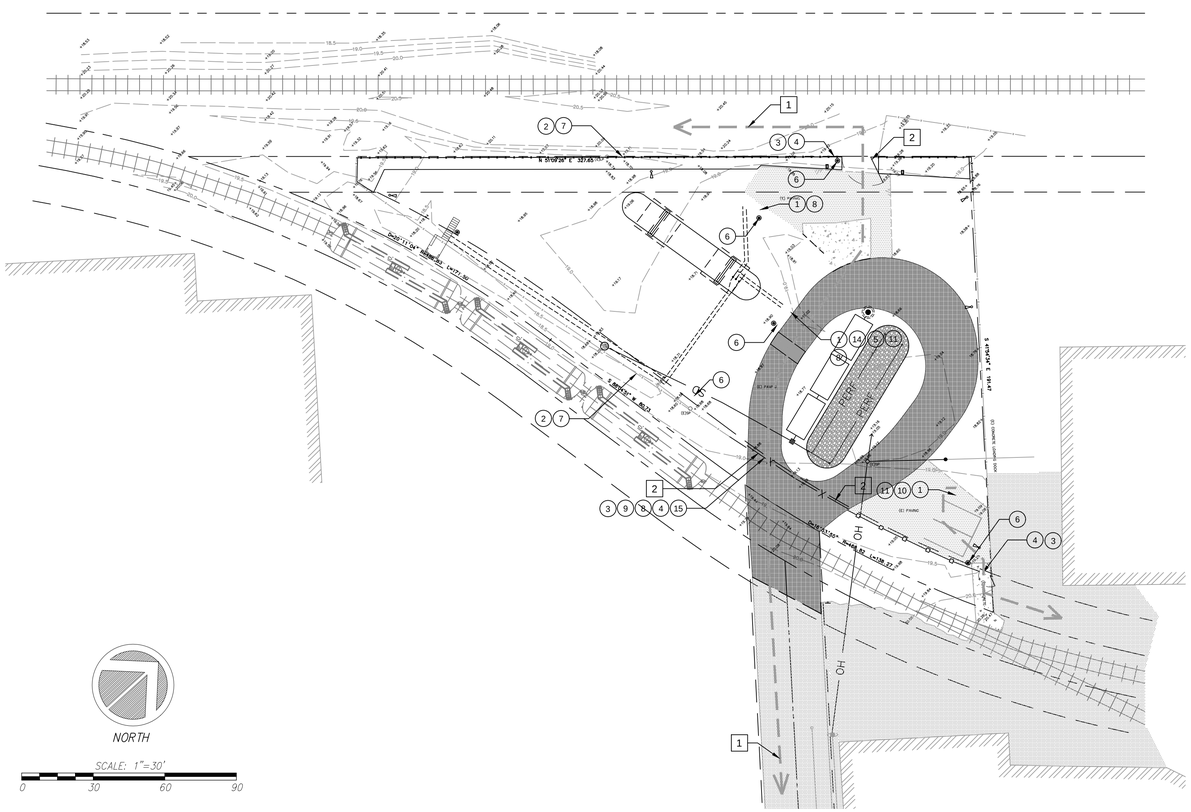
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Date:	11.16.18
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Drawn:	JB/DD
Job:	485-00
Sheet:	C6.1
Of	13 Sheets

By: Dave Last Plotted: Tue Jan 21, 2020 - 2:08pm
Last Saved: Tue Jan 21, 2020 - 8:54am
Layout: C6.1 - DETAILS
Drawing: W:\485-00 Mountain Propane Services\CAD\Models\Sheets\485-00 - C6.1 - DETAILS.dwg



SIGNAGE SCHEDULE:

DET.	#	DESCRIPTION	USAGE
1		NO SMOKING DECAL, RED LETTERS 2 1/2" X 10 1/2"	USE IN OFFICE AND AROUND BULK PLANT TO DESIGNATE AREAS
2		AUTHORIZED PERSONNEL SIGN	ATTACH TO MAIN GATE ENTRANCES
3		14" X 20" FLAMMABLE GAS NO SMOKING WITHIN 25 FEET (SIGN)	POST AS NEEDED ON FOUR SIDES OF FENCE OR AT REFUELING SITES
4		10" X 14" RESTRICTED AUTHORIZED PERSONNEL ONLY (SIGN)	ATTACH TO ALL FOUR SIDES OF FENCE
5		14" X 20" DANGER FLAMMABLE GAS- NO SMOKING (SIGN)	ATTACH TO ALL FOUR SIDES OF FENCE
6		10" X 12" EMERGENCY SHUTOFF VALVE PUSH TO CLOSE (SIGN)	INSTALL AT REMOTE SHUTDOWN LOCATIONS
7		5" X 14" NO TRESPASSING SIGN	ATTACH TO ALL FOUR SIDES OF FENCE
8		FLAMMABLE GAS - PROPANE DECAL 5 1/2" X 13"	APPLY TO BOTH SIDES OF STORAGE TANKS
9		10 3/4" OSHA HAZARD DIAMOND	APPLY TO ALL 4 EXPOSED SIDES OF STORAGE TANKS
10		2 1/2" X 8 1/2" FIRE EXTINGUISHER DECAL, RED LETTERS	USE IN OFFICE AND PLANT AREAS TO MARK EXTINGUISHER LOCATIONS
11		10" X 10" EMERGENCY PHONE # DIAMOND DECAL	PLACE IN OFFICE WINDOW OR OTHER CONSPICUOUS LOCATIONS AT PLANT
12		LIQUID / VAPOR DECAL SHEET	INSTALL ON PIPING AT PLANT AREA
13		8" X 16" TRANSPORT UNLOADING INSTRUCTIONS (SIGN)	POST AT EACH TRANSPORT UNLOADING RISER
14		1 1/4" X 5' BREAKAWAY-REPLACE WITH SAME LENGTH AND DIA. PIPE	APPLY TO RISER BULKHEAD AT TRANSPORT LOADING OR BULK FILL AREA
15		10" X 10" EMERGENCY TELEPHONE NUMBERS (SIGN)	POST ON FENCE MOST VISIBLE TO EMERGENCY PERSONNEL

1 SAFETY PLAN NOTES:

1. EMERGENCY EXITING ROUTE
2. MANUAL GATE (SEE SHEET C2.1) WITH APPROVED FIRE DEPARTMENT LOCK BOX
3. EMERGENCY SHUT-OFF SWITCH. INSTALL SHUTOFF SIGN.

GENERAL NOTES:

- CIRCLED CALL OUTS PERTAIN TO NEW SIGN REQUIREMENTS IDENTIFIED ON THIS SHEET. REFER TO SIGN DETAIL
- CONTRACTOR SHALL PROVIDE SUBMITTALS ON ALL SIGNS PRIOR TO INSTALLATION. CONTRACTOR SHALL COORDINATE WITH SUBURBAN'S SAFETY MANAGER FOR EXACT LOCATIONS OF SIGN STYLE & LOCATION.
- CONTRACTOR SHALL RECEIVE A REPLICATED TANK NAMEPLATE FROM TRINITY AND INSTALL IT ON THE EXTERIOR OF THE WALL CLOSURE

NO SMOKING

1 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

NOTICE
AUTHORIZED PERSONNEL ONLY

2 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

FLAMMABLE
NO SMOKING, OPEN FLAME OR OTHER SOURCE OF IGNITION PERMITTED WITHIN 25 FEET.

3 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

RESTRICTED AREA
AUTHORIZED PERSONNEL ONLY

4 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

DANGER
FLAMMABLE GAS
KEEP FIRE OR FLAME AWAY
NO SMOKING

5 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

EMERGENCY
SHUTOFF VALVE
PUSH TO CLOSE

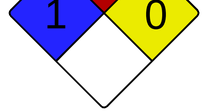
6 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

NO TRESPASSING

7 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

FLAMMABLE GAS

8 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS



9 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

FIRE
EXTINGUISHER

10 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

EMERG. PHONE

11 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

LIQUID/ VAPOR DECAL

12 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

TRANSPORT INSTRUCTIONS

13 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

BREAKAWAY

14 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

EMERG. PHONE

15 SIGN DETAIL
REFER TO SIGN SCHEDULE ON THIS SHEET Scale: NTS

USA NORTH 811 Call 811 Before You Dig

REVISIONS		BY
1	CITY COMMENTS DATED 3/15/19	DD
2	CITY COMMENTS DATED 7/30/19	JW
3	CITY COMMENTS DATED 1/20/20	DD

SAFETY PLAN

REGISTERED PROFESSIONAL ENGINEER TODD R. CREAMER No. C 64561 Exp. 6/30/19 CIVIL STATE OF CALIFORNIA

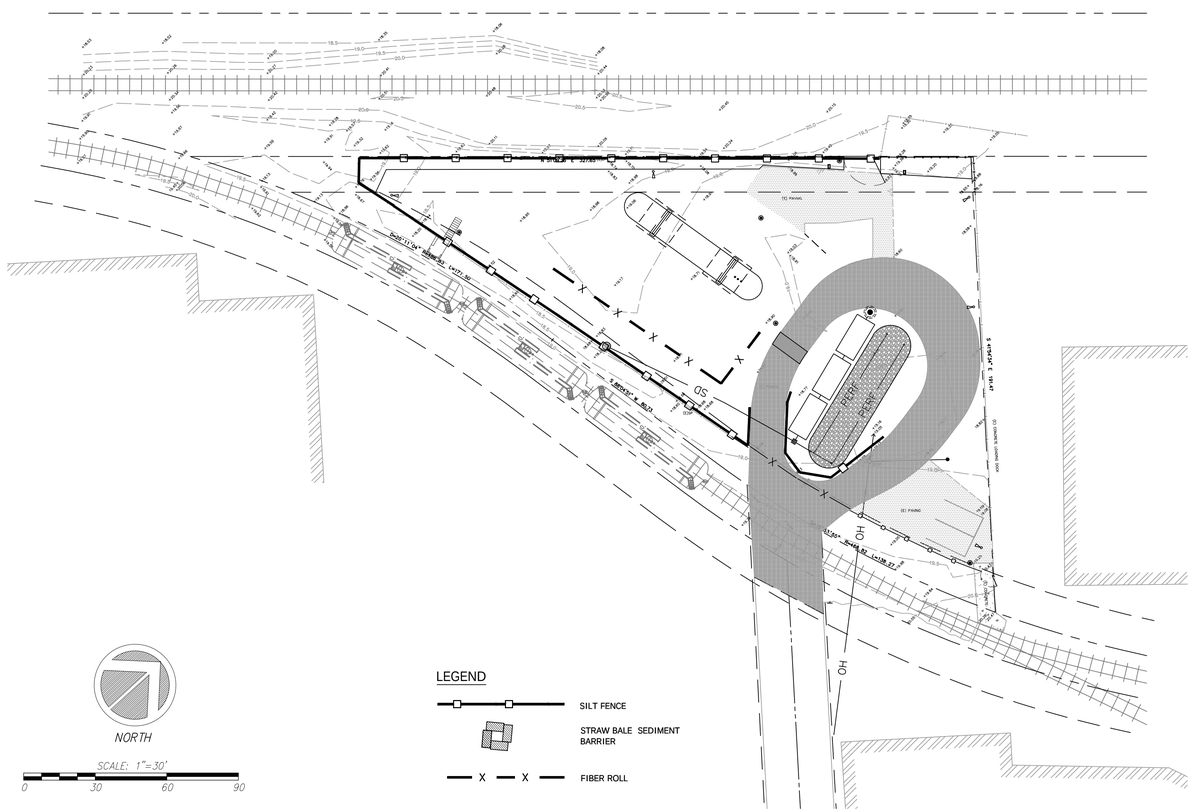
C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
T (831) 438-4420 F (831) 438-4420

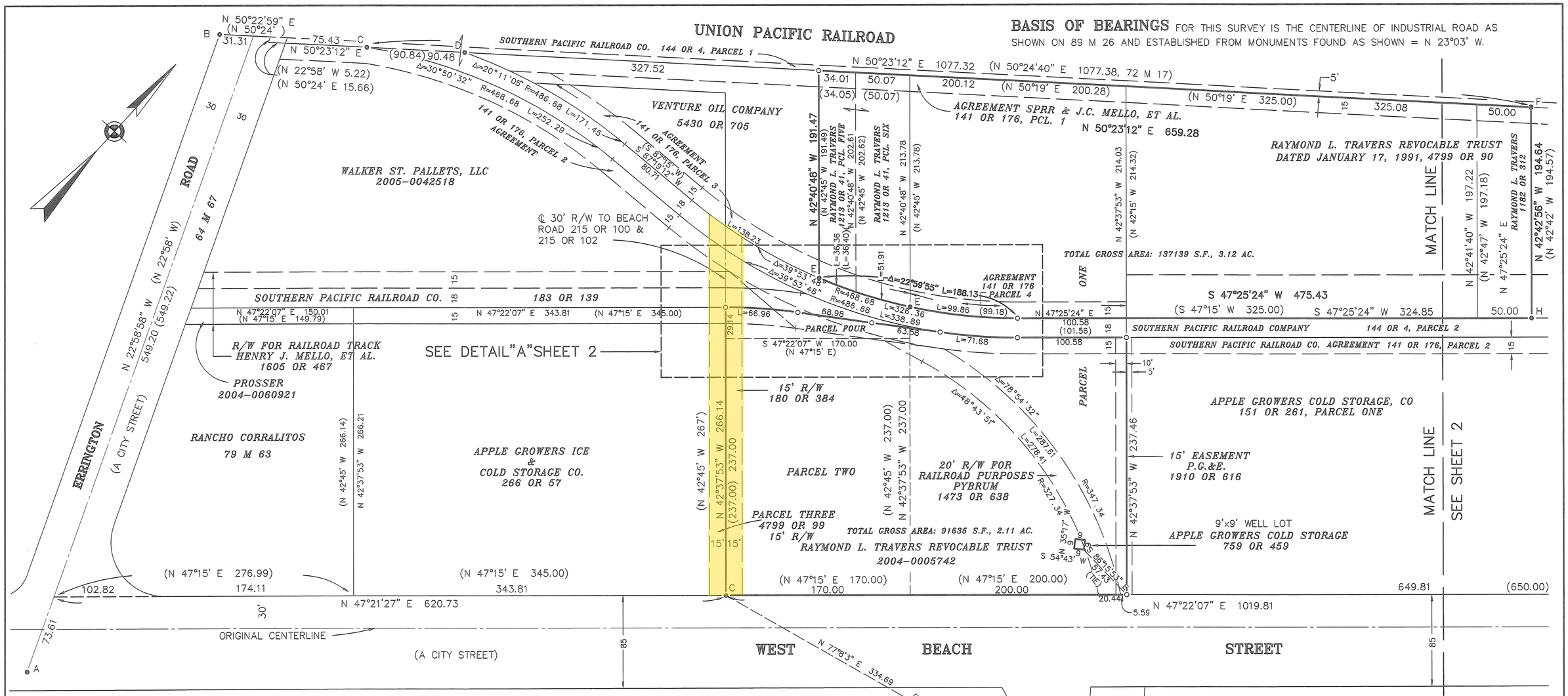
MOUNTAIN PROPANE COMPANY
950 WEST BEACH STREET
WATSONVILLE, CA
APP # PP2019-18
APN 018-331-28

Date:	11.16.18
Scale:	1" = 30'
Drawn:	JB/DD
Job:	485-00

Sheet: C7.1
Of 13 Sheets

Drawing: M:\485-00 Mountain Propane Service\CAD\Models\Sheets\485-00 - C7.1 - SAFETY PLAN.dwg Layout: C7.1 - SAFETY PLAN Last Saved: Tue Aug 20, 2019 - 8:55am Last Plotted: Tue Jan 21, 2020 - 8:11am By: Dave


PROP. PERF. PLANT
(E) PARKING
(E) CONCRETE CURBING EDGE
OH
SD
X X X X X X
5.56%±
5.56%± 10.0'
5.56%± 10.0'
5.56%± 22.5'
5.56%± 10.0'
5.56%± 10.0'
5.56%± 10.0



RECORDER'S STATEMENT

FILED THIS 21ST DAY OF NOVEMBER, 20 05
AT 10:22 A.M. IN BOOK 108 OF MAPS AT PAGE 8
AT THE REQUEST OF RAYMOND L. TRAVERS
2005-0081452

(SIGNED) GARY E. HAZELTON
COUNTY RECORDER

BY: JANE BALESTERI
DEPUTY

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF RAYMOND L. TRAVERS IN AUGUST, 2005

PROFESSIONAL LAND SURVEYOR STANLEY O. NIELSEN No. 3233 RENEWAL 6-30-06 STATE OF CALIFORNIA

STANLEY O. NIELSEN P.L.S. 3233
LICENSE RENEWAL DATE: 6-30-06

DATED: 11-03-05

LEGEND

- ○ SET 1/2" PIPE, TAGGED L.S. 3233
- ● FOUND MONUMENT INDICATED AS FOLLOWS:
  - A PLUG & TAG IN AC DIKE, TAGGED L.S. 2265
  - B 1" PIPE, TAGGED L.S. 2265
  - C AXLE, NO TAG AS PER 72 M 17
  - D 1/2" PIPE, NO TAG
  - E 1/2" PIPE, TAGGED L.S. 2362
  - F 1/2" PIPE, L.S. 3233
  - G RAILROAD SPIKE
  - H 1-1/4" PIPE, NO TAG
- ( ) RECORD DATA

DISTANCES ARE IN FEET AND DECIMALS THEREOF

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT THIS 9th DAY OF November, 20 05

REGISTERED PROFESSIONAL ENGINEER THOMAS LeROY BOLICH No. 26862 CIVIL STATE OF CALIFORNIA

(SIGNED AND SEALED)

THOMAS L. BOLICH, COUNTY SURVEYOR
R.C.E. NO. 26862
LICENSE RENEWAL: 3-31-2007

APN: 018-321-01,02
APN: 018-331-07,08,15

RECORD OF SURVEY
LANDS OF THE
RAYMOND L. TRAVERS TRUST
RANCHO BOLSA DEL PAJARO
CITY OF WATSONVILLE SANTA CRUZ COUNTY CALIFORNIA

MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
70 PENNY LANE, SUITE A WATSONVILLE, CALIFORNIA

BY:

STANLEY O. NIELSEN P.L.S. 3233 RENEWAL: 6-30-06
SCALE: 1"=60' AUGUST, 2005
SHEET 1 OF 2 JOB NO. 02181

BM 124

SCALE: 1"=60'

MATCH LINE

F

50.00

RAYMOND L. TRAVERS REVOCABLE TRUST DATED 1-17-91
4799 OR 90

RAYMOND L. TRAVERS 1182 OR 312

N 42°42'56" W 194.64
(N 42°42' W 194.57)

GRANITE CONSTRUCTION CO.
1997-0016371

GRANITE CONSTRUCTION COMPANY 72 M 17

GRANITE CONSTRUCTION COMPANY 72 M 17

40' R/W C.J. RODGERS, ET AL. 137 OR 27

S 47°25'24" W 50.00 H

N 47°25'24" E

40' R/W APPLE GROWERS COLD STORAGE 3271 OR 510 & RAYMOND L. TRAVERS 3271 OR 512

S 47°17'11" W 274.89 (S 47°18' W 274.91)

40'

18' SOUTHERN PACIFIC RR, CO. 144 OR 4, PCL. 2 REMAINDER

15' AGREEMENT - SOUTHERN PACIFIC RAILROAD CO., ET AL. 141 OR 176, PARCEL 2, REMAINDER

1' 40'

SEE SHEET 1

APPLE GROWERS COLD STORAGE, CO. 151 OR 261

(N 42°38' W 255.52)
N 42°38'49" W 255.50
237.50 (237.52)

GRANITE CONSTRUCTION COMPANY 72 M 17

40' R/W APPLE GROWERS COLD STORAGE 3271 OR 510 & RAYMOND L. TRAVERS 3271 OR 512

LOCUS OF AXLE PER 72 M 17

ANGLE POINT PER 72 M 17

649.81 (650.00) N 47°22'07" E 1019.81

N 47°15'11" E 200.24
(N 47°16' E 200.25)

N 47°12'11" E 356.67
(N 47°13' E 356.69)

C

WEST BEACH STREET (A CITY STREET)

85

MATCH LINE

S 87°19'12" W 80.71

15 18 15

L=53.28

17.91 20.11

Δ=0°23'59" R=501.68 L=3.50

L=21.46

18.00 15.00

23.70 S 88°06'05" W 30.07

Δ=8°11'08" L=69.53

L=44.31

Δ=8°11'08" R=468.68 L=66.96(65.96)

L=22.65 26.87

Δ=8°11'08" R=453.68 L=64.82

266.14 29.14

N 42°37'53" W 237.00

15' 15'

L=85.29 Δ=39°53'48"

N 19°34'41" W (R)

E

R=486.68 5.51 (N 55°26'08" E)

N 55°33'15" E 68.98

L=48.07

L=128.64 (L=339.77)

L=338.89

Δ=22°59'55" L=188.13

N 42°34'36" W (R)

N 55°10'50" E 35.32 9.74 63.58

Δ=8°26'20" L=71.68

N 47°25'24" E

N 55°33'15" E 69.28

S 47°22'07" W 170.00

13.42 S 76°00'56" W 39.86

N 55°04'47" E 44.16

Δ=1°19'35" R=501.68 L=11.61

Δ=47°26'35" (Δ=46°58'09") R=341.34 L=287.61 (L=284.81)

N 55°04'47" E (S 76°01'16" W) (36.97)

N 42°37'55" W

N 55°21'58" W (44.16)

R=327.34 Δ=48°43'51" L=278.41

15' 15'

DETAIL A

SCALE: 1"=30'

APN: 018-321-01,02
APN: 018-331-07,08,15

RECORD OF SURVEY
LANDS OF THE
RAYMOND L. TRAVERS TRUST
RANCHO BOLSA DEL PAJARO
CITY OF WATSONVILLE SANTA CRUZ COUNTY CALIFORNIA

MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
70 PENNY LANE, SUITE A WATSONVILLE, CALIFORNIA
BY:
STANLEY O. NIELSEN P.L.S. 3233 RENEWAL: 6-30-06

SCALE: AS SHOWN AUGUST, 2005
SHEET 2 OF 2 JOB NO. 02181

BM12A

180 O.R. 384

STATE OF CALIFORNIA, }
COUNTY OF SANTA CRUZ, } ss.

On this 31st day of March, in the year one thousand nine hundred and thirty before me, C. R. TAYLOR a Notary Public in and for the said County of Santa Cruz, personally appeared FLORENCE E. PECK, personally known to me to be the person whose name is subscribed to the within instrument, and she acknowledged to me that she executed the same, individually and as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said County of Santa Cruz, the day and year in this certificate first above written.

C. R. Taylor,
(SEAL) Notary Public in and for the County
of Santa Cruz, State of California.

My commission expires
January 3rd, 1932.

STATE OF CALIFORNIA, }
COUNTY OF SANTA CRUZ, } ss

On this 28th day of June, in the year one thousand nine hundred and thirty before me, C. R. TAYLOR a Notary Public in and for the said County of Santa Cruz, personally appeared A. FAUSTINO and MARIAN M. FAUSTINO, his wife, personally known to me to be the persons whose names are subscribed to the within instrument, and they each acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in the said County of Santa Cruz, the day and year in this certificate first above written.

C. R. Taylor,
(SEAL) Notary Public in and for the County
of Santa Cruz, State of California.

My commission expires
January 3rd, 1932.

Recorded at request of C. R. Taylor Jul 9-1930 at 31 min. past 8 A. M.

Belle Lindsay
County Recorder.

4723

Typist Dorcas Jones

--ooo--

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned hereby GRANT to JOHN C. MELLO, his heirs and assigns, a right of way, freely to pass and repass, on foot and with all manner of vehicles and with livestock, along, over and upon that certain strip of land, 15 feet in width throughout, situate in the County of Santa Cruz, State of California, and having as its western boundary a line described as follows:

BEGINNING at a point in the center of the Beach Road, from which point of beginning the southwestern corner of a tract of land conveyed to said Mello by Elizabeth W. Clow, et al., by deed dated December 31, 1926, and of record in Volume 85 of Official Records, page 50, in the office of the County Recorder of said County, bears South 47° 15' West, along the center-line of said road, 616.74 feet distant; and running thence North 42° 45' West 296.14 feet, more or less, to an 18 foot strip of land recently conveyed by John C. Mello, et ux, et al, to Southern Pacific Company.

Said right of way is forever to be appurtenant to all lands of said John C. Mello, conveyed to him by the said Clow deed, and is to be free, open and unobstructed.

IN WITNESS WHEREOF, we have hereunto set our hands this 9th day of June, 1930.

Manuel A. Travers
Florence Travers

STATE OF CALIFORNIA, }
COUNTY OF SANTA CRUZ, } ss. On this 26th day of June in the year one thousand nine hundred and thirty,

COMPARED BY EDITH KILPOYL AND LEIGHTON COX

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME: WYCKOFF, RICHARDSON, SANSON, ALLEN, LOCKE-PADDON, WELDON & JOHNSON
ADDRESS: P.O. Box 960
CITY & STATE: Watsonville, CA 95077-0960

R & T 11911

DOCUMENTARY TRANSFER TAX $ -0- NONE

☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING THEREON AT TIME OF SALE.

Richard H. Allen
RICHARD H. ALLEN
Signature of declarant or agent determining tax - firm name

VOL. 4799 PAGE 99

011985

11985

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SM 10
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OF Pd

RECORDED

'91 MAR 1 AM 8 22

SANTA CRUZ COUNTY RECORDER
RECORDER

GRANT DEED

Grantor(s):
RAYMOND L. TRAVERS, as his sole and separate property

Grant(s) to Grantee(s):

RAYMOND L. TRAVERS, Trustee of the RAYMOND L. TRAVERS REVOCABLE TRUST dated 1-17, 1991

all that real property situated in the County of Santa Cruz State of California and bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

018-331-15 & 08
Assessor's Parcel No.

Executed January 17 19 91

Raymond L. Travers
RAYMOND L. TRAVERS

STATE OF CALIFORNIA County of Santa Cruz ss.

On January 17 19 91 before the undersigned Notary Public, in and for said County and State, personally appeared RAYMOND L. TRAVERS

proved to me on the basis of satisfactory evidence or personally known to me to be the person(s) whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Claire E. Swetland
Notary Public

MAIL TAX STATEMENTS TO:
Raymond L. Travers
P.O. Box 908
Watsonville, CA 95077

NOTARIAL SEAL

OFFICIAL SEAL
CLAIRE E. SWETLAND
Notary Public-California
SANTA CRUZ COUNTY
My Comm. Exp. Feb. 4, 1991

EXHIBIT A

SITUATE IN the County of Santa Cruz, State of California bounded and more particularly described as follows, to wit:

PARCEL ONE: A tract of land described as being a part of the Rancho Bolsa del Pajaro, and beginning in the middle of the Beach Road at a station from which the most Southern corner of lands conveyed by John C. Mello, et ux., to Granite Construction Company, by Deed dated November 28, 1927, and recorded in Vol. 122 at Page 54, Official Records, in the Office of the County Recorder of said Santa Cruz County, bears North 47° 15'East 849.50 feet distant and a Ford Axle driven in the ground bears North 42° 45' West 30 feet distant; and running thence from said point of beginning along the centerline of said Beach Road South 47° 15' West 200 feet; thence leaving said Beach Road North 42° 45' West 510.03 feet to the Southeastern line of the lot of land "2nd" described in a Deed from John C. Mello, et ux., to C. J. Rodgers, L. N. Kusalich, Jasper Simunovich, Mitchell Resetar and M. A. Travers, dated June 27, 1928; thence along said last named lands North 50° 19' East 200.28 feet; thence leaving said last named lands South 42° 45' East 499.32 feet to the place of beginning, and containing 2.317 acres of land.

SAVING AND EXCEPTING therefrom that portion thereof lying within the boundaries of the 18 foot strip of land "3rd" described in said Deed from John C. Mello, et ux., to C. J. Rodgers, et al., (but with the right of way to cross the said strip at one point within the boundaries of the land "1st" above described, as reserved in said Deed).

PARCEL TWO: Being a part of the Rancho Bolsa del Pajaro and beginning in the middle of the Beach Road and at the most Southern corner of lands conveyed by John C. Mello, et ux., to M. A. Travers by Deed dated June 28, 1928; and recorded in Volume 137 at Page 30, Official Records of Santa Cruz County; and running thence from said point of beginning along the centerline of said Beach Road South 47° 15' West 170 feet; thence leaving road North 42° 45' West 267 feet; thence North 47° 15' East 170 feet to the aforesaid lands conveyed by Mello to Travers as aforesaid and thence along the Southwestern boundary of said last named lands South 42° 45' East 267 feet to the place of beginning, and containing 1.04 acres of land.

PARCEL THREE: A right of way freely to pass and repass, along, over and upon a strip of land, 15 feet in width throughout and having as its Eastern boundary a line described as follows:

BEGINNING at a point in the center of the Beach Road, from which point of beginning the Southwestern corner of a tract of land conveyed to John C. Mello by Elizabeth W. Clow, et al., by Deed dated December 31, 1926, and of record in Volume 85 of Official Records, Page 50, in the Office of the County Recorder of said County, bears South 47° 15' West, along the centerline of said road, 616.74 feet distant; and running thence North 42° 45' West 296.14 feet, more or less, to an 18 foot strip of land

EXHIBIT A

RM DR10075

conveyed by John C. Mello, et ux., et al., to Southern Pacific Company. Said right of way being appurtenant to lands of said Travers, heretofore conveyed to him by said Mello and being portions of the said tract of land so conveyed by Clow to Mello, and to be free, open and unobstructed.

PARCEL FOUR: Being a part of the Rancho Bolsa Del Pajaro and beginning at the most Western corner of lands conveyed by John C. Mello, et ux., to Manuel A. Travers by Deed dated June 11th, 1929, and recorded in Vol. 160 at Page 320 Official Records of Santa Cruz County, and running thence from said point of beginning North 42° 45' West 29.14 feet to lands of the Southern Pacific Company, thence along the boundary of said last named lands on a curve to the right having a radius of 468.68 feet an arc distance of 65.958 feet; thence North 55° 26' 08" East 68.984 feet and thence North 55° 21' 27" East 36.516 feet to lands conveyed by John C. Mello, et ux., to Manuel A. Travers by Deed dated June 28th, 1928 and recorded in Vol. 137 at Page 30 Official Records of Santa Cruz County; thence along the boundary of said last named lands South 42° 45' East 9.42 feet to the first mentioned lands conveyed by said John C. Mello, et ux., to Manuel A. Travers and thence along the Northwestern boundary of said lands South 47° 15' West 170.00 feet to the place of beginning.

SAVING AND EXCEPTING therefrom the rights of way over a portion of said land heretofore granted by John C. Mello, et ux., as shown by the Official Records of said County, and also excepting a right of way freely to pass and repass, along, over and upon the Southwestern 15 feet of said land, which right of way is to be appurtenant to all lands of said John C. Mello lying Northwesterly thereof.

Assessor's Parcel Number: 018-331-15, 08

Common Address: 890 & 880 West Beach Street, Watsonville

PCR Tier	Requirements
Tier 1	**Performance Requirement 1 – Site Design & Runoff Reduction**
Projects that create or replace 2,500 sq. ft. or more of impervious surface, including detached single-family home projects.	Implement site design and runoff reduction measures: • Limit disturbance of creeks and natural drainage features. • Minimize compaction of highly permeable soils. • Limit clearing and grading of native vegetation to the minimum area necessary. • Minimize impervious surfaces. • Minimize runoff by incorporating permeable surfaces and directing runoff toward permeable areas or to rain barrels for reuse.
Tier 2	**Performance Requirement 2 – Water Quality Treatment**
Projects, except detached single-family homes, with 5,000 sq. ft. or more of net impervious surface*. (Detached single-family home projects with 15,000 sq. ft. or more of net impervious surface*.)	Tier 1 performance requirements, plus: • Treat stormwater runoff using one or more onsite systems, including low impact development treatment systems, biofiltration treatment systems, and non-retention based treatment systems. • Project applicant must submit a Stormwater Control Plan to the City that sufficiently demonstrates that the project design meets performance requires of PCR Tier 2.
Tier 3	**Performance Requirement 3 – Runoff Retention**
Projects, except detached single-family homes, that create or replace 15,000 sq. ft. or more of impervious surface. (Detached single-family home projects with 15,000 sq. ft. or more of net impervious surface*.)	Tier 2 performance requirements, plus: • Use low impact development standards to prevent offsite discharge of runoff from events up to the 95th percentile rainfall event. • Where technical infeasibility prevents full onsite retention requirements, retention-based stormwater control measures shall be provided for no less than 10 percent of the project's impervious surface area. • Project applicant must submit a Stormwater Control Plan to the City that sufficiently demonstrates that the project design meets performance requires of PCR Tier 3.
Tier 4	**Performance Requirement 4 – Peak Management**
Projects that create and/or replace 22,500 sq. ft. or more of impervious surface in Watershed Management Zone 1.	Tier 3 performance requirements, plus: • Control peak flows to not exceed pre-project flows for the 2-year through 10-year storm event. • Project applicant must submit a Stormwater Control Plan to the City that sufficiently demonstrates that the project design meets performance requires of PCR Tier 4. • Submit an Operations and Maintenance Plan for structural stormwater control measures to the City of Watsonville for review and approval prior to final construction sign-off.

* Net impervious area equals new and replaced impervious area minus the total pre-project-to-post-project reduction in impervious area.

Source: Ordinance No. 1299-14 (CM).

Harris & Associates

June 4, 2020

Justin Meek, AICP
Principal Planner
City of Watsonville
Watsonville, California

Mountain Propane Environmental Guidance Memorandum

Dear Mr. Meek:

The purpose of this memorandum prepared by Harris & Associates (Harris) is to support the City of Watsonville (City) in determining the appropriate California Environmental Quality Act (CEQA) documentation for the Mountain Propane Tank Relocation and Filling Station (project), proposed by project applicant Mountain Propane.

Harris' determination that a Common Sense Exemption is the appropriate documentation (instead of an Initial Study/Mitigated Negative Declaration) is based on the potential environmental impacts of the project, as identified in several technical studies prepared, and guidance on the potential use of the "common sense" exemption found in CEQA Guidelines Section 15061(b)(3).

Project Description

The Mountain Propane Tank Relocation and Filling Station Project (project) site is located at 950 West Beach Street in the City of Watsonville (**Figure 1**). The 0.69-acre project site is zoned General Industrial (IG) and is a previously developed industrial site, owned by Mountain Propane and previously owned by Venture Oil Company and used for propane storage. Currently, the project site is comprised of impervious pavement and concrete surfaces, heavily disturbed unpaved areas, and a 50,000-gallon propane storage tank that is not currently in use.

The applicant is proposing to relocate the existing 50,000-gallon propane storage tank westward to the middle of the site and to install four new 30,000-gallon propane storage tanks in the approximately 1,750 square foot area currently occupied by the existing tank, resulting in a total of 170,000 gallons of propane storage at the project site.

Additional site improvements include asphalt paving, bollard installation, foundation construction for the propane tanks, tank unloading stations, irrigation and landscaping, gate and fencing installation, liquefied petroleum gas (LPG) piping and appurtenance installation, mini mobile office, and private fire hydrant installation.

The propane storage tanks and LPG piping and appurtenance equipment would be installed and maintained in accordance with California Code of Regulations, Title 8, Article 7, Section 536[i]. The tanks and LPG piping would be equipped with redundant safety valves and systems that are designed to prevent any major release of propane. The systems would also be equipped with low emission fittings and equipment that keeps errant propane from being released. The site would be under video monitoring when company personnel is not onsite and throughout the evening.

The applicant would utilize the adjacent rail line for the delivery of the propane, which would then be transferred to a truck and then to the on-site propane storage tanks, and would fill bobtail delivery trucks at the site and deliver propane to customers. The transport rail and truck facilities would be operated and maintained in accordance with Federal Code of Regulations, Title 49, Part 174 (Carriage by Rail)[ii] and CHP Form 800C (Vehicles Transporting Hazardous Materials)[iii].

The project would be implemented in two phases. Phase 1 involves rotating and relocating the existing 50,000-gallon storage tank to allow easier access for filling and distribution and would be implemented this year (2020).

Phase 2 involves adding 120,000 gallons of storage (in four new 30,000-gallon storage tanks) and would be implemented within 2-3 years, contingent on demand and development of business services.

Following construction, it is estimated that the project would generate approximately 10 roundtrips for bobtail trucks, four daily roundtrips for passenger vehicles, and up to one heavy-duty truck trip daily at buildout, after both Phase 1 and 2 are constructed.

CEQA Compliance and Documentation

Because the project requires discretionary approval, it is considered a project subject CEQA. As a project under CEQA, the lead agency (City of Watsonville) is required to determine if the project is exempt from CEQA or requires further analysis. CEQA Guidelines Section 15061(b) states that a project is exempt from CEQA if:

1. The project is exempt by statute (Article 18);
2. The project is exempt pursuant to a categorical exemption (Article 19);
3. The activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA;
4. The project will be rejected or disapproved by the public agency; or
5. The project is exempt pursuant to the provisions of Article 12.5 (Agricultural Housing, Affordable Housing, and Residential Infill Projects).

To determine if the "common sense" exemption applies (as described in #3), Harris conducted a review of the following five environmental topics based on the questions outlined in CEQA Guidelines Appendix G, Environmental Checklist Form, and documented the results in technical memoranda (attached).

- Air Quality/Greenhouse Gases
- Archeological/Cultural Resources
- Biological Resources
- Hazardous Materials
- Traffic/Transportation

Conclusion

The analyses all conclude that the proposed project would have either "no impact" or a "less than significant impact" on the environment. No mitigation measures are recommended or required to reduce potential impacts to a less than significant level for any of the environmental topics analyzed. Best Management Practices (BMPs) are recommended were applicable.

Therefore, it is clear, based on the evidence on the record, that the proposed project can be considered exempt from CEQA under Section 15061(b)(3), the "common sense" exemption, as it can be seen with certainty that there is no possibility that the activity (project) in question would have a significant effect on the environment. Refer to the five attached technical memoranda for documentation and evidence on the record.

Sincerely,



David J. R. Mack, AICP
Senior Planner/Project Manager

Attachments:

1. Air Quality/Greenhouse Gases Technical Memorandum
2. Archaeological/Cultural Resources Technical Memorandum
3. Biological Resources Technical Memorandum
4. Hazardous Materials Technical Memorandum
5. Traffic/Transportation Technical Memorandum

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[i] California Code of Regulations, Title 8, Section 536, printed May 7, 2020

[ii] Code of Federal Regulations, Title 49, Part 174.304, printed May 7, 2020

[iii] California Highway Patrol Form 800C, printed May 7, 2020.



Source: County of Santa Cruz Imagery 2016.

Harris & Associates

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Feet

Figure 1

Mountain Propane Project Location

Harris & Associates

TECHNICAL MEMORANDUM

To: Justin Meek, AICP, Principal Planner, City of Watsonville
From: Sharon Toland, Project Manager and Air Quality/GHG Specialist, Harris & Associates
Subject: **Mountain Propane Project - Air Quality and Greenhouse Gas Emissions**
Date: June 4, 2020
CC: David Mack, Project Manager/Senior Planner, Harris & Associates
Att: 1, Model Outputs

Introduction

The purpose of this technical memorandum is to determine potential air quality and greenhouse gas (GHG) emissions impacts of the proposed Mountain Propane Tank Relocation and Filling Station Project, as they relate to compliance with the California Environmental Quality Act (CEQA) and the Monterey Air Resources Board's guidelines. Accordingly, the methodology used is to address the questions related to Air Quality and GHG in the CEQA Guidelines Appendix G, Environmental Checklist Form.

The information in this memorandum is based on project description information provided by the applicant[1], field survey, and research conducted by Harris & Associates staff.

Project Description

The Mountain Propane Tank Relocation and Filling Station Project (project) site is located at 950 West Beach Street in the City of Watsonville (**Figure 1**). The 0.69-acre project site is zoned General Industrial (IG) and is a previously developed industrial site, owned by Mountain Propane and previously owned by Venture Oil Company and used for propane storage. Currently, the project site is comprised of impervious pavement and concrete surfaces, heavily disturbed unpaved areas, and a 50,000-gallon propane storage tank that is not currently in use.

The applicant is proposing to relocate the existing 50,000-gallon propane storage tank westward to the middle of the site and to install four new 30,000-gallon propane storage tanks in the approximately 1,750 square foot area currently occupied by the existing tank, resulting in a total of 170,000 gallons of propane storage at the project site.

Additional site improvements include asphalt paving, bollard installation, foundation construction for the propane tanks, tank unloading stations, irrigation and landscaping, gate and fencing installation, liquefied petroleum gas (LPG) piping and appurtenance installation, mini mobile office, and private fire hydrant installation.

The propane storage tanks and LPG piping and appurtenance equipment would be installed and maintained in accordance with California Code of Regulations, Title 8, Article 7, Section 536[i]. The tanks and LPG piping would be equipped with redundant safety valves and systems that are designed to prevent any major release of propane. The systems would also be equipped with low emission fittings and equipment that keeps errant propane from being released. The site would be under video monitoring when company personnel is not onsite and throughout the evening.

The applicant would utilize the adjacent rail line for the delivery of the propane, which would then be transferred to a truck and then to the on-site propane storage tanks, and would fill bobtail delivery trucks at the site and

[1] Project application documents and background studies were provided by Justin Meek, AICP, Principal Planner, City of Watsonville, on January 24, 2020. Additional information related to project construction and operation was provided by the applicant's engineer C2G Engineering via David Dauphin, in a March 22, 2020 email and Richard Kojak in a March 23, 2020 email.

deliver propane to customers. The transport rail and truck facilities would be operated and maintained in accordance with Federal Code of Regulations, Title 49, Part 174 (Carriage by Rail)[ii] and CHP Form 800C (Vehicles Transporting Hazardous Materials)[iii].

The project would be implemented in two phases. Phase 1 involves rotating and relocating the existing 50,000-gallon storage tank to allow easier access for filling and distribution and would be implemented this year (2020). Phase 2 involves adding 120,000 gallons of storage (in four new 30,000-gallon storage tanks) and would be implemented within 2-3 years, contingent on demand and development of business services.

Following construction, it is estimated that the project would generate approximately 10 roundtrips for bobtail trucks, four daily roundtrips for passenger vehicles, and up to one heavy-duty truck trip daily at buildout, after both Phase 1 and 2 are constructed.

Emissions of Concern

Air Quality

Historically, air quality laws and regulations have divided air pollutants into two broad categories: criteria air pollutants and non-criteria pollutants, or toxic air contaminants (TACs). Criteria air pollutants are a group of common air pollutants regulated by the federal and state governments by means of ambient standards based on criteria regarding health and environmental effects of pollution (USEPA 2018a). TACs are pollutants with the potential to cause significant adverse health effects. Unlike the air quality standards for criteria pollutants to protect health and the environment, in California, the California Air Resources Board (CARB) identifies exposure thresholds for TACs that indicate levels below which no significant adverse health effects are anticipated from exposure to the identified substance. However, no thresholds are specified for TACs that have been found to have no safe exposure level or where insufficient data are available to identify an exposure threshold (CARB 2020a).

The criteria air pollutants pertinent to the analysis in this report are carbon monoxide, nitrogen oxides, ozone, particulate matter, and sulfur dioxide. The following describes the health effects for each of these criteria air pollutants.

Carbon Monoxide (CO)

CO is a colorless, odorless, poisonous gas produced by combustion processes, primarily mobile sources. When CO gets into the body, it combines with chemicals in the blood and prevents blood from providing oxygen to cells, tissues, and organs. Because the body requires oxygen for energy, high-level exposure to CO can cause serious health effects, including death (USEPA 2016a).

Nitrogen Oxides (NOx)

NO_x is a general term pertaining to compounds including nitric oxide (NO), nitrogen dioxide (NO_2), and other oxides of nitrogen. NO_x is produced from burning fuels, including gasoline, diesel, and coal. NO_x reacts with VOCs to form ground-level O_3 (smog). NO_x is linked to a number of adverse respiratory systems effects (USEPA 2016b).

Ozone (O3)

Ground level O_3 is not emitted directly into the air but is formed by chemical reactions of "precursor" pollutants (NO_x and VOCs) in the presence of sunlight. Major emissions sources include NO_x and VOC emissions from industrial facilities and electric utilities, motor vehicle exhaust, gasoline vapors, and chemical solvents. Propone is a volatile organic compound and O_3 precursor (CARB 2014). O_3 can trigger a variety of health problems, particularly for sensitive receptors, including children, the elderly, and people of all ages who have lung diseases, such as asthma (USEPA 2018b).

Particulate Matter (PM_{10} and $PM_{2.5}$)

Particulate matter includes dust, metals, organic compounds, and other tiny particles of solid materials that are released into and move around in the air. Particulates are produced by many sources, including the burning of diesel fuels by trucks and buses, industrial processes, and fires. Particulate pollution can cause nose and throat irritation and heart and lung problems. Particulate matter is measured in microns, which are 1 millionth of a meter in length (or 1

thousandth of a millimeter). PM_{10} is small (i.e., respirable) particulate matter measuring no more than 10 microns in diameter, while $PM_{2.5}$ is fine particulate matter measuring no more than 2.5 microns in diameter (CARB 2020b).

Sulfur Dioxide (SO_2)

SO_2 is formed primarily by the combustion of sulfur-containing fossil fuels, especially at power plants and industrial facilities. SO_2 is linked to a number of adverse effects on the respiratory system (USEPA 2019a).

Toxic Air Contaminants

TACs are generated by a number of sources, including stationary sources such as dry cleaners, gas stations, combustion sources, and laboratories; mobile sources such as automobiles; and area sources such as landfills. The two primary emissions of concern regarding health effects for land development projects are CO and diesel particulate matter (DPM). The health effects of CO are described previously. DPM is a mixture of many exhaust particles and gases that is produced when an engine burns diesel fuel. Compounds found in diesel exhaust are carcinogenic. Some short-term (acute) effects of diesel exhaust exposure include eye, nose, throat, and lung irritation and headaches and dizziness. Long-term exposure is linked to increased risk of cardiovascular, cardiopulmonary, and respiratory disease and lung cancer (OSHA 2013).

Greenhouse Gas Emissions

The primary GHG emitted by human activities is carbon dioxide (CO_2). CO_2 enters the atmosphere through the burning of fossil fuels, solid waste, trees, and wood products and because of other chemical reactions, such as those produced through the manufacturing of cement. Globally, the largest source of CO_2 emissions is the combustion of fossil fuels in power plants, automobiles, industrial facilities, and other similar sources (USEPA 2020). Methane (CH_4) is emitted from natural and human-related sources, including fossil fuel production, animal husbandry, rice cultivation, biomass burning, and waste management (USEPA 2020). Nitrous oxide (N_2O) is emitted during agricultural and industrial activities and combustion of fossil fuels and solid waste (USEPA 2020). Hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride are synthetic, powerful GHGs that are emitted from a variety of industrial processes and the production of chlorodifluoromethane. Construction or operation of the proposed project would not include any industrial processes other than propane storage, and chlorodifluoromethane has been mostly phased out of use in the United States, with the exception of feedstock production (USEPA 2020); therefore, these GHGs are not discussed further in this report.

Individual GHGs have varying heat-trapping properties and atmospheric lifetimes. **Table 1** identifies the CO_2 equivalent (CO_2e) and atmospheric lifetimes of basic GHGs. The CO_2e is a consistent method for comparing GHG emissions because it normalizes various GHG emissions to a consistent measure. Each GHG is compared to CO_2 with respect to its ability to trap infrared radiation, its atmospheric lifetime, and its chemical structure. For example, CH_4 is a GHG that is 25 times more potent than CO_2; therefore, 1 metric ton (MT) of CH_4 is equal to 25 metric tons of carbon dioxide equivalent ($MTCO_2e$).

Table 1. Global Warming Potentials and Atmospheric Lifetimes of Common Greenhouse Gases

GHG	Formula	100-Year Global Warming Potential (1)	Atmospheric Lifetime
Carbon dioxide	CO2	1	~100
Methane	CH4	25	12
Nitrous oxide	N2O	298	121

Source: CAPCOA 2017. Consistent with CalEEMod, Version 2016.3.2.

Definitions: CH4 = methane; CO2 = carbon dioxide; GHG = greenhouse gas; N2O = nitrous oxide

(1) The warming effects over a 100-year period relative to other GHGs.

Regulatory Setting

The project site is located within Watsonville, which is within the North Central Coast Air Basin (NCCAB), comprised of Monterey, Santa Cruz, and San Benito Counties. The Monterey Bay Air Resources District (MBARD) consists of all three counties within the NCCAB; therefore, MBARD is responsible for air monitoring, permitting, enforcement, long-range air

quality planning, regulatory development, education, and public information activities related to air pollution, as required by the California Clean Air Act (CCAA) and Amendments, and the Federal Clean Air Act (CAA) and Amendments.

The CAA of 1970 required the U.S. Environmental Protection Agency (USEPA) to establish National Ambient Air Quality Standards (NAAQS) with states retaining the option to adopt standards that are more stringent or to include other specific pollutants. The 1990 CAA Amendments require that each state have an air pollution control plan called the State Implementation Plan (SIP). The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the CAA. The CAA Amendments dictate that states containing areas violating the NAAQS revise their SIPs to include extra control measures to reduce air pollution. The USEPA reviews the SIPs to determine whether the plans would conform to the 1990 CAA Amendments and achieve the air quality goals.

The USEPA has classified air basins (or portions thereof) as being in "attainment," "nonattainment," or "unclassified" for each criteria air pollutant, based on whether or not the NAAQS have been achieved. If an area is designated unclassified, it is because inadequate air quality data were available as a basis for a nonattainment or attainment designation. **Table 2** lists the attainment status of the North Central Coast Air Basin (NCCAB) for the applicable criteria pollutants. The USEPA classifies the NCCAB as in attainment or unclassified for all pollutants with respect to federal air quality standards. The NCCAB is not in nonattainment status for any pollutant under federal standards. On April 2, 2007, the U.S. Supreme Court ruled in Massachusetts v. USEPA that CO_2 is an air pollutant, as defined under the federal Clean Air Act, and that the USEPA has the authority to regulate emissions of GHGs. However, a NAAQS or equivalent standard has not been established for GHG emissions.

The state of California, under the California Clean Air Act (CCAA), has established standards for criteria pollutants that are generally stricter than federal standards. As shown in **Table 2**, the NCCAB is currently in nonattainment status for respirable particulate matter (PM_{10}), and transitional nonattainment status for ozone. An area is designated transitional nonattainment if, during a single calendar year, the state standard is not exceeded more than three times at any monitoring location within the district.

Table 2. North Central Coast Air Basin Attainment Status

Pollutant	Averaging Time	California Standards	Federal Standards
Ozone (O3)	1 Hour	Nonattainment – Transitional	No Federal Standard
	8 Hour		Attainment
Respirable Particulate Matter (PM10)	Annual Arithmetic Mean	Nonattainment	No Federal Standard
	24 Hour		Unclassified (1)
Fine Particulate Matter (PM2.5)	Annual Arithmetic Mean	Attainment	Attainment
	24 Hour	No State Standard	
Carbon Monoxide (CO)	8 Hour	Unclassified	Unclassified/Attainment
	1 Hour		
Nitrogen Dioxide (NO2)	Annual Arithmetic Mean	No State Standard	Attainment
	1 Hour	Attainment	No Federal Standard
Sulfur Dioxide (SO2)	Annual Arithmetic Mean	No State Standard	Attainment
	24 Hour	Attainment	Attainment
	1 Hour	Attainment	No Federal Standard

Source: CARB 2018, USEPA 2017b.

Unclassified; indicates data are not sufficient for determining

In September 2006, the California Legislature adopted Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006. AB 32 focuses on reducing GHG emissions in California. AB 32 identifies a statewide goal of reducing the statewide level of GHG emissions to 1990 levels by 2020. Effective January 1, 2017, Senate Bill (SB) 32 requires California to reduce its statewide GHG emissions by the year 2030 so that emissions are 40 percent below those that occurred in 1990. Additionally, in 2005, California Governor Arnold Schwarzenegger announced, through EO S-3-05, a statewide GHG emission reduction target of reducing GHG emissions to 80 percent below 1990 levels by 2050.

The 2017 Climate Change Scoping Plan (2017 Scoping Plan) was finalized in November 2017 and adopted in December 2017. This plan outlines the framework for achieving the statewide emissions reduction goals. The 2017 Scoping Plan identifies GHG reductions by emissions sector to achieve a statewide emissions level that is 40 percent below 1990 levels by 2030. CARB recommends statewide targets of no more than 6 $MTCO_2e$ per capita by 2030 and no more than 2 $MTCO_2e$ per capita by 2050. However, CARB specifically states that these goals are appropriate for the plan level (city, county, subregional, or regional level) but not for specific individual projects because the goals include all emissions sectors in the state (CARB 2017).

In 2015, Watsonville adopted a Climate Action Plan (CAP) to assist Watsonville in preparing for the potential impacts of climate change and protect public health, safety and critical infrastructure. The CAP identifies and prioritizes policies and programs that both reduce GHG emissions and increase the ability of the city to adapt to future climate impacts. Based on state guidance, the CAP establishes the goals of reducing GHG emissions by 15 percent from 2005 levels to meet the AB 32 target and 25 percent below 2005 emissions by 2030 to continue on the trajectory to reach the 2050 reduction target. The CAP includes a list of actions for the City to implement to reduce GHG emissions, including improvements for bicycle and pedestrian infrastructure and incentive programs to promote reduction in vehicles miles travelled and utility use. The CAP does not include specific requirements or emissions reduction targets for individual projects.

Potential Impacts

Methodology

Project criteria pollutant and GHG emissions were estimated using the CalEEMod Model, version 2016.3.2, based on construction information provided by the applicant and City of Watsonville. Detailed assumptions and modeling data sheets are provided in **Attachment 1**.

Construction of Phase 1 of the project would result in the disturbance of a total of 21,000 square feet. Construction would take place over a total of 4.5 months, and construction activities would potentially overlap. Construction would generally include demolition of existing material on-site (10 working days), grading (20 working days), paving (10 working days), and construction of the pad and installation of the permanent propane tank (67 working days). Construction and installation would consist of construction of concrete piers (3 weeks), installation of storm water and irrigation utilities (3 weeks), relocation of tank (2 days), installation of propane piping (3 weeks), lighting and electrical installation (2 weeks), and planting (1 week). The entire disturbance area of 21,000 square feet is assumed for demolition material. Grading is anticipated to require import of 156 cubic yards of material. CalEEMod default assumptions are assumed for anticipated construction fleet, hours of operation of construction equipment, and worker vehicle and truck trips. Phase 2 of the project would potentially add 120,000 gallons of storage (in four new 30,000-gallon storage tanks); however, earthwork and pad construction for this phase would be completed in Phase 1. Therefore, Phase 1 represents the worst-case construction emission that would occur from the project.

Following construction, the project would generate approximately 10 daily roundtrips for bobtail trucks at buildout. Additionally, four roundtrips for passenger vehicles are anticipated daily. Up to one heavy-duty truck trip is anticipated per week. Modeling conservatively assumes a daily heavy-duty truck trip. Most propane would be delivered by rail. The project site is currently served by rail, and the proposed project would not result in a change to existing rail operations. Emissions from rail are not included in this analysis. No permanent facilities for drivers would be provided on the site. Therefore, it is assumed that the proposed project would not generate

demand for water, natural gas, or solid waste onsite. The project would result in electricity demand for lighting. It is assumed that electricity service would be carbon-free electricity provided by Monterey Bay Community Power (MBCP). Therefore, no GHG emissions are calculated for electricity use.

The project site would be equipped with redundant safety valves and systems that are designed to prevent any major release of propane. The systems would also be equipped with low emission fittings and equipment that keeps errant propane from being released. However, VOC emissions from propane storage and loading operations are estimated based on calculations performed for the Watkins Glen Storage Facility in Schuyler County, New York, and the Marathon Petroleum Company LP Refinery in Detroit, Michigan, as part of the permitting processes for these facilities.

Watkins Glen Storage Facility proposed 150,000 gallons of propane storage for truck and rail delivery (Trinity Consultants 2010). The 2010 permit application for this facility estimated annual VOC emissions of 6.81 tons per year from loading and unloading activities and 0.07 tons per year from fugitive releases. However, calculations projected loading and unloading activities for 98,112 trucks per year, compared to approximately 2,500 per year for the proposed project at buildout. Therefore, loading emissions for the proposed project would be approximately three percent of this facility, or 0.17 tons (340 pounds) per year. Likewise, potential VOC emissions from fugitive releases would be approximately 0.08 tons (160 pounds) per year for the proposed project based on the relatively larger storage capacity. Thus, the estimated total daily VOC emissions for the proposed project would be approximately 0.25 tons (500 pounds) per year, or 1.4 pounds per day.

More recently, in 2015 the study for Marathon Petroleum Company LP Refinery calculated potential VOC emissions from LPG storage, including propane, and operations, including both truck and railcar loading (Horizon Environmental 2015). The study calculated total potential fugitive VOC emissions due to leaking components associated with the proposed storage and transfer operations using emission factors for individual storage and transfer components. The study calculated that the project's upgraded facilities would result an estimated 5,164 pounds per year of VOCs, or approximately 14 pounds per day. The Marathon Petroleum Company storage facilities would have a capacity of 59,100 barrels (approximately 2.48 million gallons). Based on the calculations for the Marathon Petroleum Company storage facilities, an emissions factor of approximately 0.002 pounds per year (0.000006 pounds per day) per gallon of propane storage. Based on this emissions factor, the potential storage capacity of 170,000 gallons of propane at the project site would result in emissions of approximately 0.17 tons (340 pounds) per year, or 0.9 pounds per day.

Detailed specifications of project equipment are unknown at this time; therefore, because the results of these permit applications from the aforementioned facilities result in similar emissions estimates for the proposed project, the conservative VOC estimate of 1.4 pounds per day is assumed to represent potential VOC emissions from propane release for buildout of the proposed project.

Air Quality

The following sections address the potential for the proposed project to result in a significant impact based on the questions outlined in Appendix G of the CEQA Guidelines related to air quality.

1. Would the project conflict with or obstruct implementation of the applicable air quality plan?

In accordance with the CCAA, MBARD has developed the 2012-2015 Air Quality Management Plan (AQMP) for the Monterey Bay Region (MBARD 2017). The focus of the plan is achieving the 8-hour ozone standard in the region. The plan includes an updated air quality trends analysis; emissions inventory that includes the latest information on stationary, area, and mobile emission sources; and mobile source programs. Projects that are inconsistent with the AQMP would result in a significant cumulative impact related to ozone emissions. A project is consistent with the AQMP if it is consistent with the growth assumptions in the AQMP and, therefore, accommodated in the emissions inventories.

According to MBARD Guidelines, a project would conflict with or obstruct implementation of the AQMP for the NCCAB if it is inconsistent with the growth assumptions included in the AQMP, in terms of population,

employment, or regional growth in vehicle miles traveled (VMT) (MBARD 2008). The proposed project does not contain a residential component and would therefore not increase the residential population. The commercial component replaces an existing temporary propone tank and would not provide a new employment center. The proposed project is consistent with existing zoning and is consistent with the growth assumptions in the AQMP. Construction of the proposed project would generate temporary employment opportunities, but jobs created by this construction activity would likely be filled by the existing workforce in Watsonville or immediately surrounding areas. No direct growth inducement is expected to result from proposed project implementation.

No stationary sources would be constructed that would be long-term permanent sources of emissions. Permanent propone storage would be equipped with redundant safety valves and systems that are designed to prevent any major release of propane. The systems would also be equipped with low emission fittings and equipment that keeps errant propane from being released. As further discussed below, the project would not result in an exceedance of numeric thresholds established by MBARD during construction or operation. Additionally, the proposed project would involve typical construction practices and general construction activity related emissions (i.e., temporary sources). According to Section 5.3 of the MBARD CEQA Air Quality Guidelines (2008), Criteria for Determining Construction Impacts, typical construction practices are accounted for in the emission inventories included in the air quality plans. Therefore, impacts to air quality plan objectives would be less than significant. Implementation of the project would not conflict with or obstruct any long-range air quality plans of the MBARD.

2. Would the project 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?

Construction

Construction activities associated with the project would result in temporary increases in air pollutant emissions. According to MBARD, construction activities (e.g., excavation, grading, on-site vehicles) which directly generate 82 pounds per day or more of PM_{10} would have a significant impact on local air quality. The screening level for construction with the potential to exceed this threshold is disturbance of 2.2 acres or more per day. The project site is less than one acre; therefore, the proposed project would not exceed the screening level for potential PM_{10} impacts. However, potential construction emissions from the project have been quantified and are presented in **Table 3**. As shown in **Table 3**, the project is not estimated to generate PM_{10} levels in exceedance of this threshold during any phase or simultaneous phase of construction.

MBARD does not identify quantitative thresholds for other criteria pollutants during construction. Construction projects using typical construction equipment such as dump trucks, scrapers, bulldozers, compactors and front-end loaders that temporarily emit precursors of ozone (i.e., VOC or NOx), are accommodated in the emission inventories of state- and federally-required air plans and would not have a significant impact on the attainment and maintenance of ozone AAQS. However, a project that would use non-typical equipment would have the potential to result in a significant impact related to emissions of VOCs or NOx. The proposed project would employ typical construction equipment. It would not require any non-typical construction equipment or techniques that have not been accounted for in the NCCAB emissions inventories. Thus, the proposed project would not result in a significant impact related to emissions of VOCs or NOx.

The proposed project would result in a less than significant impact related to maximum daily criteria pollutant emissions during construction. Because the emissions would be below the applicable health-based significance thresholds, no adverse health effects would occur. The project would not result in a cumulatively considerable net increase of any criteria pollutant. Therefore, construction emissions would be less than significant.

Table 3. Estimated Construction Daily Maximum Air Pollutant Emissions (lbs. /day)

Construction Phase	VOC	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Demolition	1	10	8	<1	3	1
Grading	1	10	8	<1	1	1
Paving	1	7	8	<1	<1	<1
Pad Construction, Utility Installation, and Tank Relocation	1	8	8	<1	1	<1
Maximum Simultaneous Daily Emissions	**2**	**20**	**16**	**<1**	**4**	**2**
MBARD Threshold	–	–	–	–	82	–
Significant Impact?	–	–	–	–	No	–

Source: CalEEMod Version 2016.3.2. Model output provided in Attachment 1.

Definitions: VOC = Volatile Organic Compounds. NOx = Oxides of Nitrogen. CO = Carbon Monoxide. SOx. = Sulfur oxides. PM10 = Particulate matter 10 micrometers or less in diameter. PM2.5 = Particulate matter 2.5 micrometers or less in diameter.

Operation

Following construction, the project would generate criteria pollutant emissions from truck delivery and personal vehicle trips. Minimal VOC emissions from propane leaks are anticipated. Emissions from operation of the project are provided in **Table 4**. The proposed project would not exceed MBARD thresholds for maximum daily criteria pollutant emissions for any pollutant during operation. Because the emissions would be below the applicable health-based significance thresholds, no adverse health effects would occur. The project would not result in a cumulatively considerable net increase of any criteria pollutant. Therefore, cumulative operational impacts related to emissions of criteria pollutants would be less than significant.

Table 4. Estimated Operation Daily Maximum Air Pollutant Emissions (lbs. /day)

Construction Phase	VOC	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Mobile Emissions	<1	2	1	<1	<1	<1
Propane Release	1.4	--	--	--	--	--
MBARD Threshold	137	137	550	150	82	–
Significant Impact?	No	No	No	No	No	–

Source: CalEEMod Version 2016.3.2 (mobile emissions). Model output provided in Attachment 1. Horizon Environmental 2015 (propane release).

Definitions: VOC = Volatile Organic Compounds. NOx = Oxides of Nitrogen. CO = Carbon Monoxide. SOx. = Sulfur oxides. PM10 = Particulate matter 10 micrometers or less in diameter. PM2.5 = Particulate matter 2.5 micrometers or less in diameter.

3. Would the project expose sensitive receptors to substantial pollutant concentrations?

MBARD defines sensitive receptors for CEQA purposes as any residence including private homes, condominiums, apartments, and living quarters; education resources such as preschools and kindergarten through grade twelve (k-12) schools; daycare centers; and health care facilities such as hospitals or retirement and nursing homes. Sensitive receptors also include long-term care hospitals, hospices, prisons, and dormitories or similar live-in housing.

The project site is located on lands used for industrial uses. The nearest sensitive receptors are residences located approximately 700 feet northwest of the project site. As shown in **Table 3**, construction emissions from the project would be minimal. Additionally, construction would only occur over a 4.5-month period. Therefore, because project construction activities, such as the operation of heavy equipment, would be minimal and would occur relatively far away from sensitive receptors, the proposed project is not anticipated to expose these receptors to short-term criteria pollutant emissions.

Following construction, the proposed project would result in new truck trips and permanently locate propane storage on the project site. New truck trips are a potential source of DPM. A maximum of 11 daily roundtrip truck trips are anticipated for the site. As shown in **Table 4**, these trips would result in emissions that would be minimal relative to MBARD thresholds. Particulate matter emissions would be less than one pound per day. Additionally,

a total of 15 roundtrips, including passenger vehicles, occurring throughout the workday, would not contribute to congestion that would result in a potential carbon monoxide hotpot. Propane is a VOC and ozone precursor; however, propane storage is not a use listed by CARB as potentially requiring a health risk assessment (CARB 2005). The project site would be equipped with redundant safety valves and systems that are designed to prevent any major release of propane. The systems would also be equipped with low emission fittings and equipment that keep errant propane from being released. As shown in **Table 4**, emissions are anticipated to be minimal. Therefore, due to distance and minimal emissions anticipated for the project, impacts to sensitive receptors from project operation would be less than significant.

4. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Construction associated with the proposed project could result in minor amounts of odor compounds associated with diesel-heavy equipment exhaust. However, diesel equipment would not be operating together at one time, and construction near existing receptors, including employees at adjacent industrial land uses, would be temporary. Additionally, SOx is the only criteria air pollutant with a strong, pungent odor (ATSDR 2015). As shown in **Table 3**, maximum construction emissions of SOx would be less than 1 pound per day, which is well below the MBARD long-term threshold of 150 pounds per day. Therefore, impacts associated with odors during construction would not result in nuisance odors that would result in a significant impact.

CARB's Air Quality and Land Use Handbook (CARB 2005) includes a list of the most common sources of odor complaints received by local air districts. Typical sources of odor complaints include facilities such as sewage treatment plants, landfills, recycling facilities, petroleum refineries, and livestock operations. The proposed project does not propose any new uses that would be associated with new objectionable odors. The project site would also be equipped with redundant safety valves and systems that are designed to prevent any major release of propane. The systems would also be equipped with low emission fittings and equipment that keep errant propane from being released. As shown in **Table 4**, emissions are anticipated to be minimal. Odor emissions from the proposed project would be limited to odors associated with vehicle and engine exhaust and idling from cars entering, parking, and exiting the facility. A maximum of 11 trucks are anticipated for the site per day and would be dispersed throughout the day. Idling would be limited to five minutes or less in accordance with California Code of Regulations, Title 13, sections 2449(d)(3) and 2485. Therefore, the project does not include any known sources of objectionable odors associated with the long-term operations phase.

The project would not create objectionable odors affecting a substantial number of people; therefore, the project would result in a less than significant impact related to objectionable odors during construction or operation.

Greenhouse Gas Emissions

The following sections address the potential for the proposed project to result in a significant impact based on the questions outlined in Appendix G of the CEQA Guidelines related to GHG emissions.

1. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Implementation of the project would generate greenhouse gas (GHG) emissions by usage of fossil fuels during construction activities and vehicle trips during operation. The 4.5-month construction period for Phase 1 would result in one- time total GHG emissions of 72 $MTCO_2e$, based on the conservative assumptions for analysis. Placement of tanks during Phase 2 would result in some additional GHG emissions for tank transport and placement. However, major construction activities, such as earthwork and pad construction, would be completed during Phase 1. Phase 2 construction emissions would not exceed the worst-case annual emissions of 72 $MTCO_2e$ estimated for Phase 1. Following construction, the proposed project would result in annual GHG emissions of approximately 66 $MTCO_2e$ from truck and passenger vehicle trips at buildout. This estimate is conservative and assumes one daily heavy-duty truck trip in addition to regular bobtail truck trips. **Attachment 1** provides detailed model output for project emissions.

Neither Watsonville nor MBARD have established a numeric threshold for screening impacts related to GHG emissions. Additionally, the Watsonville CAP is not a qualified CAP according to CEQA Guidelines Section 15183.5. However, a threshold of 900 MTCO2e (annual operational emissions) is recommended by the California Air Pollution Control Officers Association (CAPCOA) (CAPCOA 2008), and a threshold of 1,100 MTCO2e (annual operational emissions) was adopted by neighboring air districts, including the Sacramento Metropolitan Air Quality Management District, as referenced in the 2017 Scoping Plan (CARB 2017), and the Bay Area Air Quality Management District (BBAQMD 2017). These bright-line thresholds address the state's long-term emissions reduction goals by determining a screening level under which a project would not be considered to hinder the state's ability to meet long-term goals. Bright-line thresholds are typically intended to screen out smaller projects with relatively minimal emissions so that the vast majority (typically 90 percent) of total future development would be subject to mitigation or project features that would reduce GHG emissions compared to business-as-usual emissions, and consistent with GHG reduction goals (CAPCOA 2008). Although these thresholds do not specifically address the contribution of emissions in Watsonville to the statewide goals or the goals of the CAS, these screening levels provide a reasonable proxy for screening project impacts related to statewide GHG reduction goals.

The proposed project would be responsible for a temporary increase in GHG emissions during construction and minimal on-going annual GHG emissions following construction. However, emissions would not exceed annual emissions thresholds recommended by CAPCOA or neighboring air districts for on-going operational impacts. Emissions would be less than 10 percent of the bright-line emissions thresholds adopted by neighboring agencies to screen out smaller projects whose emissions would be considered relatively minimal. Therefore, the project would not result in a significant on-going increase in annual GHG emissions. This impact would be less than significant.

2. Would the project conflict would an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The Watsonville CAP and statewide emissions reduction goals are the applicable plans and regulations adopted for the purpose of reducing GHG emissions. As discussed above, the project would result in relatively minimal GHG emissions that would not be anticipated to conflict with the ability of the City or the state to meet emissions reduction goals (AB 32, S-3-05, and SB 32). As a propane storage facility that does not include permanent services for drivers, the project does not propose any structures that would be subject to programs outlined in the CAP to reduce utility use. The project would accommodate only those truck trips that could be served by propane tank capacity, and truck trips are required for this kind of activity. As such, CAP measures related to reduction in vehicle miles travelled, primarily by increasing non-motorized travel, do not apply to the project. The proposed project would not conflict with the CAP or statewide emissions reduction goals. This impact would be less than significant.

Summary

The proposed project would not result in air quality or GHG emissions that would exceed applicable thresholds. All impacts would be less than significant with no mitigation required.

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[i] California Code of Regulations, Title 8, Section 536, printed May 7, 2020
[ii] Code of Federal Regulations, Title 49, Part 174.304, printed May 7, 2020
[iii] California Highway Patrol Form 800C, printed May 7, 2020.



Source: County of Santa Cruz Imagery 2016.

Harris & Associates

N

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Feet

Figure 1

Mountain Propane Project Location

Attachment 1. Model Outputs

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950 W Beach St

North Central Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-Rail	3.50	1000sqft	0.08	3,500.00	0
Parking Lot	17.50	1000sqft	0.40	17,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Precipitation Freq (Days)**	53
Climate Zone	5			**Operational Year**	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Based on information from applicant

Grading -

Demolition -

Vehicle Trips - Based on estimate of up to 11 trucks and 4 passenger vehicles per day

Fleet Mix - Assumes 10 out of 15 vehicles would be MDT, 1 out of 15 HDT, and 4 out of 15 would be personal vehicles

Energy Use - No natural gas use.

Water And Wastewater - No water use

Solid Waste - No solid waste facilities

Table Name	Column Name	Default Value	New Value
tblEnergyUse	NT24NG	0.21	0.00
tblEnergyUse	T24NG	1.18	0.00
tblFleetMix	HHD	0.04	0.06
tblFleetMix	LDA	0.54	0.09
tblFleetMix	LDT1	0.03	0.09
tblFleetMix	LDT2	0.20	0.09
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	5.3010e-003	0.00
tblFleetMix	MCY	7.0280e-003	0.00
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	8.9700e-004	0.00
tblFleetMix	MHD	0.02	0.67
tblFleetMix	OBUS	3.0720e-003	0.00
tblFleetMix	SBUS	1.0980e-003	0.00
tblFleetMix	UBUS	2.5650e-003	0.00
tblGrading	MaterialImported	0.00	156.00
tblSolidWaste	SolidWasteGenerationRate	3.29	0.00
tblVehicleTrips	ST_TR	1.68	0.00
tblVehicleTrips	SU_TR	1.68	0.00
tblVehicleTrips	WD_TR	1.68	8.57
tblWater	IndoorWaterUseRate	809,375.00	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	1.0190	9.9840	8.4619	0.0208	2.3676	0.4493	2.7855	0.4883	0.4134	0.8874	0.0000	2,068.6688	2,068.6688	0.3649	0.0000	2,074.9956
Maximum	**1.0190**	**9.9840**	**8.4619**	**0.0208**	**2.3676**	**0.4493**	**2.7855**	**0.4883**	**0.4134**	**0.8874**	**0.0000**	**2,068.6688**	**2,068.6688**	**0.3649**	**0.0000**	**2,074.9956**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	1.0190	9.9840	8.4619	0.0208	2.3676	0.4493	2.7855	0.4883	0.4134	0.8874	0.0000	2,068.6687	2,068.6687	0.3649	0.0000	2,074.9956
Maximum	**1.0190**	**9.9840**	**8.4619**	**0.0208**	**2.3676**	**0.4493**	**2.7855**	**0.4883**	**0.4134**	**0.8874**	**0.0000**	**2,068.6687**	**2,068.6687**	**0.3649**	**0.0000**	**2,074.9956**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0966	2.0000e-005	2.1500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		4.6000e-003	4.6000e-003	1.0000e-005		4.9000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0750	1.6443	0.8293	5.3800e-003	0.2191	6.3200e-003	0.2254	0.0636	6.0200e-003	0.0696		558.1795	558.1795	0.0143		558.5357
Total	**0.1717**	**1.6443**	**0.8314**	**5.3800e-003**	**0.2191**	**6.3300e-003**	**0.2254**	**0.0636**	**6.0300e-003**	**0.0696**		**558.1841**	**558.1841**	**0.0143**	**0.0000**	**558.5406**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0966	2.0000e-005	2.1500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		4.6000e-003	4.6000e-003	1.0000e-005		4.9000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0750	1.6443	0.8293	5.3800e-003	0.2191	6.3200e-003	0.2254	0.0636	6.0200e-003	0.0696		558.1795	558.1795	0.0143		558.5357
Total	**0.1717**	**1.6443**	**0.8314**	**5.3800e-003**	**0.2191**	**6.3300e-003**	**0.2254**	**0.0636**	**6.0300e-003**	**0.0696**		**558.1841**	**558.1841**	**0.0143**	**0.0000**	**558.5406**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	1/15/2021	5	10	
2	Grading	Grading	1/16/2021	1/19/2021	5	2	
3	Building Construction	Building Construction	1/20/2021	6/8/2021	5	100	
4	Paving	Paving	6/9/2021	6/15/2021	5	5	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.4

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	96.00	12.30	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	20.00	12.30	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	9.00	3.00	0.00	12.30	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	12.30	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.1063	0.0000	2.1063	0.3190	0.0000	0.3190			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**2.1063**	**0.4073**	**2.5136**	**0.3190**	**0.3886**	**0.7076**		**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0762	2.5799	0.4992	7.5700e-003	0.1678	9.7700e-003	0.1776	0.0460	9.3500e-003	0.0553		798.8442	798.8442	0.0344		799.7038
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0489	0.0436	0.3728	9.0000e-004	0.0935	7.5000e-004	0.0943	0.0248	6.9000e-004	0.0255		89.1056	89.1056	3.4200e-003		89.1910
Total	**0.1251**	**2.6235**	**0.8719**	**8.4700e-003**	**0.2613**	**0.0105**	**0.2719**	**0.0708**	**0.0100**	**0.0808**		**887.9498**	**887.9498**	**0.0378**		**888.8948**

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.1063	0.0000	2.1063	0.3190	0.0000	0.3190			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**2.1063**	**0.4073**	**2.5136**	**0.3190**	**0.3886**	**0.7076**	**0.0000**	**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0762	2.5799	0.4992	7.5700e-003	0.1678	9.7700e-003	0.1776	0.0460	9.3500e-003	0.0553		798.8442	798.8442	0.0344		799.7038
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0489	0.0436	0.3728	9.0000e-004	0.0935	7.5000e-004	0.0943	0.0248	6.9000e-004	0.0255		89.1056	89.1056	3.4200e-003		89.1910
Total	**0.1251**	**2.6235**	**0.8719**	**8.4700e-003**	**0.2613**	**0.0105**	**0.2719**	**0.0708**	**0.0100**	**0.0808**		**887.9498**	**887.9498**	**0.0378**		**888.8948**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7648	0.0000	0.7648	0.4156	0.0000	0.4156			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.7648**	**0.4073**	**1.1722**	**0.4156**	**0.3886**	**0.8042**		**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0794	2.6874	0.5200	7.8800e-003	0.1748	0.0102	0.1850	0.0479	9.7400e-003	0.0576		832.1294	832.1294	0.0358		833.0248
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0489	0.0436	0.3728	9.0000e-004	0.0935	7.5000e-004	0.0943	0.0248	6.9000e-004	0.0255		89.1056	89.1056	3.4200e-003		89.1910
Total	**0.1282**	**2.7310**	**0.8927**	**8.7800e-003**	**0.2683**	**0.0109**	**0.2793**	**0.0727**	**0.0104**	**0.0831**		**921.2350**	**921.2350**	**0.0392**		**922.2158**

3.3 Grading - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7648	0.0000	0.7648	0.4156	0.0000	0.4156			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.7648**	**0.4073**	**1.1722**	**0.4156**	**0.3886**	**0.8042**	**0.0000**	**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0794	2.6874	0.5200	7.8800e-003	0.1748	0.0102	0.1850	0.0479	9.7400e-003	0.0576		832.1294	832.1294	0.0358		833.0248
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0489	0.0436	0.3728	9.0000e-004	0.0935	7.5000e-004	0.0943	0.0248	6.9000e-004	0.0255		89.1056	89.1056	3.4200e-003		89.1910
Total	**0.1282**	**2.7310**	**0.8927**	**8.7800e-003**	**0.2683**	**0.0109**	**0.2793**	**0.0727**	**0.0104**	**0.0831**		**921.2350**	**921.2350**	**0.0392**		**922.2158**

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**		**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0115	0.3408	0.0904	8.4000e-004	0.0203	1.0700e-003	0.0214	5.8500e-003	1.0200e-003	6.8700e-003		87.9124	87.9124	5.0100e-003		88.0376
Worker	0.0440	0.0392	0.3355	8.1000e-004	0.0842	6.7000e-004	0.0849	0.0223	6.2000e-004	0.0230		80.1950	80.1950	3.0800e-003		80.2719
Total	**0.0555**	**0.3800**	**0.4259**	**1.6500e-003**	**0.1045**	**1.7400e-003**	**0.1062**	**0.0282**	**1.6400e-003**	**0.0298**		**168.1074**	**168.1074**	**8.0900e-003**		**168.3095**

3.4 Building Construction - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**	**0.0000**	**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0115	0.3408	0.0904	8.4000e-004	0.0203	1.0700e-003	0.0214	5.8500e-003	1.0200e-003	6.8700e-003		87.9124	87.9124	5.0100e-003		88.0376
Worker	0.0440	0.0392	0.3355	8.1000e-004	0.0842	6.7000e-004	0.0849	0.0223	6.2000e-004	0.0230		80.1950	80.1950	3.0800e-003		80.2719
Total	**0.0555**	**0.3800**	**0.4259**	**1.6500e-003**	**0.1045**	**1.7400e-003**	**0.1062**	**0.0282**	**1.6400e-003**	**0.0298**		**168.1074**	**168.1074**	**8.0900e-003**		**168.3095**

3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.3425	1,035.3425	0.3016		1,042.8818
Paving	0.2096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9310**	**6.7178**	**7.0899**	**0.0113**		**0.3534**	**0.3534**		**0.3286**	**0.3286**		**1,035.3425**	**1,035.3425**	**0.3016**		**1,042.8818**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0880	0.0785	0.6710	1.6100e-003	0.1684	1.3400e-003	0.1697	0.0447	1.2400e-003	0.0459		160.3900	160.3900	6.1500e-003		160.5439
Total	**0.0880**	**0.0785**	**0.6710**	**1.6100e-003**	**0.1684**	**1.3400e-003**	**0.1697**	**0.0447**	**1.2400e-003**	**0.0459**		**160.3900**	**160.3900**	**6.1500e-003**		**160.5439**

3.5 Paving - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286	0.0000	1,035.3425	1,035.3425	0.3016		1,042.8818
Paving	0.2096					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9310**	**6.7178**	**7.0899**	**0.0113**		**0.3534**	**0.3534**		**0.3286**	**0.3286**	**0.0000**	**1,035.3425**	**1,035.3425**	**0.3016**		**1,042.8818**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0880	0.0785	0.6710	1.6100e-003	0.1684	1.3400e-003	0.1697	0.0447	1.2400e-003	0.0459		160.3900	160.3900	6.1500e-003		160.5439
Total	**0.0880**	**0.0785**	**0.6710**	**1.6100e-003**	**0.1684**	**1.3400e-003**	**0.1697**	**0.0447**	**1.2400e-003**	**0.0459**		**160.3900**	**160.3900**	**6.1500e-003**		**160.5439**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0750	1.6443	0.8293	5.3800e-003	0.2191	6.3200e-003	0.2254	0.0636	6.0200e-003	0.0696		558.1795	558.1795	0.0143		558.5357
Unmitigated	0.0750	1.6443	0.8293	5.3800e-003	0.2191	6.3200e-003	0.2254	0.0636	6.0200e-003	0.0696		558.1795	558.1795	0.0143		558.5357

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-Rail	30.00	0.00	0.00	62,551	62,551
Total	30.00	0.00	0.00	62,551	62,551

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-Rail	9.50	7.30	7.30	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.543525	0.028472	0.201539	0.126188	0.021864	0.005301	0.018669	0.039782	0.003072	0.002565	0.007028	0.001098	0.000897
Unrefrigerated Warehouse-Rail	0.090000	0.090000	0.090000	0.000000	0.000000	0.000000	0.670000	0.060000	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-Rail	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-Rail	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0966	2.0000e-005	2.1500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		4.6000e-003	4.6000e-003	1.0000e-005		4.9000e-003
Unmitigated	0.0966	2.0000e-005	2.1500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		4.6000e-003	4.6000e-003	1.0000e-005		4.9000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0153					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0811					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.0000e-004	2.0000e-005	2.1500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		4.6000e-003	4.6000e-003	1.0000e-005		4.9000e-003
Total	**0.0966**	**2.0000e-005**	**2.1500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**4.6000e-003**	**4.6000e-003**	**1.0000e-005**		**4.9000e-003**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0153					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0811					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.0000e-004	2.0000e-005	2.1500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		4.6000e-003	4.6000e-003	1.0000e-005		4.9000e-003
Total	**0.0966**	**2.0000e-005**	**2.1500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**		**4.6000e-003**	**4.6000e-003**	**1.0000e-005**		**4.9000e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

950 W Beach St

North Central Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-Rail	3.50	1000sqft	0.08	3,500.00	0
Parking Lot	17.50	1000sqft	0.40	17,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.8	**Precipitation Freq (Days)**	53
Climate Zone	5			**Operational Year**	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Based on information from applicant

Grading -

Demolition -

Vehicle Trips - Based on estimate of up to 11 trucks and 4 passenger vehicles per day

Fleet Mix - Assumes 10 out of 15 vehicles would be MDT, 1 out of 15 HDT, and 4 out of 15 would be personal vehicles

Energy Use - No natural gas use.

Water And Wastewater - No water use

Solid Waste - No solid waste facilities

Table Name	Column Name	Default Value	New Value
tblEnergyUse	NT24NG	0.21	0.00
tblEnergyUse	T24NG	1.18	0.00
tblFleetMix	HHD	0.04	0.06
tblFleetMix	LDA	0.54	0.09
tblFleetMix	LDT1	0.03	0.09
tblFleetMix	LDT2	0.20	0.09
tblFleetMix	LHD1	0.02	0.00
tblFleetMix	LHD2	5.3010e-003	0.00
tblFleetMix	MCY	7.0280e-003	0.00
tblFleetMix	MDV	0.13	0.00
tblFleetMix	MH	8.9700e-004	0.00
tblFleetMix	MHD	0.02	0.67
tblFleetMix	OBUS	3.0720e-003	0.00
tblFleetMix	SBUS	1.0980e-003	0.00
tblFleetMix	UBUS	2.5650e-003	0.00
tblGrading	MaterialImported	0.00	156.00
tblSolidWaste	SolidWasteGenerationRate	3.29	0.00
tblVehicleTrips	ST_TR	1.68	0.00
tblVehicleTrips	SU_TR	1.68	0.00
tblVehicleTrips	WD_TR	1.68	8.57
tblWater	IndoorWaterUseRate	809,375.00	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0493	0.4945	0.4533	8.1000e-004	0.0183	0.0259	0.0442	3.9000e-003	0.0239	0.0278	0.0000	71.6397	71.6397	0.0186	0.0000	72.1047
Maximum	**0.0493**	**0.4945**	**0.4533**	**8.1000e-004**	**0.0183**	**0.0259**	**0.0442**	**3.9000e-003**	**0.0239**	**0.0278**	**0.0000**	**71.6397**	**71.6397**	**0.0186**	**0.0000**	**72.1047**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0493	0.4945	0.4533	8.1000e-004	0.0183	0.0259	0.0442	3.9000e-003	0.0239	0.0278	0.0000	71.6397	71.6397	0.0186	0.0000	72.1046
Maximum	**0.0493**	**0.4945**	**0.4533**	**8.1000e-004**	**0.0183**	**0.0259**	**0.0442**	**3.9000e-003**	**0.0239**	**0.0278**	**0.0000**	**71.6397**	**71.6397**	**0.0186**	**0.0000**	**72.1046**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-4-2021	4-3-2021	0.3049	0.3049
2	4-4-2021	7-3-2021	0.2359	0.2359
		Highest	0.3049	0.3049

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0176	0.0000	1.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.8000e-004	3.8000e-004	0.0000	0.0000	4.0000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.6408	5.6408	2.6000e-004	5.0000e-005	5.6629
Mobile	9.5700e-003	0.2120	0.1018	7.0000e-004	0.0277	8.1000e-004	0.0285	8.0800e-003	7.7000e-004	8.8600e-003	0.0000	66.0737	66.0737	1.6200e-003	0.0000	66.1141
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0272**	**0.2120**	**0.1019**	**7.0000e-004**	**0.0277**	**8.1000e-004**	**0.0285**	**8.0800e-003**	**7.7000e-004**	**8.8600e-003**	**0.0000**	**71.7149**	**71.7149**	**1.8800e-003**	**5.0000e-005**	**71.7774**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0176	0.0000	1.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.8000e-004	3.8000e-004	0.0000	0.0000	4.0000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	5.6408	5.6408	2.6000e-004	5.0000e-005	5.6629
Mobile	9.5700e-003	0.2120	0.1018	7.0000e-004	0.0277	8.1000e-004	0.0285	8.0800e-003	7.7000e-004	8.8600e-003	0.0000	66.0737	66.0737	1.6200e-003	0.0000	66.1141
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0272**	**0.2120**	**0.1019**	**7.0000e-004**	**0.0277**	**8.1000e-004**	**0.0285**	**8.0800e-003**	**7.7000e-004**	**8.8600e-003**	**0.0000**	**71.7149**	**71.7149**	**1.8800e-003**	**5.0000e-005**	**71.7774**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

950 W Beach St - North Central Coast Air Basin, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/4/2021	1/15/2021	5	10	
2	Grading	Grading	1/16/2021	1/19/2021	5	2	
3	Building Construction	Building Construction	1/20/2021	6/8/2021	5	100	
4	Paving	Paving	6/9/2021	6/15/2021	5	5	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.4

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	96.00	12.30	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	20.00	12.30	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	9.00	3.00	0.00	12.30	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	12.30	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0105	0.0000	0.0105	1.5900e-003	0.0000	1.5900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.9800e-003	0.0363	0.0379	6.0000e-005		2.0400e-003	2.0400e-003		1.9400e-003	1.9400e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289
Total	**3.9800e-003**	**0.0363**	**0.0379**	**6.0000e-005**	**0.0105**	**2.0400e-003**	**0.0126**	**1.5900e-003**	**1.9400e-003**	**3.5300e-003**	**0.0000**	**5.2047**	**5.2047**	**9.7000e-004**	**0.0000**	**5.2289**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.7000e-004	0.0129	2.3500e-003	4.0000e-005	8.2000e-004	5.0000e-005	8.6000e-004	2.2000e-004	5.0000e-005	2.7000e-004	0.0000	3.6702	3.6702	1.5000e-004	0.0000	3.6739
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	2.0000e-004	1.8000e-003	0.0000	4.5000e-004	0.0000	4.6000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.4061	0.4061	2.0000e-005	0.0000	0.4065
Total	**5.9000e-004**	**0.0131**	**4.1500e-003**	**4.0000e-005**	**1.2700e-003**	**5.0000e-005**	**1.3200e-003**	**3.4000e-004**	**5.0000e-005**	**3.9000e-004**	**0.0000**	**4.0763**	**4.0763**	**1.7000e-004**	**0.0000**	**4.0804**

3.2 Demolition - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0105	0.0000	0.0105	1.5900e-003	0.0000	1.5900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.9800e-003	0.0363	0.0379	6.0000e-005		2.0400e-003	2.0400e-003		1.9400e-003	1.9400e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289
Total	**3.9800e-003**	**0.0363**	**0.0379**	**6.0000e-005**	**0.0105**	**2.0400e-003**	**0.0126**	**1.5900e-003**	**1.9400e-003**	**3.5300e-003**	**0.0000**	**5.2047**	**5.2047**	**9.7000e-004**	**0.0000**	**5.2289**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.7000e-004	0.0129	2.3500e-003	4.0000e-005	8.2000e-004	5.0000e-005	8.6000e-004	2.2000e-004	5.0000e-005	2.7000e-004	0.0000	3.6702	3.6702	1.5000e-004	0.0000	3.6739
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2000e-004	2.0000e-004	1.8000e-003	0.0000	4.5000e-004	0.0000	4.6000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.4061	0.4061	2.0000e-005	0.0000	0.4065
Total	**5.9000e-004**	**0.0131**	**4.1500e-003**	**4.0000e-005**	**1.2700e-003**	**5.0000e-005**	**1.3200e-003**	**3.4000e-004**	**5.0000e-005**	**3.9000e-004**	**0.0000**	**4.0763**	**4.0763**	**1.7000e-004**	**0.0000**	**4.0804**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.6000e-004	0.0000	7.6000e-004	4.2000e-004	0.0000	4.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005		4.1000e-004	4.1000e-004		3.9000e-004	3.9000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458
Total	**8.0000e-004**	**7.2500e-003**	**7.5700e-003**	**1.0000e-005**	**7.6000e-004**	**4.1000e-004**	**1.1700e-003**	**4.2000e-004**	**3.9000e-004**	**8.1000e-004**	**0.0000**	**1.0409**	**1.0409**	**1.9000e-004**	**0.0000**	**1.0458**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.0000e-005	2.6900e-003	4.9000e-004	1.0000e-005	1.7000e-004	1.0000e-005	1.8000e-004	5.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.7646	0.7646	3.0000e-005	0.0000	0.7654
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	4.0000e-005	3.6000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0812	0.0812	0.0000	0.0000	0.0813
Total	**1.2000e-004**	**2.7300e-003**	**8.5000e-004**	**1.0000e-005**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**7.0000e-005**	**1.0000e-005**	**8.0000e-005**	**0.0000**	**0.8459**	**0.8459**	**3.0000e-005**	**0.0000**	**0.8467**

3.3 Grading - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.6000e-004	0.0000	7.6000e-004	4.2000e-004	0.0000	4.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005		4.1000e-004	4.1000e-004		3.9000e-004	3.9000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458
Total	**8.0000e-004**	**7.2500e-003**	**7.5700e-003**	**1.0000e-005**	**7.6000e-004**	**4.1000e-004**	**1.1700e-003**	**4.2000e-004**	**3.9000e-004**	**8.1000e-004**	**0.0000**	**1.0409**	**1.0409**	**1.9000e-004**	**0.0000**	**1.0458**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.0000e-005	2.6900e-003	4.9000e-004	1.0000e-005	1.7000e-004	1.0000e-005	1.8000e-004	5.0000e-005	1.0000e-005	6.0000e-005	0.0000	0.7646	0.7646	3.0000e-005	0.0000	0.7654
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	4.0000e-005	3.6000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0812	0.0812	0.0000	0.0000	0.0813
Total	**1.2000e-004**	**2.7300e-003**	**8.5000e-004**	**1.0000e-005**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**7.0000e-005**	**1.0000e-005**	**8.0000e-005**	**0.0000**	**0.8459**	**0.8459**	**3.0000e-005**	**0.0000**	**0.8467**

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	**0.0388**	**0.3993**	**0.3632**	**5.7000e-004**		**0.0224**	**0.0224**		**0.0206**	**0.0206**	**0.0000**	**50.0410**	**50.0410**	**0.0162**	**0.0000**	**50.4456**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.5000e-004	0.0171	4.1600e-003	4.0000e-005	9.9000e-004	5.0000e-005	1.0400e-003	2.9000e-004	5.0000e-005	3.4000e-004	0.0000	4.0626	4.0626	2.1000e-004	0.0000	4.0680
Worker	1.9900e-003	1.7800e-003	0.0162	4.0000e-005	4.0800e-003	3.0000e-005	4.1100e-003	1.0800e-003	3.0000e-005	1.1100e-003	0.0000	3.6547	3.6547	1.4000e-004	0.0000	3.6582
Total	**2.5400e-003**	**0.0189**	**0.0203**	**8.0000e-005**	**5.0700e-003**	**8.0000e-005**	**5.1500e-003**	**1.3700e-003**	**8.0000e-005**	**1.4500e-003**	**0.0000**	**7.7174**	**7.7174**	**3.5000e-004**	**0.0000**	**7.7262**

3.4 Building Construction - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	**0.0388**	**0.3993**	**0.3632**	**5.7000e-004**		**0.0224**	**0.0224**		**0.0206**	**0.0206**	**0.0000**	**50.0410**	**50.0410**	**0.0162**	**0.0000**	**50.4456**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.5000e-004	0.0171	4.1600e-003	4.0000e-005	9.9000e-004	5.0000e-005	1.0400e-003	2.9000e-004	5.0000e-005	3.4000e-004	0.0000	4.0626	4.0626	2.1000e-004	0.0000	4.0680
Worker	1.9900e-003	1.7800e-003	0.0162	4.0000e-005	4.0800e-003	3.0000e-005	4.1100e-003	1.0800e-003	3.0000e-005	1.1100e-003	0.0000	3.6547	3.6547	1.4000e-004	0.0000	3.6582
Total	**2.5400e-003**	**0.0189**	**0.0203**	**8.0000e-005**	**5.0700e-003**	**8.0000e-005**	**5.1500e-003**	**1.3700e-003**	**8.0000e-005**	**1.4500e-003**	**0.0000**	**7.7174**	**7.7174**	**3.5000e-004**	**0.0000**	**7.7262**

3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	5.2000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.3200e-003**	**0.0168**	**0.0177**	**3.0000e-005**		**8.8000e-004**	**8.8000e-004**		**8.2000e-004**	**8.2000e-004**	**0.0000**	**2.3481**	**2.3481**	**6.8000e-004**	**0.0000**	**2.3652**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.8000e-004	1.6200e-003	0.0000	4.1000e-004	0.0000	4.1000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3655	0.3655	1.0000e-005	0.0000	0.3658
Total	**2.0000e-004**	**1.8000e-004**	**1.6200e-003**	**0.0000**	**4.1000e-004**	**0.0000**	**4.1000e-004**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**0.3655**	**0.3655**	**1.0000e-005**	**0.0000**	**0.3658**

3.5 Paving - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	5.2000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.3200e-003**	**0.0168**	**0.0177**	**3.0000e-005**		**8.8000e-004**	**8.8000e-004**		**8.2000e-004**	**8.2000e-004**	**0.0000**	**2.3481**	**2.3481**	**6.8000e-004**	**0.0000**	**2.3652**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.8000e-004	1.6200e-003	0.0000	4.1000e-004	0.0000	4.1000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3655	0.3655	1.0000e-005	0.0000	0.3658
Total	**2.0000e-004**	**1.8000e-004**	**1.6200e-003**	**0.0000**	**4.1000e-004**	**0.0000**	**4.1000e-004**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**0.3655**	**0.3655**	**1.0000e-005**	**0.0000**	**0.3658**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	9.5700e-003	0.2120	0.1018	7.0000e-004	0.0277	8.1000e-004	0.0285	8.0800e-003	7.7000e-004	8.8600e-003	0.0000	66.0737	66.0737	1.6200e-003	0.0000	66.1141
Unmitigated	9.5700e-003	0.2120	0.1018	7.0000e-004	0.0277	8.1000e-004	0.0285	8.0800e-003	7.7000e-004	8.8600e-003	0.0000	66.0737	66.0737	1.6200e-003	0.0000	66.1141

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-Rail	30.00	0.00	0.00	62,551	62,551
Total	30.00	0.00	0.00	62,551	62,551

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-Rail	9.50	7.30	7.30	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.543525	0.028472	0.201539	0.126188	0.021864	0.005301	0.018669	0.039782	0.003072	0.002565	0.007028	0.001098	0.000897
Unrefrigerated Warehouse-Rail	0.090000	0.090000	0.090000	0.000000	0.000000	0.000000	0.670000	0.060000	0.000000	0.000000	0.000000	0.000000	0.000000

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	5.6408	5.6408	2.6000e-004	5.0000e-005	5.6629
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	5.6408	5.6408	2.6000e-004	5.0000e-005	5.6629
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-Rail	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-Rail	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	6125	1.7818	8.0000e-005	2.0000e-005	1.7888
Unrefrigerated Warehouse-Rail	13265	3.8589	1.7000e-004	4.0000e-005	3.8741
Total		**5.6408**	**2.5000e-004**	**6.0000e-005**	**5.6629**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	6125	1.7818	8.0000e-005	2.0000e-005	1.7888
Unrefrigerated Warehouse-Rail	13265	3.8589	1.7000e-004	4.0000e-005	3.8741
Total		**5.6408**	**2.5000e-004**	**6.0000e-005**	**5.6629**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0176	0.0000	1.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.8000e-004	3.8000e-004	0.0000	0.0000	4.0000e-004
Unmitigated	0.0176	0.0000	1.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.8000e-004	3.8000e-004	0.0000	0.0000	4.0000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.8000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0148					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	1.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.8000e-004	3.8000e-004	0.0000	0.0000	4.0000e-004
Total	**0.0176**	**0.0000**	**1.9000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**3.8000e-004**	**3.8000e-004**	**0.0000**	**0.0000**	**4.0000e-004**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	2.8000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0148					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-005	0.0000	1.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	3.8000e-004	3.8000e-004	0.0000	0.0000	4.0000e-004
Total	**0.0176**	**0.0000**	**1.9000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**3.8000e-004**	**3.8000e-004**	**0.0000**	**0.0000**	**4.0000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-Rail	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-Rail	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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Phase I Archaeological Investigations

for 950 West Beach Street, Watsonville, California

Prepared for Harris & Associates



ALBION

MAY 2020

Phase I Archaeological Investigations for 950 West Beach Street, Watsonville, California

May 2020
J2020-007.04
Photo Credit: Matt Manigault

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Executive Summary

In 2020, Harris & Associates contracted with Albion Environmental, Inc. (Albion) to conduct Phase I archaeological investigations for a proposed project at 950 West Beach Street in Watsonville, California. Mountain Propane, which currently owns the approximately 0.69 acre triangular lot, is proposing to improve the parcel to transfer propane from the adjacent Santa Cruz Regional Transportation Commission railroad for distribution purposes. Proposed site improvements include asphalt paving, bollards, a foundation for the propane tank, irrigation, gates and fencing, LPG piping, mobile storage containers, a private fire hydrant, and planting. Mechanical grading will be undertaken to raise the grade where existing and future propane tanks will be placed. Portions of the existing concrete and asphalt paving will be removed to mitigate for storm water detention requirements.

As the proposed Project requires permits from the City of Watsonville, it must comply with the California Environmental Quality Act (CEQA) and Policy 9H of the Watsonville General Plan. As such, it is necessary for the Project to determine if it will have an effect on historical resources under CEQA, which includes archaeological resources.

In order to comply with CEQA requirements, Albion completed the following tasks: 1) background historical research, including archival maps and photos and a records search at the Northwest Information Center (NWIC), extending to a quarter-mile beyond the Project APE; 2) pedestrian field survey of the entire APE to identify any previously unidentified archaeological resources; 3) cultural resources report documenting the methods and results of each task, including identifying and determining potential effects on archaeological resources within the APE and making recommendations on how to address these effects.

A search of records at NWIC revealed one known cultural resources within the APE and two within a quarter-mile radius. The cultural resource documented as extending within the APE is a portion of the Santa Cruz Branch of the Southern Pacific Railroad (SPRR, P-44-000377). The two cultural resources recorded within a quarter-mile of the APE include a standard gauge spur of the SPRR (P-44-001157) and a possible site of unknown date or character (387A-004).

Background historical research revealed that the APE was once part of the Mexican Period Rancho Bolsa del Pajaro. Historic maps show that by the 1880s the Project vicinity had been divided into private parcels and that over the next several decades the parcel in which the APE is located passed through a series of private owners. The narrow gauge Santa Cruz Branch Railroad was constructed just north of the APE in 1876, converted to standard gauge in 1883 after it was acquired by the SPRR, and expanded with a railroad spur on the south side of the APE leading to a warehouse complex by the 1930s. Between the 1930s and 1960s, aerial photographs show a series of unidentified objects within the APE, probably parked vehicles or portable equipment associated with the adjacent railroad or warehouse complex.

The results of Albion's pedestrian survey turned up no evidence of precontact Native American or historic period cultural resources within the Project APE that would qualify as historical resources under CEQA. Our survey shows that, despite records search results indicating that the SPRR (P-44-000377) overlaps with the APE, this resource is actually located well outside the APE and will not be subject to Project impacts.

Based on results of this study, including the lack of known or newly identified cultural resources within the Project APE, Albion concludes that no historical resources will be affected by the Project and recommends no further archaeological measures prior to or during construction.

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Introduction

1

PROJECT DESCRIPTION

In 2020, Harris & Associates contracted with Albion Environmental, Inc. (Albion) to conduct Phase I archaeological investigations for a proposed project at 950 West Beach Street in Watsonville, California (Figure 1). Mountain Propane, which currently owns the approximately 0.69 acre triangular lot, is proposing to improve the parcel to transfer propane from the adjacent Santa Cruz Regional Transportation Commission railroad for distribution purposes. Transfer would occur from rail cars to onsite tanks, then from the tanks to trucks for transport to customers. The Project will include installation of a pneumatic shut-off system for fail-safe redundancy, along with low-emission appurtenances for transferring liquid propane. It is anticipated that trucks will be parked on site overnight and empty propane tanks stored temporarily for maintenance.

The applicant is proposing to relocate the existing 50,000-gallon propane storage tank westward to the middle of the site and to install four new 30,000-gallon propane storage tanks in phases, resulting in a total of 170,000 gallons of propane storage at the project site. The four new tanks would be approximately 15 feet in height and would occupy approximately 1,750 square feet in the area currently occupied by the 50,000-gallon tank, which is approximately 15-feet in height.

The Project parcel is currently surrounded by chain link perimeter fencing and contains an existing light pole, partial asphalt and concrete paving, and an empty 50,000 gallon propane tank. Proposed site improvements include asphalt paving, bollards, foundations for the propane tanks, irrigation, gates and fencing, LPG piping, mobile storage containers, a private fire hydrant, and planting. Mechanical grading will be undertaken to raise the grade where existing and future propane tanks will be placed. Portions of the existing concrete and asphalt paving will be removed to mitigate for storm water detention requirements.

REGULATORY CONTEXT

As the proposed Project requires permits from the City of Watsonville, it must comply with the California Environmental Quality Act (CEQA) and Policy 9H of the Watsonville General Plan. As such, it is necessary for the Project to determine if it will have an effect on historical resources under CEQA, which includes archaeological resources.

The proposed Area of Potential Effect (APE) for this Project includes all areas that may experience ground disturbance as a result of project activities, including staging of vehicles, equipment, and construction materials. As described above, this area comprises the entire Project parcel.

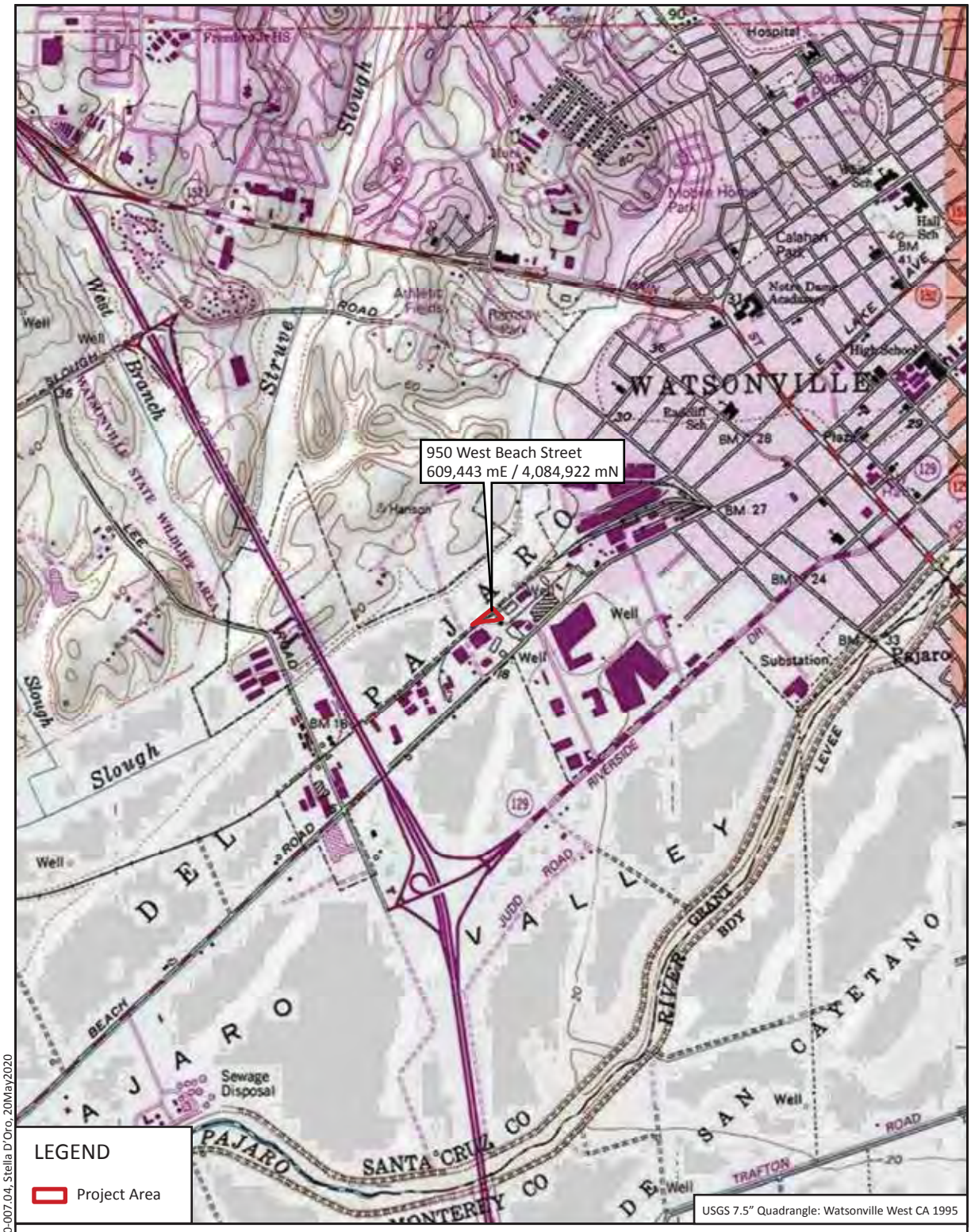
In order to comply with CEQA requirements, Albion completed the following tasks:

1) Background historical research, including archival maps and photos and a records search at the Northwest Information Center (NWIC), extending to a quarter-mile beyond the Project APE. The goal was to identify any known or potential archaeological resources in or near the APE.

2) Pedestrian field survey of the entire APE to identify any previously unidentified archaeological resources.

3) Cultural resources report documenting the methods and results of each task, including identifying and determining potential effects on archaeological resources within the APE and making recommendations on how to address these effects.

The Albion team conducted investigations per standards and guidelines outlined in CEQA regulations and the Secretary of the Interior's Standards for Archaeological Documentation. These investigations were completed under the supervision of Douglas Ross, PhD, who has been a professional archaeologist for over twenty years and exceeds the Secretary of the Interior's Professional Qualifications Standards.



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Figure 1. Project location, 950 West Beach Street, Watsonville, California.

Sources Consulted

2

To determine if cultural resources are recorded within or near the Project APE, Albion consulted the following sources as part of the NWIC records search (Appendix B):

CALIFORNIA INVENTORY OF HISTORIC RESOURCES

The California Inventory of Historic Resources, managed by the State of California Department of Parks and Recreation (1976), lists no cultural resources in or within proximity to the Project APE.

BUILT ENVIRONMENT RESOURCES DIRECTORY

The Built Environment Resources Directory (BERD) for Watsonville, managed by the State Office of Historic Preservation (including the California Register of Historical Resources, California Historic Landmarks, and California Points of Historical Interest), lists no resources within the Project APE or within a quarter mile of the APE.

STUDIES AND RESOURCES

A search of records at NWIC indicates that one cultural resource has been previously recorded within the Project APE and two cultural resources have been identified within a quarter-mile of the APE. Additionally, nine archaeological studies have been conducted within a quarter-mile radius, though none within the APE itself (Tables 2 and 3).

The nine cultural resource studies within a quarter-mile of the APE were conducted in conjunction with a food processing plant, wastewater treatment system, an industrial park, a fiber optic cable, a wetland restoration, and several public and private parcels.

The single documented resource that overlaps with the Project APE is a portion of the Santa Cruz Branch of the Southern Pacific Railroad (SPRR, P-44-000377). This line, eventually extending from Davenport to Watsonville, was constructed in segments between 1876 and 1905. The two known cultural resources recorded within a quarter-mile of the Project APE include a standard gauge spur of the SPRR (P-44-001157) and a possible site of unknown date or character (387A-004).

In sum, results of the records search identified one previously documented cultural resource within the Project APE and two cultural resource within a half-mile of the APE.

Table 1. Archaeological Studies Conducted Within a Quarter-Mile of the Project APE.

Study No.	Title	Author	Year
S-3852	Preliminary Field Reconnaissance of the Proposed Frozen Food Processing Plant, Industrial Road and Riverside Drive, City of Watsonville, Santa Cruz County	Jean Stafford	1974
S-3964	Santa Cruz Regional Wastewater Treatment System Project, Santa Cruz County, California	Ann S. Peak & Associates	1977
S-4036	Report of an Archaeological Reconnaissance of the Westside Annexation Properties	Archaeological Consulting and Research Services, Inc.	1976
S-6722	Cultural Resource Evaluation of the Landmark Industrial Park off Harkins Slough Road in the City of Watsonville, County of Santa Cruz [and related report]	Robert Cartier	1984
S-21986	Peer Review of Previous Archaeological Reconnaissance & Additional Archaeological Reconnaissance of Assessor's Parcel Number 018-372-02, Watsonville, Santa Cruz County, California [and related reports]	Mary Doane and Gary S. Breschini	1999
S-22657	Phase 1 Archaeological Survey Along Onshore Portions of the Global West Fiber Optic Cable Project [and related report]	Izaak Sawyer, Laurie Pfeiffer, Karen Rasmussen, and Judy Berryman	2000
S-25267	A Report of Findings from an Archaeological Field Inspection and Historical Building Evaluation of the Sea View Ranch Project Area, Watsonville, Santa Cruz County, California	Miley Paul Holman and Randall Dean	2000
S-26671	Bay Breeze Project, AC 2788B (letter report)	Mary Doane	2002
S-31355	Archaeological Survey Report for the Manabe Property Wetland Restoration Project, City of Watsonville, Santa Cruz County, California	Kevin Bartoy	2006

Table 2. Cultural Resources In and Within a Quarter-Mile of the Project APE.

Resource No.	Resource Name	Last Recorded
P-44-000377	Southern Pacific Railroad (SPRR)	Haas and Treffers 2018
P-44-001157	Standard Gauge Railroad Spur of the SPRR	Ehringer and Curry 2018
387A-004	Possible site (informal resource)	Riner 2019 (NWIC Staff)

Background

3

ENVIRONMENT

The Project APE is located in Township 12 South, Range 2 East within the City of Watsonville, California. It is approximately 0.1 miles southeast of Watsonville Slough and 3.5 miles east of Monterey Bay at an elevation of 19 feet above sea level. The parcel is on the edge of an industrial park at the south end of the city, bounded on the north by the Southern Pacific Railroad and to the south by an associated railroad spur. Native soils consist of Conejo Clay Loam, very deep, well drained soils that form on alluvial fans and stream terraces from igneous or sedimentary rock on slopes ranging from zero to nine percent (United States Department of Agriculture 2019). These soils are used for irrigated row crops, orchards, pasture, and grains.

PRECONTACT HISTORIC CONTEXT

In recent years, many contemporary archaeologists working along the central coast have adopted the chronological sequence proposed by Jones et al. (1996). This sequence recognizes six major prehistoric periods of cultural adaptation extending beyond the last 10,000 years of human occupancy. The proposed temporal periods emphasize changes in human adaptation over time and focus largely on the shifting significance of coastal vs. terrestrial habitats and the associated artifact assemblages. Jones et al. (2007) present a more recent application of this framework along with a regional overview.

The initial period in this sequence, termed the Paleoindian, originates in the late Pleistocene and continues until approximately 10,000 B.P. This is followed by the Millingstone Period (10,000–5,500 B.P.), and is recognized by increasingly abundant milling equipment (manos and metates) in the archaeological record when populations apparently followed a generalized subsistence pattern that placed an importance on coastal resources, namely shellfish. The ensuing Early Period (5,500–2,600 B.P.) was a time of new subsistence emphases that include a greater reliance on hunting and the initial exploitation of acorns. The Middle Period (2,600–1,000 B.P.) was marked by the intensification of subsistence practices, especially a greater reliance on marine and littoral foods where fish played an important role in the diet. During the Middle/Late Transition (1,000–750 B.P.), populations in central California experienced deteriorating environmental conditions, and apparently underwent major adaptive shifts in both subsistence and settlement. Finally, the Late Period (750 B.P.-Historic) marks the initial appearance of numerous projectile points, including small side-notched (Desert side-notched), triangular (Cottonwood), and leaf-shaped points, representing the introduction of the bow and arrow. There is an apparent shift in settlements to interior settings while the immediate coastal environments appear to have been used for more short term gathering and processing activities.

Indications of prehistoric inhabitation of the central California coast dating to the terminal Pleistocene/early Holocene is limited. The dearth of sites dating to this antiquity may, in part, be related to progressively rising sea levels that accompanied the end of the Pleistocene and the early Holocene (Masters and Aiello 2007). Between ca. 10,000 and 8,000 B.P., the Elkhorn Valley was inundated by saltwater and transformed into a high energy tidal channel (Jones et al. 1996:6). At 8,000 years ago, sea level was about 15 m below its present level at Elkhorn Slough (Masters and Aiello 2007:49). Bickle (1978:8) estimates that sea level rise has submerged 20,000 km^2 of land along the California coast. Sea level transgression slowed after about 7,000 years ago, prompting fluvial sedimentation and tectonic uplift. Consequently, coastal sites earlier than 7,000 B.P. may have been inundated by rising waters.

In general, researchers normally divide this early time span into two divisions: the Paleoindian (pre-10,000 B.P) and the Millingstone (10,000–5,500 B.P.). A coastal focused alternative to the large game focused Paleoindian model, the Paleo-Coastal Tradition, was first proposed by Davis et al. (1969) and later expanded upon by Moratto (1984). Although few sites or site components dating from this time period have been investigated and its presence is largely conjectural, some researchers have posited that Paleo-Coastal peoples established residences along estuaries and bay shores. Associated toolkits are suggested to be scrapers, scraper-planes, bifaces, and lack milling equipment. Jones et al. (1996:39) note that "the extent to which these assemblages are constituted to some unknown degree by materials mixed from more recent contexts is indicated by the occurrence of obsidian among strata assigned to these phases since none of the obsidian hydration results equate with a time depth greater than 7000 B.C." As a result, the Paleo-Coastal tradition is not readily described in the Monterey Bay area.

Coastal sites attributed to the Millingstone Period (10,000–5,500 B.P.) are best characterized by high density shell middens—composed primarily of mussel (*Mytilus* spp.)—located adjacent to extant estuaries or near areas where paleo-estuaries once existed as a result of early Holocene sea level rise. As the name for this period implies, site assemblages generally contain abundant milling stones and hand stones (Erlandson 1991, 1994; Fitzgerald and Jones 1999), although this is not always the case (Jones et al. 2004; Jones et al. 1996).

In addition to milling equipment, Millingstone Period sites are typified by eccentric crescents, long-stemmed projectile points, and cobble/core tools. In general, there is a low incidence of projectile points and other flaked stone. Shell beads from this time period are characterized as thick rectangular (L-series) *Olivella* beads (Glassow 1996). Erlandson (1991, 1994) has suggested that Millingstone Period groups were semi-sedentary, their diets emphasizing shellfish and small seeds. The hunting of large terrestrial game and marine mammals as well as the exploitation of fishes was apparently of minor importance. Other researchers, however, have argued that both coastal and interior habitats were exploited by early Holocene populations targeting small fauna, and a variety of grass seeds, nuts, and other inland plant taxa as well as shellfish (Jones and Richman 1995; McGuire and Hildebrandt 1994; Mikkelsen et al. 1998; Milliken et al. 1999). Jones (2003:218) argues for a more mobile settlement pattern during this time that included the exploitation of marine mammals.

The next few thousand years (between 5,500 and 2,600 B.P.) are referred to as the Early Period throughout southern and central California. Most notable about prehistoric adaptations at this time are innovations in subsistence technology, especially the initial appearance of mortars and pestles (perhaps signaling acorn use) and an increase in the frequency of large side-notched and

contracting-stem projectile points along with flaked stone debris. Shell beads common during this time period include thick rectangular (L-series), end-ground (B-series), and split (C-series) *Olivella* beads. The appearance of eastern California obsidian (mainly Casa Diablo) in Early Period assemblages also implies that long-distance trade and exchange relations developed during this period (Jones 1995). Jones (1995) and Jones and Waugh (1997) posit a decrease in residential mobility, which they attribute to the advent of mortar and pestle use and a clearer delineation of gender roles that accompanied a trend toward greater population circumscription. Jones and Waugh (1997) also contend that Early Period sites, in contrast to Millingstone Period sites, are found in more diverse settings, including interior, estuary, and outer coast contexts.

In terms of subsistence, mammals and fish increased in importance relative to shellfish. These resources, coupled with the addition of acorns, signified a broadening of the diet breadth. Glassow (1996:134) has pointed out that this expansion of the diet breadth was accompanied by a significant increase in labor devoted to food processing. Before acorns can be made palatable, the toxic tannic acid must be leached out of the meal, a process not required by hard seeds. Glassow (1996:134) stated, "it is likely, therefore, that people would consume acorns no more than necessary, as insurance against normal fluctuations in food resource productivity from one year to the next." While the introduction of acorns has implications for labor organization and settlement, the peripheral role played by the resource base at this time in prehistory may relate to more of a process of "extensification" (*sensu* Beaton 1991) where new foods are introduced to the diet, rather than "intensification" where greater amounts of labor are focused on the processing of a particular resource, as is more characteristic of later prehistoric times. Acorn macrofossils are recovered in lesser amounts in these early assemblages than in later ones.

The change that occurred from the Millingstone to the Early Period has traditionally been interpreted as an adaptive shift accompanying the arrival of Rogers's (1929) "Hunting Culture." In his original conception, Rogers described Hunting Culture people as a separate ethnic population more reliant upon use of the acorn and on both terrestrial and marine mammals. These Hunting peoples, he hypothesized, entered the central coast and gradually displaced the earlier populations of Millingstone-adapted peoples. This premise, however, has more recently been discounted largely in favor of the idea that observed differences in artifact assemblages are probably more indicative of seasonal or functional variability in site occupations (Erlandson 1997; Glassow 1997). Jones, moreover, views the transition from Millingstone to Hunting technologies largely as the result of population circumscription and economic intensification, an *in situ* development that reflected the shift from an earlier, mobile, more selective adaptive strategy to one emphasizing limited mobility and decreased subsistence efficiency.

Cultural changes marking the transition from the Early to Middle Period (2,600-1,000 B.P.) were much less pronounced than during the Millingstone/Early Period transition. Instead, many of the adaptive traits initiated during the Early Period continued and grew in relative importance. The use of mortars and pestles increased, as did reliance on small schooling fishes (e.g. anchovies, herring, smelt). The use of shellfish, however, appears to have steadily declined. Middle Period populations also began to focus more on the exploitation of smaller, more elusive game; sea otters and rabbits, for instance, were more important than they had been previously. Glassow (1996) and Lambert (1993) place a slightly stronger emphasis on the importance of increasingly maritime adaptations during this time, arguing that fishing and sea mammal hunting were important subsistence pursuits. Artifact assemblages are typified by large-stemmed points, mortars, pestles, handstones, and milling slabs. Shell beads include *Olivella* saucer (G-series) and saddle (F-series) types. Perhaps the most

significant change in the artifact assemblage was the introduction of the circular shell fishhook. This artifact class is recovered more commonly on rocky coasts than in protected slough habitats where schooling fishes were likely captured through other means such as baskets, nets, or other trapping methods (Jones et al. 1996:193; Strudwick 1986). Circular shell fishhooks no doubt facilitated an increase in the exploitation of fishes, but, at the same time, may have resulted in a decrease in dietary efficiency (Glassow 1990:89; Jones 2003:226), a pattern that continues throughout the Holocene. Trans-Sierran trade, especially in obsidian, appears to increase during the Middle Period. Casa Diablo obsidian, a source whose origin is east of the Sierra Nevada Mountains was the chief import in the vicinity Monterey Bay, whereas Coso obsidian is more common to the south (Jones et al. 1996:197, 199). Jones (2003:226) also notes a high frequency of sea otter (*Enhydra lutris*) bones at Middle Period sites, which he interprets as evidence of exchange in otter pelts.

It was also during the Middle Period that a few researchers (Breschini 1983; Moratto 1984; Whistler 1977, 1980) have suggested a major shift in population occurred in the Bay Area. This shift is usually viewed within an ethnolinguistic framework, whereby an indigenous Hokan-speaking population merged with or was displaced by a later Penutian-speaking population. Specifically, Breschini (1983) and Breschini and Haversat (1980) contend that ca. 2,500 B.P. a distinct ethnic population speaking a Penutian language expanded into the Monterey Bay area. These new peoples were the precursors of the ethnohistoric Ohlone, or Costanoans. Their settlement-subsistence pattern was characterized by low mobility, logistical organization, and a more specialized subsistence regime based primarily on the exploitation of the acorn. Breschini (1983) dubbed this the "Monterey Pattern," and stated that it was akin to a "collector" pattern. The prior language group, which Breschini argued had characterized the area since approximately 4,000 years B.P., was organized more around a "forager" pattern. Breschini called this the "Sur Pattern" and argued that it was typified by high mobility and a generalized adaptive pattern geared toward the exploitation of a wide range of resources and environments.

The Middle/Late Transition (1,000-750 B.P.) is a short period of time when there appears to have been a time of rapid change in settlement organization. It is represented along the central California coast by Contracting-stemmed and double Side-notched projectile points. Small leaf-shaped points also occur alongside these larger points, though their numbers are few (Jones 2003:221). Several types of *Olivella* shell beads, including split punched (D-series), are also found. Hopper mortars make their first appearance in the archaeological record and are found in tandem with bowl mortars and pestles, as well as handstones and milling slabs. Subsistence regimes during this time demonstrate substantial differences from the previous period. Marine resources, such as fish and marine mammals, appear to have been largely dropped from native diets. Instead, populations emphasized terrestrial resources, especially small mammals and acorns. This stands in marked contrast to developments along the Santa Barbara Channel where prehistoric populations underwent increasingly progressive maritime adaptations, and fishing was a major subsistence pursuit.

As originally perceived, these changes were largely considered to have resulted from an overexploitation of coastal resources accompanying the increased demographic pressures that were initiated during the Middle Period. However, more recent evidence suggests that other factors, especially environmental degradation, played a more significant role. Coinciding with the Middle/Late Transition (1,000-750 B.P.), California and parts of western North America underwent a dramatic warming trend, known as the "Medieval Climatic Anomaly" (Graumlich 1993; Jones and Kennett 1999; Stine 1990, 1994). Researchers have identified three major environmental trends

during this period: (1) changing sea temperatures (Arnold 1992; Kennett 1998; Kennett and Kennett 2000; Pisias 1978); (2) warmer summer temperatures (Graumlich 1993); and (3) decreased precipitation (Stine 1990, 1994). According to Jones (1995:223), this latter trend had especially serious consequences for prehistoric coastal populations.

Serious drought after A.D. 1000 (950 B.P.) caused such rapid, severe deterioration of the resource base that major subsistence problems developed, causing widespread settlement shifts and resource competition. Unlike the environmental changes of the early and Mid-Holocene, technological innovations could not mitigate the environmental problems, because they developed rapidly and were severe. Jones and Ferneau (2002) posit the argument that central coast populations during this time underwent a process of "deintensification." Population growth declined, diet breadth contracted, and interregional exchange systems collapsed. In Monterey County, for example, numerous coastal sites were abandoned and populations relocated to more interior settings (Jones 1995:215). Populations also apparently declined, perhaps as a result of resources stress, and systems of trade and exchange collapsed. Obsidian, for instance, virtually disappears from the archaeological record.

Late Period (750 B.P.-Historic) populations on the central coast apparently rebounded from the environmental stresses that characterized the previous period. Their subsistence practices continued to demonstrate a terrestrial focus. Jones (1995:221), for example, indicates that the consumption of fish and other marine resources was less intensive and the extraction of mussels perhaps more selective than during the previous interval. From his analysis of several sites in Big Sur, Jones (1995:206) suggests that Late Period populations focused their subsistence activities on black-tailed deer (*Odocoileus hemionus*). This view has recently been challenged by the findings from CA-MNT-1942 (Wohlgemuth et al. 2002), where fish, including several species of clupeidae (such as anchovies and herrings), constitute significant portions of the overall faunal assemblage.

Nevertheless, it appears that Late Period habitation on the central coast shifted to inland localities (Jones and Ferneau 2002:230), and many coastal sites occupied during the Middle Period were no longer used in the Late Period, or see less intensive use (Jones et al. 1996:196; Milliken et al. 1999:153). Late period midden sites on the interior are often associated with bedrock mortars (Jones et al. 2007:140), and on the coast are more often shellfish processing sites (Jones et al. 1996:41). Population circumscription is suggested by a drop off in the diversity of obsidian sources and its use as a raw material. In fact, a decrease in the presence of Franciscan chert relative to the more locally available Monterey chert has been identified in Late Period contexts, suggesting more restricted mobility (Hylkema 1991; Jones et al. 2007:143).

Jones (1995, 2003) suggests that central coast sites dating to this time period, excluding habitation sites along productive estuaries, probably represent specialized forays made from large interior settlements. During this time, populations did not undergo transformational changes in social and political organization that led to greater complexity. Instead, human populations in these areas maintained a tribelet system of socio-political organization (Jones 1995:223). Artifact assemblages from this time are marked by contracting-stem, leaf-shaped, and small, triangular-shaped and side-notched projectile points, mortars and pestles, and a variety of late prehistoric bead types, including *Olivella* lipped (E-series) and callus (K-series). Clam shell disk beads and talc schist disk beads are also common during this time. Bifacial bead drills and detritus from *Olivella* bead manufacture are also common at well sampled late period sites, suggesting bead manufacture was common and widespread, though not intensive (Jones et al. 2007:140).

ETHNOGRAPHIC CONTEXT

Native American populations living in the Project area at the time of European contact are attributed to the Ohlone. The Ohlone occupied lands from the Monterey peninsula inland to San Juan Bautista, and north to Santa Cruz, the Santa Clara Valley, the Delta, San Francisco Peninsula and the East Bay (Levy 1978). Organized as tribelets, the Ohlone were noted to have lived in approximately 50 autonomous villages (Kroeber 1925). During the course of the year it is likely that families came and went from a particular village depending on the season and important resources available, though winter was a time when families often coalesced and made use of food stores as well as to partake in ceremonial activities (Broadbent 1972; Margolin 1978). From the time of European contact and missionization, the Ohlone populations experienced a rapid decline from the 1770s to the mid-1800s (Cook 1943). Though the population suffered much from disease and discrimination, important information regarding language, folkways and material culture has been preserved among the few survivors. Likewise other pieces of information have been able to piece together a generalized picture of pre-contact Ohlone culture (Bean 1994; Broadbent 1972; Kroeber 1925; Levy 1978; Milliken 1995).

As the Ohlone inhabited varied coastal and interior environments, their subsistence practices varied depending on where they were. They were hunter-gatherers who supported themselves through the hunting and harvesting of plants and animal. They were noted to rely on acorn as a staple food, though other seeds, berries and roots, as well as kelp were regularly partaken of. Important terrestrial animals included deer, pronghorn and tule elk, though small game including squirrel, woodrats, and mice were also taken (Baumhoff 1963:17; Levy 1978:491).

Shellmounds common to the Bay Area attest to the importance of shellfish to the Ohlone diet. Mussels, abalone, clam and oyster were among important shellfish species eaten. These, in addition to sea lions, seals and sea otters were important coastal resources, along with fish and waterfowl in both coastal and inland contexts (Baumhoff 1963; Levy 1978).

While the Ohlone reportedly inhabited the coastal area is located, further south in the Carmel River Valley were the Esselen, their neighbors to the south. Little is known of the Esselen, likely due to their territory being largely comprised of thickly wooded mountainous habitats in the Carmel Valley down to Point Lopez (Hester 1978). It is likely that the two groups interacted, and that socio-political boundaries may have shifted at different points in prehistory.

POSTCONTACT HISTORIC CONTEXT

SPANISH AND MEXICAN PERIODS

Sebastian Vizcaino's landing at present day Monterey in 1602 is one of the earliest documented contact with Native Americans in the area. Following Vizcaino's landing, other Spanish ships may have stopped at Monterey, but contact was minimal until the initial overland exploration of the area by Gaspar de Portolá in 1769 (Hoover et al. 1990). Subsequent exploration of the region included Pedro Fages in 1770 and 1772, Fernando Javier de Rivera in 1774, and Juan Bautista de Anza in 1776 (Beck and Haase 1974).

In late September of 1769, Portolá's expedition encountered a small band of Indians engaged in collecting pine nuts. Miguel Costansó, one of the expedition's main chroniclers, called the natives

"wandering people without either house or home." A few days later, they came upon a village, which Costansó described as "very poor" and its inhabitants as "friendly and obsequious." Finally, on the 26th of September, they encountered another, larger band of Indians who were also engaged in pine nut collecting. Costansó wrote:

> At the foot of the slope was a band of wandering Indians, which must have numbered more than two hundred souls. They had no houses, and lived in the open near a fallen oak tree. For this reason the place was named *Rancheriá del Palo Caido*. These natives offered us a quantity of pine nuts and seeds. We remained a short time among them, and then passed on in order to make camp on the bank of a river… (Costanső 1992:81).

Portolá's expedition, though at the time producing little lasting and substantive contact, was a harbinger of later developments. As a direct result of the expedition, the Spanish established a system of fully functioning Franciscan missions over the length of Alta California, from San Diego to the northern San Francisco Bay. Missions in the area included Mission San Antonio de Padua (1771), Mission Soledad (1791), Mission Santa Cruz (1791), Mission San Juan Bautista (1797), and Mission San Miguel (1797).

In 1821, Mexico achieved her independence from Spain, and word of this event reached Alta California the following year. In California history, this era is known as the Mexican Period (ca. 1821–1848). The colonial policies of the republic were to be quite different from those of the Spanish monarchy. Not only were Californians allowed to trade with foreigners, but foreigners could also now hold land in the province once they had been naturalized and converted to Catholicism. Under Spain, land grants to individuals were few in number, and title to these lands remained in the hands of the crown. Under Mexican rule, however, governors were encouraged to make more grants for individual ranchos, and these grants were to be outright. Most importantly, the new Mexican republic was determined to move to "secularize" the missions, to remove the natives and the mission property from the control of the Franciscan missionaries.

Secularization was set in motion by the Mexican Governor Echeandia in 1826, but was not carried out in earnest until 1834 when Governor José Figueroa issued an official proclamation ordering the secularization of the California missions. His proclamation turned the mission properties over to Mexican civil authorities, allowed for the dispersement of mission property, opened mission land for settlement by petitioners, and created a series of pueblos. Indian neophytes were freed from their role as personal servants to the padres; however, in reality, the effects of secularization throughout California were to deprive a large percentage of the remaining mission Indians of their property. This resulted in the creation of a relatively large population of landless Indian tenants, many of whom sought work in the newly created *rancherias*.

The new ranchos that sprang up as a result of secularization created a wholly new culture in California, one that was centered on the raising and maintaining of vast herds of cattle. These ranchos were usually owned by individual families who supervised a veritable army of Indian laborers and vaqueros. The ranch owners owed their livelihood to the sale and trade of the products, primarily hide and tallow, derived from their cattle. A flourishing trade with foreign Marchants, mostly Americans, kept the Mexican ranchos afloat; hides and tallow were traded to American Marchants for everything from food staples and clothing to furniture and luxury goods.

AMERICAN PERIOD

The end of the Mexican-American War and the signing of the Treaty of Guadalupe Hidalgo in 1848 marked the beginning of the American Period (ca. 1848-Present) in California history. The onset of

this period, however, did nothing to change the economic condition of the Native American populations working on the ranchos.

The town of Watsonville was first established in 1852 on a small portion of Rancho Bolsa del Pajaro obtained from the Rodriguez family, originally granted to them in 1837 by the Mexican government. The nearby town of Freedom was settled around the same time on a portion of the former Rancho Los Corralitos, but until 1877 was known as Whiskey Hill. Watsonville became an incorporated municipality in 1868, with a population of almost 2,000 people (Archives and Architecture 2013). Residential and commercial development increased over the next three decades, including annexation of nearby residential lots between 1907 and 1925. Between 1940 and 1960, the city nearly doubled in size.

After 1940, the population of Watsonville changed significantly, with arrival of people from other parts of the United States and foreign immigrants (Archives and Architecture, LLC. 2013):

> The influx Americans from the Midwest continued to populate Watsonville Interwar period, and foreign immigrants including Chinese, Japanese, and Filipinos already in the Pajaro Valley were experiencing increased resentment from local whites. Hostilities because of union formation and increased demands by workers for better working conditions, combined with a general anti-immigrant (especially anti-Asian) sentiment were further strained by the plunge in economic vitality. By the time the United States entered into World War II against Germany and Japan, overt racism and discrimination was common in a location that had always been ethnically mixed and relatively tolerant compared to the rest of the country. The signing of Executive Order 9066 by President Roosevelt, which called for the systematic removal the Japanese population from all coastal areas, including those who resided in parts of Watsonville was the culmination of this period.
>
> A shift in local population began after the war. Many Japanese who were interned during World War II returned to the area and faced new competition from the large numbers of Mexican workers brought in through the Bracero Program. Some Japanese families stayed and rebuilt their lives, others left. As a whole, they did not return to agriculture in the same numbers as before the war. Their places, at least in the fields, were now filled by Mexicans, starting the trend that continues today. Growth in the community during the 1950s also marked the growth of Watsonville High across from the subject properties, with school expansion necessitating the construction of classrooms, music halls and shop buildings between 1956 and 1958.)

HISTORY OF THE PROJECT AREA

The 1867 Plat Map of Township 12 South, Range 2 East shows the Project APE within the former Mexican land grant known as Rancho Bolsa del Pajaro, granted to Sebastian Rodriguez by Mexican Governor Juan Alvarado in 1837 (Figure 2). Its name refers to its location on the north side of the Pajaro River and surrounded by sloughs (Hoffman 1862). No buildings or other improvements are depicted on the map in this location.

The 1880-1881 Map of Santa Cruz County shows that by then the APE was within a large 62.38 acre parcel owned by Charles Ford, with a note indicating that this includes railroad land, though the railroad itself is not shown on the map (Figure 3). The narrow gauge Santa Cruz Railroad was completed between Santa Cruz and Watsonville in 1876; in 1883 it became the standard gauge Santa Cruz Branch of the Southern Pacific Railroad (SPRR). As with the previous map, no improvements of any kind are shown within this parcel.

The 1906 Map of Santa Cruz County indicates that Ford's property had been acquired by Edward Kenhaugh. The SPRR is shown as passing through the northern portion of this property on the north

side of the APE just south of Watsonville Slough, but there are no structures or other signs of development within the APE itself (Figure 4). Likewise, the 1929 Map of Santa Cruz County shows no improvements within the APE but indicates that it was now part of a 20.77 acre parcel owned by John C. Mello (Figure 5).

A 1931 aerial photograph reveals that by the early 1930s a spur of the SPRR branched off to the south just outside the southern boundary of the Project APE toward a large warehouse complex, a spur which remains in place to this day (Figure 6). Within the APE is what appears to be a small cluster of objects between the SPRR and the spur with a gravel road leading to them, probably vehicles or other stored equipment. Similarly, aerial photos from 1939 and 1963 show distinct objects within the APE, again probably parked vehicles or other portable equipment associated with the adjacent railroad or industrial warehouse complex, rather than buildings or other structures (Figures 7 and 8). In the 1963 aerial photo the surface on which these objects are parked is very light in color, suggesting concrete paving, and this area was probably a small parking lot.

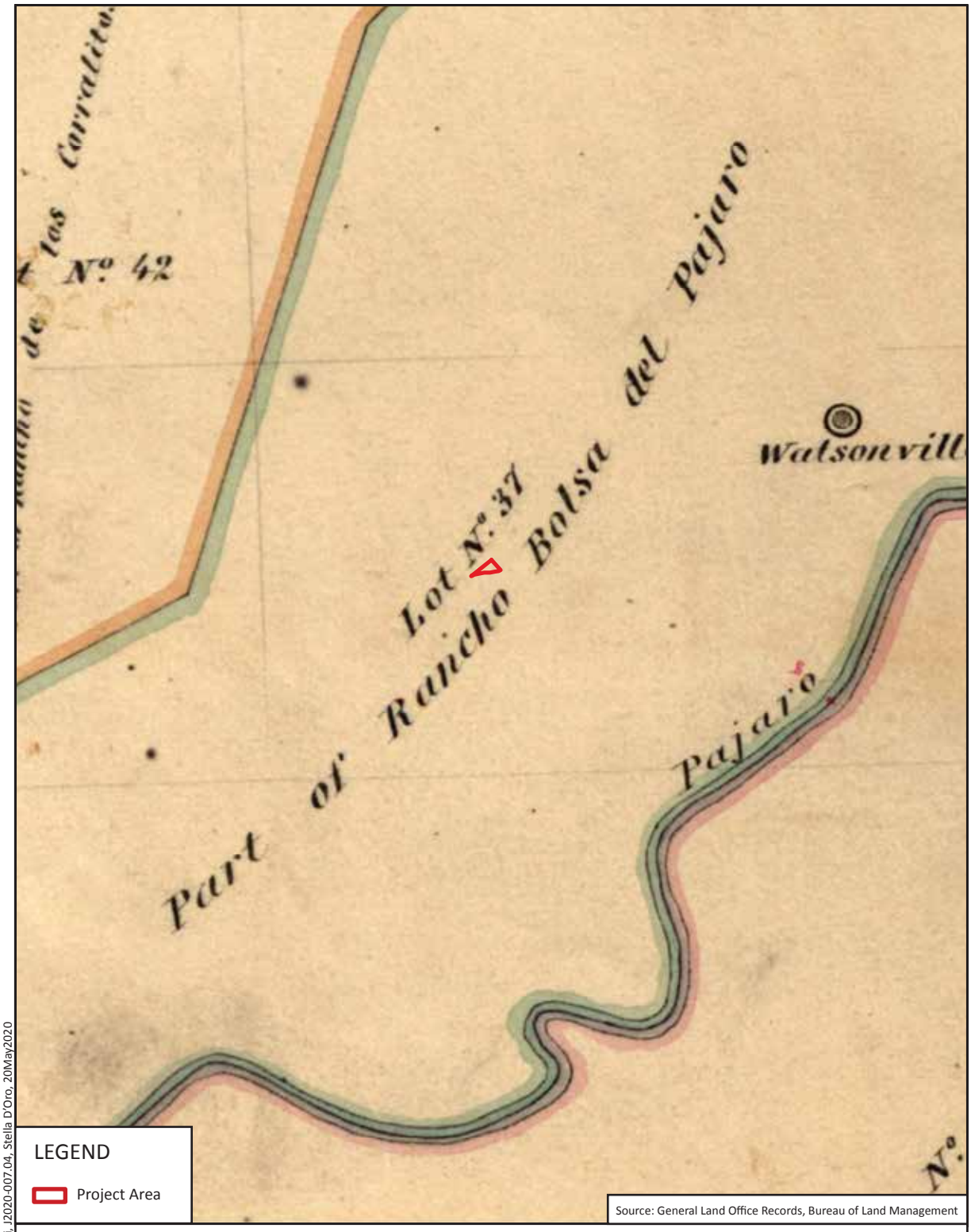


Figure 2. Detail of 1867 Plat Map of Township 12S, Range 2E, Santa Cruz County.

File name: Figure_2_1867.ai; J2020-007.04; Stella D'Oro; 20May2020

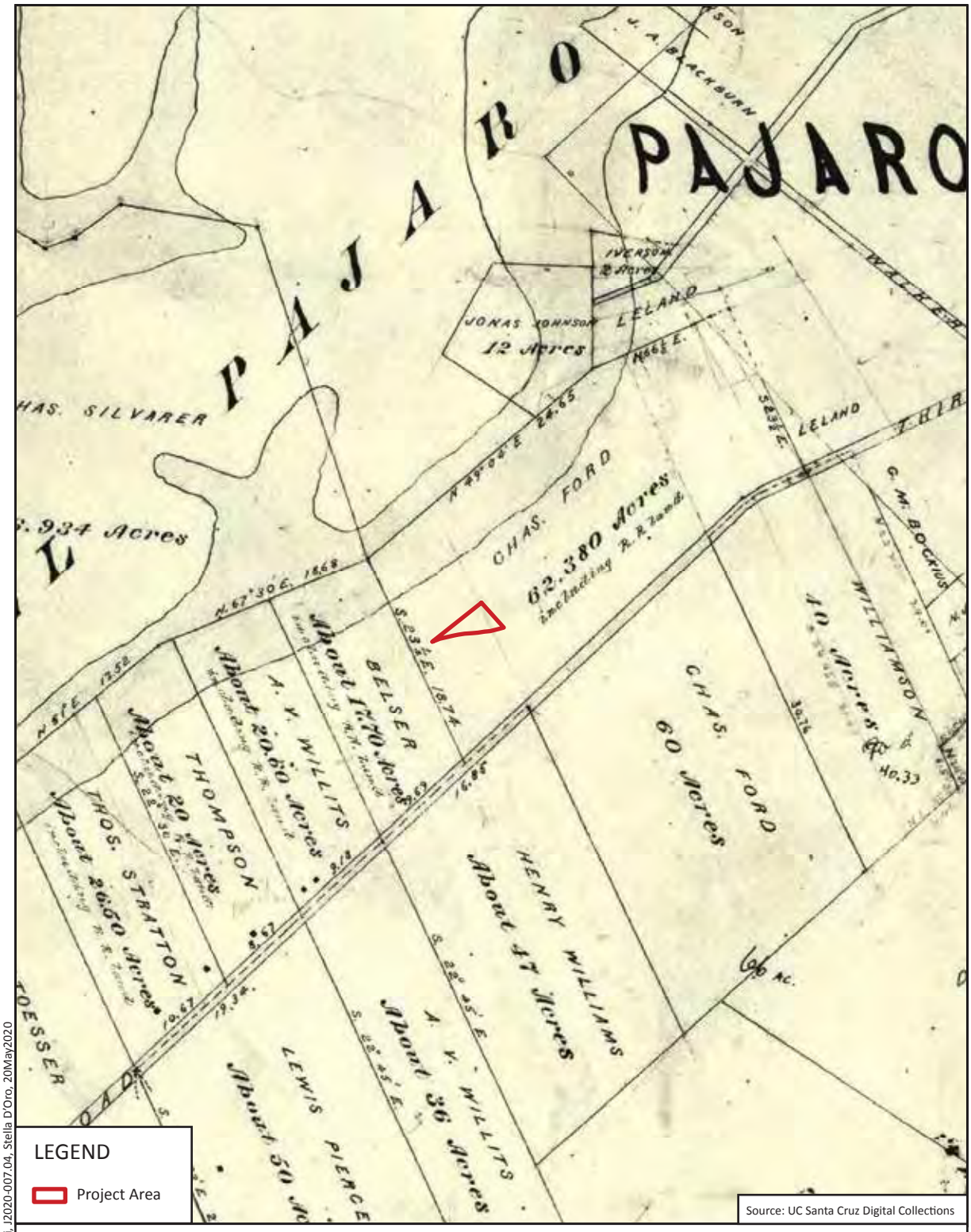


Figure 3. Detail of 1880-1881 Map of Santa Cruz County.

File name: Figure_3_1881.ai; J2020-007.04; Stella D'Oro; 20May2020

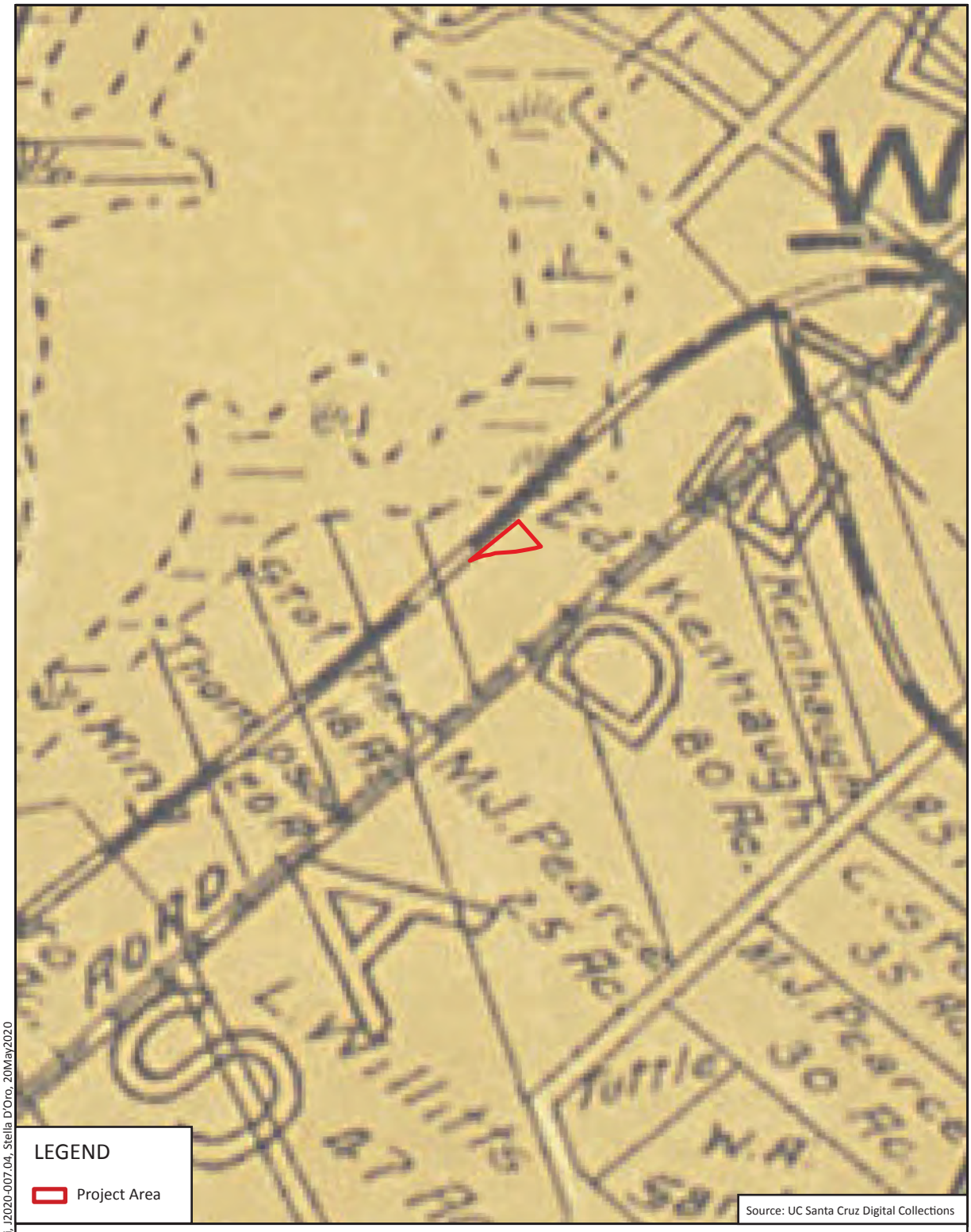
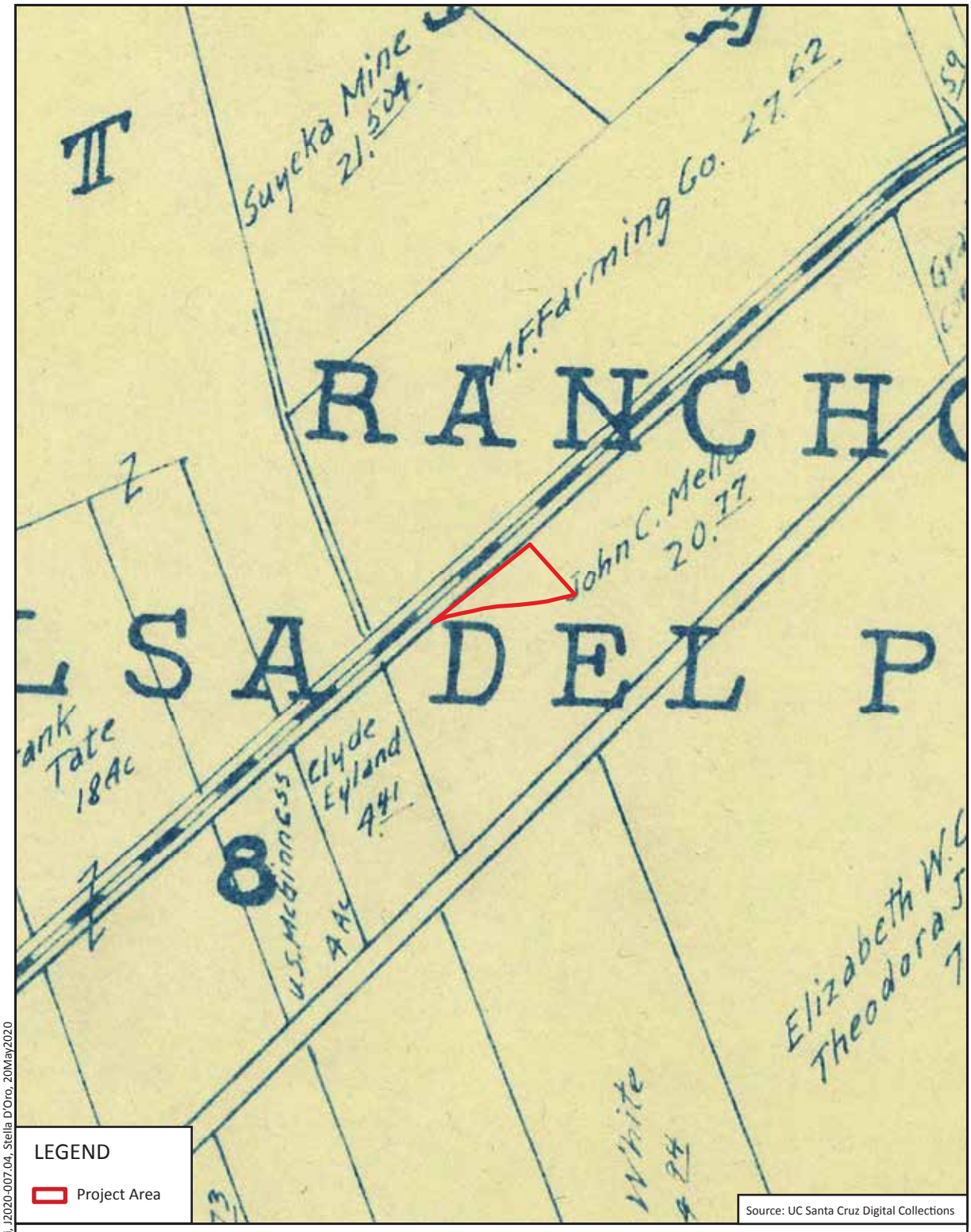


Figure 4. Detail of 1906 Map of Santa Cruz County.



File name: Figure_5_1929.ai; J2020-007.04; Stella D'Oro; 20May2020

Figure 5. Detail of 1929 Map of Santa Cruz County.



File name: Figure_6_1931.ai; J2020-007.04; Stella D'Oro; 20May2020

Figure 6. Detail of 1931 Aerial Photograph, Flight C-1550, Frame 35.



Figure 7. Detail of 1939 Aerial Photograph, Flight C-5750, Frame 298-12.

File name: Figure_7_1939.ai; J2020-007.04, Stella D'Oro, 20May2020



Figure 8. Detail of 1963 Aerial Photograph, Flight CA-SCR, Frame 2-25.

File name: Figure_8_1963.ai; J2020-007.04, Stella D'Oro, 20May2020

Field Methods and Results

4

FIELD METHODS

On May 8, 2020, Albion archaeologist Matt Manigault conducted a pedestrian surface survey of the Project APE (Figure 9). The survey involved a walkover of the entire APE and an intensive surface inspection of all areas of exposed ground for evidence of archaeological materials, documented by written notes and photos. Field notes documented details on disturbances, slope, ground cover, soil visibility, vegetation, the built environment, and any cultural material observed. Albion conducted no subsurface testing as part of this study. Upon completion of the fieldwork, all notes, maps, and photos were returned to Albion for processing.

FIELD RESULTS

The Project APE consists of a small triangular parcel bordered on the north by the SPRR and on the south by an SPRR railroad spur, two of the same resources identified in the records search (P-44-000377 and P-44-001157). These rail lines are located well outside the parcel, with the spur no longer active, having been partially paved over. There is a vacant grassy lot to the north and active warehouses belonging to other property owners on the remaining sides.

The parcel itself is surrounded by a chain link fence topped with barbed wire and is partially paved with asphalt and concrete, with dense grass, weeds, and shrubs surrounding the perimeter and filling in unpaved areas. The asphalt and concrete paving is patchy and in poor condition and there is a small pile of asphalt debris in the eastern portion of the parcel. Next to this pile is a power pole supporting an active line linking adjacent buildings, and there is a second inactive pole along the south fence line. Midway along the north side of the parcel is another wooden pole supporting a floodlight. Attached to the northern portion of the fence is a large piece of plywood supporting a series of disconnected former electrical utilities. Next to the plywood is a substantial tear in the fence.

In the middle of the parcel is a large cylindrical white steel fuel tank propped up on railroad ties and sitting on a section of intact concrete paving. A Simon MP110 aerial lift is parked between the tank and the power pole. The western portion of the parcel, west of the tank, is largely unpaved and is the most overgrown with grass and shrubs. Within this overgrown area is at least one large mound of soil. White and orange A-frame barricades are scattered across the parcel, with a cluster of them surrounding a shallow irregular hole 3-6 ft. in diameter dug into the surface sometime in the recent past.



File name: Figure_9_Current.ai, J2020-007.04, Stella D'Oro, 20May2020

Figure 9. 950 West Beach Street Project APE.

The profile of this hole shows that soils in this location consist of a few inches of sandy loam, followed by loose dry sand. No cultural materials were observed in these exposed deposits.

No archaeological artifacts, features, or deposits were observed anywhere within the APE that have the potential to be considered historical resources under CEQA. The fencing, fuel tank, aerial lift, power poles, and other objects and utilities are all less than fifty years old and otherwise lack the potential to qualify as eligible for the California Register of Historical Resources (CRHR). Based on the 1963 aerial photograph, some of the concrete paving within the parcel may be older than fifty years, but, as discussed in the following section, also lacks potential CRHR eligibility.

Study Findings and Recommendations 5

STUDY FINDINGS

Albion's Phase I archaeological investigations for the proposed 950 West Beach Street Project comprised an NWIC records search, background research, and a pedestrian survey of the entire Project APE. The records search revealed one known cultural resources within the APE and two within a quarter-mile radius. The cultural resource documented as extending within the APE is a portion of the Santa Cruz Branch of the Southern Pacific Railroad (SPRR, P-44-000377). The two cultural resources recorded within a quarter-mile of the APE include a standard gauge spur of the SPRR (P-44-001157) and a possible site of unknown date or character (387A-004).

Background historical research revealed that the APE was once part of the Mexican Period Rancho Bolsa del Pajaro, but no structures or other landscape features from this rancho overlap with the APE itself. Historic maps show that by the 1880s the Project vicinity had been divided into private parcels and that over the next several decades the parcel in which the APE is located passed through a series of private owners. The narrow gauge Santa Cruz Branch Railroad was constructed just north of the APE in 1876, converted to standard gauge in 1883 after it was acquired by the SPRR, and expanded with a railroad spur on the south side of the APE leading to a warehouse complex by the 1930s. Between the 1930s and 1960s, aerial photographs show a series of unidentified objects within the APE, probably vehicles or portable equipment associated with the adjacent railroad or warehouse complex. Evidence from the 1963 aerial photo suggests the APE may have been paved by that time, and that this was likely a small parking area.

The results of Albion's pedestrian survey turned up no evidence of precontact Native American or historic period cultural resources within the Project APE that would qualify as historical resources under CEQA. Our survey shows that, despite records search results indicating that the SPRR (P-44-000377) overlaps with the APE, this resource is actually located well outside the APE and will not be subject to Project impacts. The concrete and asphalt paving within the Project parcel is probably older than fifty years, and therefore has the potential to qualify as a historical resource under CEQA. However, it is in very poor condition, is peripheral to the core functioning of both the adjacent railroad and warehouse complex, and has no potential to contribute to research questions that cannot be addressed using historical sources. Consequently, it is Albion's opinion that the paving should not be considered a historical resource under CEQA.

RECOMMENDATIONS

Based on results of this study, including the lack of known or newly identified cultural resources within the Project APE, Albion concludes that no historical resources will be affected by the Project and recommends no further archaeological measures prior to or during construction.

If the Project scope changes in ways that affect the boundaries of the APE, additional archaeological survey and testing may be required to assess these potential effects and recommend appropriate mitigation measures.

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Appendix A

Fieldwork Photographs



Photograph 1. View toward Project parcel from the west, facing east.



Photograph 2. View toward Project parcel from the north, facing southeast.



Photograph 3. View of southern exterior of Project parcel facing east.



Photograph 4. View toward southeastern portion of Project parcel, facing northwest.



Photograph 5. View from east corner of Project parcel, facing west.



Photograph 6. View from east corner of Project parcel, facing northwest.

File name: Figure_A1_Photos.ai, J2020-007.04, Stella D'Oro, 20May2020

Figure A-1. Fieldwork photographs.



Photograph 7. Fuel tank, power pole, and aerial lift in eastern portion of Project parcel, facing northwest.



Photograph 8. View of southeastern portion of Project parcel, facing east.



Photograph 9. View of Project parcel west of fuel tank, facing north.



Photograph 10. View of western portion of Project parcel, facing west toward hole.



Photograph 11. Close-up of shallow hole, facing east.



Photograph 12. Vegetated earthen mound in western corner of Project parcel, facing east.

Figure A-2. Fieldwork photographs.

File name: Figure_A2_Photos.ai, J2020-007.04, Stella D'Oro, 20May2020



Photograph 13. View toward fuel tank from east side of earthen mound, facing east.



Photograph 14. View of western portion of Project parcel just east of mound, facing south.



Photograph 15. View of northern portion of Project parcel, facing northeast.



Photograph 16. View of northern portion of Project parcel, facing southwest.



Photograph 17. Electrical panel along northern fence line, facing northwest.



Photograph 18. View of eastern portion of Project parcel, facing southeast.

Figure A-3. Fieldwork photographs.

File name: Figure_A3_Photos.ai, J2020-007.04, Stella D'Oro, 20May2020

Appendix B

Records Search Summary Letter

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

4/16/2020 NWIC File No.: 19-1690

Stella D'Oro
Albion Environmental, Inc.
1414 Soquel Drive, Suite 205
Santa Cruz, CA 95062

re: 950 West Beach Street

The Northwest Information Center received your record search request for the project area referenced above, located on the Watsonville West USGS 7.5' quad. The following reflects the results of the records search for the project area and a 0.25 mile radius:

Resources within project area:	P-44-000377.
Resources within 0.25 mile radius:	P-44-001157; 387A-004.
Reports within project area:	None
Reports within 0.25 mile radius:	S-4036, 22657, 31355, 21986, 6722, 25267, 3964, 26671, & 3852.

Resource Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Resource Digital Database Records:	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (details):	☒ enclosed	☐ not requested	☐ nothing listed
Report Digital Database Records:	☐ enclosed	☒ not requested	☐ nothing listed
Resource Record Copies:	☒ enclosed	☐ not requested	☐ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Built Environment Resources Directory:	☒ enclosed	☐ not requested	☐ nothing listed
Archaeological Determinations of Eligibility:	☐ enclosed	☐ not requested	☒ nothing listed
CA Inventory of Historic Resources (1976):	☒ enclosed	☐ not requested	☐ nothing listed
Caltrans Bridge Survey:	☐ enclosed	☒ not requested	☐ nothing listed
Ethnographic Information:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Literature:	☐ enclosed	☒ not requested	☐ nothing listed
Historical Maps:	☐ enclosed	☒ not requested	☐ nothing listed
Local Inventories:	☐ enclosed	☒ not requested	☐ nothing listed
GLO and/or Rancho Plat Maps:	☐ enclosed	☒ not requested	☐ nothing listed

Shipwreck Inventory: ☐ enclosed ☒ not requested ☐ nothing listed

*Notes:
** Current versions of these resources are available on-line:
Caltrans Bridge Survey: http://www.dot.ca.gov/hq/structur/strmaint/historic.htm
Soil Survey: http://www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateId=CA
Shipwreck Inventory: http://www.slc.ca.gov/Info/Shipwrecks.html

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Lisa C. Hagel
Researcher

Harris & Associates

TECHNICAL MEMORANDUM

To: Justin Meek, AICP, Principal Planner, City of Watsonville
From: Shannon Bane, Biologist
Subject: **Mountain Propane Project – Biotic Resources**
Date: June 4, 2020
CC: David Mack, Project Manager/Senior Planner, Harris & Associates
Att: 1, California Natural Diversity Database, Information for Planning and Consultation, and California Native Plant Society Rare and Endangered Plant Inventory Results

Introduction

This technical memorandum presents the results of Harris & Associates' analysis of potential impacts to biological resources from construction of the proposed Mountain Propane project (project). Impacts were assessed as they relate to existing conditions, the project description, and relevant regulations, including the California Environmental Quality Act (CEQA), federal and state Endangered Species Acts (FESA and CESA), Migratory Bird Treaty Act (MBTA), California Fish and Game Code, California Native Plant Protection Act, and City of Watsonville local ordinances (e.g., Noise Ordinance). Figures and attachments are located at the end of this memorandum.

Project Description

The project area is located at 950 West Beach Street, a previously developed industrial site (currently owned by Mountain Propane and previously owned by Venture Oil Company) within a larger industrial area on the south side of the City of Watsonville (**Figures 1 and 2**). The 0.69-acre project site is zoned General Industrial (IG), and was previously contaminated with hazardous materials that were remediated in 2013. Currently, the project site contains one 50,000-gallon propane tank and various areas of impervious surfaces that are composed of pavement and concrete (**Figure 2**).

The applicant is proposing to relocate the existing 50,000-gallon propane storage tank to the middle of the parcel. The project also includes the phased installation of four new 30,000-gallon propane storage tanks that would result in a total of 170,000 gallons of storage (**Figure 3**). Each of the proposed tanks are fifteen feet in height and would be installed on footings that keep the tanks off the ground, and would occupy approximately 1,750 square feet.

The proposed project would utilize an adjacent rail line for the delivery of the propane. The propane would then be transferred to a truck, and then to the on-site propane storage tanks. Mountain Propane Company would fill bobtail delivery trucks at the site and deliver propane to customers.

Additional site improvements include the removal of concrete and/or asphalt paving not essential to future operations, the repair and resurfacing of existing concrete and asphalt surfaces for the propane tanks, installation of foundation(s) for the propane tanks, tank unloading stations, irrigation and landscaping, gate and fencing installation, bollard installation, liquefied petroleum gas (LPG) piping and appurtenance installation, and private fire hydrant installation (**Figures 3 and 4**).

All elements of the project – including moving the existing tank, installation of new tanks, paving repair, and installation of respective ancillary facilities – would be located on disturbed areas within the existing property (**Figures 3 and 4**).

Methodology

Harris and Associates (Harris) biologists reviewed the project plans and available information about Watsonville Slough, which is within 580 feet of the project site. To identify federally- and state-listed species potentially occurring in the project site, Harris biologists obtained a species list from the USFWS Information for Planning and Conservation (IPaC) online planning tool (U.S. Fish and Wildlife Service 2020), queried the California Department of Fish and Wildlife's California Natural Diversity Database (CNDDB) for special-status species occurrences within a 2-mile buffer around the project site (California Department of Fish and Wildlife 2020) (**Figure 5**), and queried the California Native Plant Society's (CNPS) Rare and Endangered Plant Inventory (California Native Plant Society 2018) for special-status plant occurrences in the Watsonville West quadrangle. The results of the USFWS species list, CNDDB query, and CNPS query are provided in **Attachment 1**.

A general habitat and natural resources assessment, including the potential for special-status species and habitats to occur within the project site was conducted during a reconnaissance-level pedestrian survey by Harris biologist Shannon Bane on March 19, 2020.

Results

Project Location

The project site is located at 950 West Beach Street, Watsonville, California 95076. The parcel (APN 018-331-28) consists of 0.69 acres (mostly paved or covered in concrete) and currently houses one 50,000-gallon propane tank. The parcel is located within the Watsonville West 7.5' U.S. Geological Survey (USGS) topographic quadrangle, at DD (NAD 83) -121.77163, 36.90401; UTM 609435E 4084928N Zone 10, PLSS Section M 12S 02E 8. It is located within the Pajaro Watershed (HUC 8), and is approximately 580 feet south of Watsonville Slough.

Habitats

Habitats are influenced by the soils and other physical characteristics within and adjacent to the property. The project site is located within 580 feet of Watsonville Slough; in this location the slough is channelized but does support riparian vegetation (**Figure 5**). Between the slough and the project site are two levees and dense nonnative vegetation, including weeds and nonnative grasses (see description of **Ruderal** habitat for more details, below).

Due to the proximity of the project site to Watsonville Slough, it is located in a FEMA designated 100-year flood zone (Zone AE), and soils within and adjacent to the project site are sandy.

Two habitat types were identified on the property during the field visit and are described below: developed/ disturbed and ruderal (**Figure 6**).

Developed/Disturbed

Almost half of the project site (approximately 0.33 acres) is developed/disturbed, covered with degraded concrete and pavement, a 50,000-gallon propane tank, and trash and debris (**Figures 7-9**). Weedy species such as narrow leaf plantain (*Plantago lanceolata*), cut leaf plantain (*Plantago coronopus*), bristly ox-tongue (*Helminthotheca echioides*), wild radish (*Raphanus raphanistrum*), and non-native grasses are growing in cracks and other areas where they were able to take root.

Ruderal

The remaining half of the project site (approximately 0.36 acres) that is not paved has been disturbed, as evidenced by stockpiles of soil, holes in the ground, and weedy and other early-successional species that are common in ruderal habitats (**Figures 10-11**). The soil in this area is sandy, and supports nonnative ruderal species including French broom (*Genista monspessulana*), poison hemlock (*Conium maculatum*), Italian thistle (*Carduus pycnocephalus*), vetch (*Vicia* spp.), and wild radish. Early successional native species seen in this area include coyote brush (*Baccharis pilularis*) and lupine (*Lupinus albifrons*).

Ruderal habitat is also adjacent to the project site, extending approximately 580 feet from the edge of the railroad tracks to the riparian area of Watsonville Slough (**Figures 12-13**). This area is dominated by thick, tall, invasive, nonnative vegetation, including thistles, wild radish, and non-native grasses. The current condition of this area is not conducive for the support or movement of wildlife species.

Common Wildlife Species

Common wildlife species that are expected to occur in the project site include species that are tolerant of disturbance from ongoing operations within the industrial area. Wildlife species certainly use the riparian corridor of Watsonville slough, approximately 580 feet north of the project site, and, to a lesser extent, the open ruderal area between the slough and the project site. However, it unlikely that anything other than species very tolerant of human disturbance would occur on site due to the lack of vegetation for roosting, shelter, or food.

Urban-adapted species that may be found at the project site include: European starling (*Sturnus vulgaris*), house finch (*Haemorhous mexicanus*), rock dove (*Columba livia*), house mouse (*Mus musculus*), American crow (*Corvus brachyrhynchos*), Eurasian collared dove (*Streptopelia decaocto*), house sparrow (*Passer domesticus*), raccoons (*Procyon lotor*), and western fence lizard (*Sceloporus occidentalis*). No bird species were observed during the biologist's field visit on March 19, 2020.

Special-Status Species That May Potentially Be Affected by the Project

The project site is very unlikely to support special status species because of the developed/disturbed nature of the site and the surrounding industrial uses. However, the project site is located 580 feet south of the Watsonville Slough, which, although channelized near the project site, likely serves as a movement corridor and provides habitat that supports special status species. There are known occurrences of special status species in Watsonville Slough, both upstream and downstream of the project site (**Figure 5** and **Attachment 1**).

The area between the slough and project site includes levees and open space (**Figures 12-13**). As discussed above in the **Habitats** section, this area is dominated by tall, dense stands of invasive nonnative weeds that do not provide quality habitat and make movement of terrestrial species difficult.

Results of the IPaC, CNDDB and CNPS RareFind database searches are included in **Attachment 1**. The CNDDB table in **Attachment 1** identifies the potential for special status species to occur on the project site and species that are unlikely to occur based on lack of suitable habitat or other factors. Harris identified suitable habitat for the following species as being potentially affected by the proposed project.

- **California Red-Legged Frog (*Rana draytonii*) (CRLF) (Federally Threatened Species; CDFW Species of Special Concern).** CRLF are known to occur in Watsonville Slough both upstream and downstream of the project site (**Figure 5**). The slough and associated riparian habitat are approximately 580 feet from the project site. The slough is channelized through this area of Watsonville, likely providing a movement corridor for CRLF, but no breeding habitat is present through this section.
  The soil in and around the project site is sandy and does not support any ground squirrel activity or burrows which would provide upland refugia for CRLF. In addition, there is very little debris that could provide refuge for frogs.
  Although no physical barriers exist between the slough and project site, the two tall and steep levees, open space with dense invasive nonnative weeds, and active railroad corridor make it unlikely that CRLF would occur at the project site. And, if CRLF were to travel to or through the project site, they would be exposed to an industrial area and roads, and not additional habitat. The next natural area beyond the adjacent industrial area is the Pajaro River, approximately 0.9 miles away.
- **Western Pond Turtle (*Emys marmorata*) (WPT) (CDFW Species of Special Concern, USFS Sensitive Species).** WPT are known to occur locally in Struve Slough and near Crestview Park in association with ponded water. Watsonville Slough does have potentially suitable habitat for WPT upstream and downstream of the project site (where the CNDDB occurrences were reported). There are sandy soils on the project site, and WPT nest in sandy areas within ½ mile of water. However, there are no ponds in this stretch of Watsonville Slough, and there are barriers between the slough and project site including two levees and dense weedy vegetation that are of low quality, hindering movement of small herpetiles. In addition, the conditions on the project site are

degraded in that the majority of the site is paved, and the unpaved portions are weedy. Based on the low quality habitat adjacent to and within the project site, it is unlikely that WPT would occur there.

- **Robust Spineflower (*Chorizanthe robusta* var. *robusta*) (Federally Endangered Species; USFS Sensitive Species; CNPS 1B.1 Species - plants rare, threatened, or endangered in California and elsewhere and/or seriously threatened in California).** Robust spineflower occurs in mildly disturbed sandy soils. There is one local population reported at Harkins Slough on the Land Trust of Santa Cruz County's Watsonville Slough Farm property. Although loose sand is present within the project site, the site was remediated for hazardous materials in the past; and as a result of this and other industrial uses, the site is disturbed and dominated by invasive, nonnative weeds. The degraded habitat on site is unlikely to support this species.
- **Santa Cruz Tarplant (*Holocarpha macradenia*) (Federally Threatened Species; California Endangered Species; CNPS 1B.1 Species: plants rare, threatened, or endangered in California and elsewhere and/or seriously threatened in California).** Santa Cruz tarplant is found in grasslands in sandy soils. The nearest local occurrences of this species are at Tarplant Hill in Struve Slough, Harkins Slough at High Ground Organics Farm, the Watsonville Municipal Airport, and the Apple Hill neighborhood in Watsonville. The closest population is at Tarplant Hill, approximately 0.5 miles away from the project site. Although soils on the site are sandy, the degraded condition of the soils and nonnative vegetation make it very unlikely that this species would occur on site.
- **Nesting Birds (protected).** Nesting Birds are protected by CEQA, the MBTA, and the California Fish and Game Code. Nesting birds may occur on the edge of the property in shrubs or on the ground during nesting season (from February 1 to September 1).

Critical Habitat

The project site does not fall within the boundaries of Critical Habitat for any listed species.

Impact Analysis

Potential impacts to identified biological resources from implementing the proposed project are discussed below.

Construction Impacts

Project construction activities that could potentially impact biological resources at the project site include relocating the existing propane tank, installing four new tanks, and implementing other site improvements as described in the Introduction above. However, the site has been previously developed and disturbed, so no new habitat impacts would occur. Shrubs at the fenceline/perimeter of the property and ruderal/weedy plant species throughout the property would be removed. Grading would redistribute soils throughout the project site. Some existing pavement and asphalt would also be removed, increasing the total amount of permeable surface. Repairs would be made to the existing concrete and pavement areas, and, where necessary, new concrete or pavement would be installed over existing infrastructure to provide a stable foundation for the tanks. Construction noise may affect any wildlife in the immediate vicinity of the work area.

Although no sensitive wildlife or plant species are anticipated to be present within the project site during construction, it is possible due to the project site's proximity to Watsonville Slough. If sensitive wildlife species were to occur on the project site during construction, there is a potential for "incidental take" under the FESA and/or CESA. "Take" means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct; incidental take is a take that results from activities that are otherwise lawful. Avoidance and minimization measures to avoid take of special status species are included in under **5. Best Management Practices and Avoidance and Minimization Measures**. When implemented, these measures would avoid take of sensitive wildlife and plant species, and no mitigation would be needed.

Best Management Practices and Avoidance and Minimization Measures

The following Best Management Practices (BMPs) and Avoidance and Minimization Measures would be included in the project construction specifications and/or as conditions of approval to minimize potential impacts to sensitive biological resources.

Avoidance and Minimization Measure 1: Preconstruction Surveys

California Red-Legged Frog and Western Pond Turtle

To prevent incidental take of California red-legged frog (CRLF) and Western Pond Turtle (WPT), preconstruction surveys shall be conducted by a qualified biologist within 48-hours of the start of construction activities to make sure that these species are not present on site. Surveys of open areas and any debris piles or crevices where a CRLF could take refuge and sandy soils where WPT could nest shall be surveyed. If any CRLF or WPT individuals or WPT nests are located, a buffer shall be established to protect it. Any animal(s) found during surveys shall be allowed to leave the property of its own accord. Construction may not start until the animal(s) has/have left the property.

Special Status Plants

Although no special status plants are expected to be present on the property, a qualified biologist shall survey the site prior to construction. If a special status plant occurs on site, the plant and immediate surrounding area shall be flagged and protected from impacts. If there is no way to protect the plant(s), construction shall be put on hold while the biologist consults with USFWS and/or CDFW (depending on the listing agency) for guidance. If this occurs, it is likely that mitigation would be needed, including removing and saving topsoil from graded areas and replacing it on open areas within the project site, and future management of the site to protect the species.

Nesting Birds

To protect nesting birds, no project activities shall be completed from February 1 through August 31 unless the following Avian Nesting Surveys are completed by a qualified biologist.

- **Birds of Prey.** Typically, a survey for nesting birds of prey is conducted prior to project construction to ensure that active raptor nests are not impacted by construction activities. Because there is a 500-foot avoidance buffer required for active nests of birds of prey, and the closest trees that could support nesting raptors are in the riparian corridor associated with Watsonville Slough, approximately 580 feet north of the project site, no surveys for nesting raptors are included for this project.
- **Other Avian Species.** A qualified biologist shall survey for nesting activity within the project site and a 250-foot radius within 7 days prior to starting project activities. If any nesting activity is detected, the qualified biologist shall designate nests and nest substrate (trees, shrubs, ground, or burrows) as an Environmentally Sensitive Area (ESA) and protected with a minimum 250-foot buffer until young have fledged and are no longer reliant on the nest site or parental care. Additional surveys would be needed if construction is halted for 7 days or more.

Avoidance and Minimization Measure 2: Education Materials and Training

A binder with information containing environmental requirements for the project, including avoidance of special-status species, shall be created and kept at the project site at all times. In addition, prior to starting the project, all employees, contractors, and visitors who will be present during project construction shall receive training from a qualified biologist on the contents of the binder, including species identification, avoidance and minimization measures, and stop work and reporting requirements (if any).

Avoidance and Minimization Measure 3: Protective Fencing

Protective fencing to exclude special status species shall be installed after the completion of preconstruction surveys for CRLF and WPT (**Avoidance and Minimization Measure 1**), and the qualified biologist has determined that no special status species are present on site. Protective fencing shall be constructed to provide a solid barrier that will not allow the passage of sensitive species into the project site during construction (similar to the one shown in **Figure 14-16)**. The qualified biologist shall delineate where the contractor shall install fencing and inspect the fencing prior to construction to ensure that the fencing was installed correctly. Fencing shall be inspected daily for integrity by a designated and qualified individual, and any necessary repairs shall be made prior to the start of construction that day.

If any CRLF or WPT are found within the project site at any time, the contractor shall stop work immediately and contact a qualified biologist, who shall inspect the animal and site to ensure that it leaves of its own volition (no animals may be picked up and moved). Work shall restart when the biologist deems the site clear. The regulatory agencies shall then be consulted, and daily monitoring of the site may be required.

Avoidance and Minimization Measure 4: Work Timing

Many of the special-status animals with a potential to occur within the project site are active at dusk and during the night. To avoid impacts to these species, all work activities shall be confined to daylight hours (between 7:00 a.m. and 7:00 p.m.) per the City's Noise Ordinance.

Conclusion and Recommendations

It is unlikely that special status species would occur within the project site due to the developed/disturbed conditions of the site. However, Watsonville Slough (located approximately 580 feet north of the project site) and the special status species that occur therein, are within dispersal distance for CRLF and WPT. Although unlikely, it is possible that a dispersing CRLF and/or WPT may inadvertently end up near or in the project site. Furthermore, nesting birds may occur in shrubs or ground vegetation during nesting season (February 1 through August 31), and vegetation removal, grading, or noise may harm or disturb any active nests in or near the project site. With the implementation of BMPs and avoidance and minimization measures, project construction would not result in incidental take of any special status species, and the potential impact would be less than significant.

To summarize, the following BMPs and Avoidance and Minimization Measures would be implemented.

- Within 7 days of the start of construction, preconstruction surveys shall be conducted for nesting birds by a qualified biologist. Buffers shall be established, if necessary, to prevent construction noise impacts to active nests.
- Within 48 hours, preconstruction surveys for CRLF and WPT shall be conducted by a qualified biologist. Any animals found within the project site shall be allowed to leave of their own volition; and construction shall not proceed until the animal(s) left the property.
- Before the start of construction, a construction education program presented by a qualified biologist shall be required of all construction workers and visitors to the site. This program would explain what sensitive species/resources may be encountered and how to avoid any impacts to them. A binder with all relevant information regarding sensitive resources shall be kept on site by the contractor throughout the duration of project implementation.
- Before the start of construction and after the qualified biologist determines that no special status species are present on site, protective fencing shall be installed by the contractor, at the qualified biologist's direction. The fencing shall be inspected daily by a designated and qualified individual for integrity, and any repairs shall be made to ensure that no special status species would be able to enter the property during construction.
- Construction shall be limited to daylight hours (7:00 a.m. to 7:00 p.m.) to prevent noise disturbance to sensitive receptors.

References

California Department of Fish and Wildlife. 2020. California Natural Diversity Database. Available online at https://www.wildlife.ca.gov/Data/CNDDB/Maps-and- Data#43018407-rarefind-5. Accessed June 25, 2018.

California Native Plant Society (CNPS). 2020. Inventory of Rare and Endangered Plants (online edition, v8-02). California Native Plant Society, Sacramento, CA. Available online at: http://www.rareplants.cnps.org. Accessed June 25, 2018.

USFWS. 2020. Information for Planning and Conservation online planning tool. Available at: https://ecos.fws.gov/ipac/. Accessed June 25, 2018.

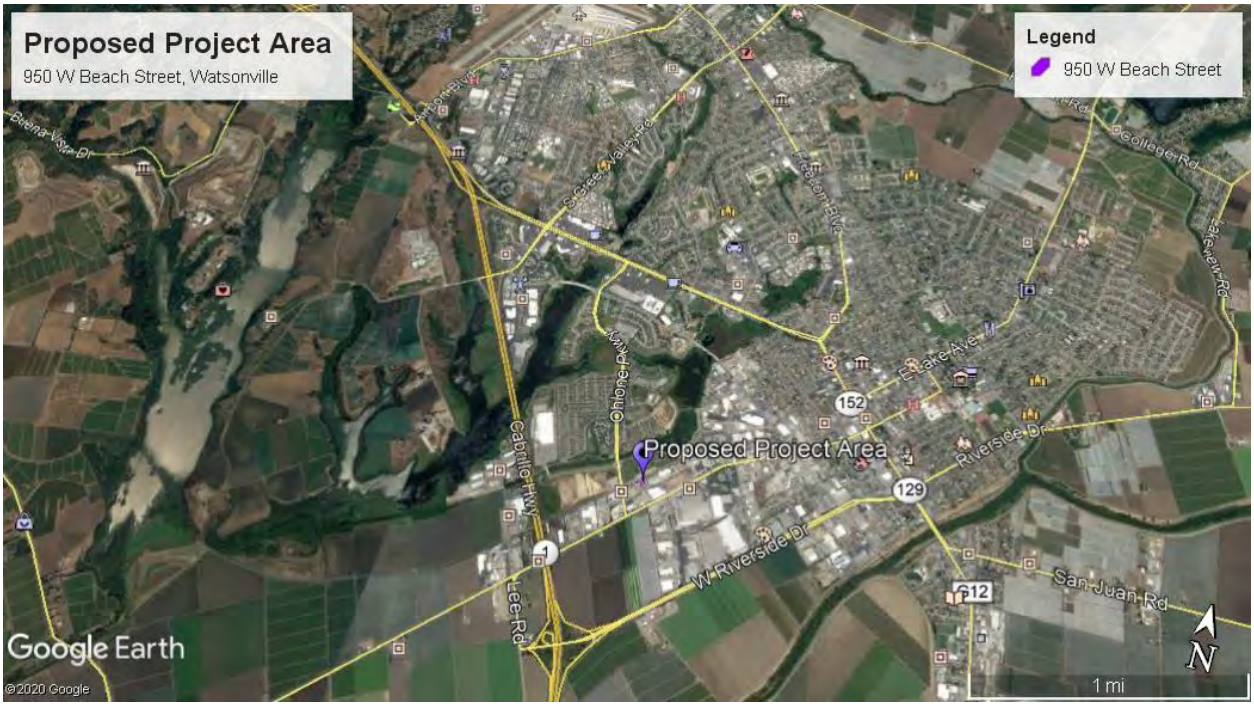


Figure 1. Regional Map of Project Site (Proposed Project Site)



Figure 2. Proposed Project Site

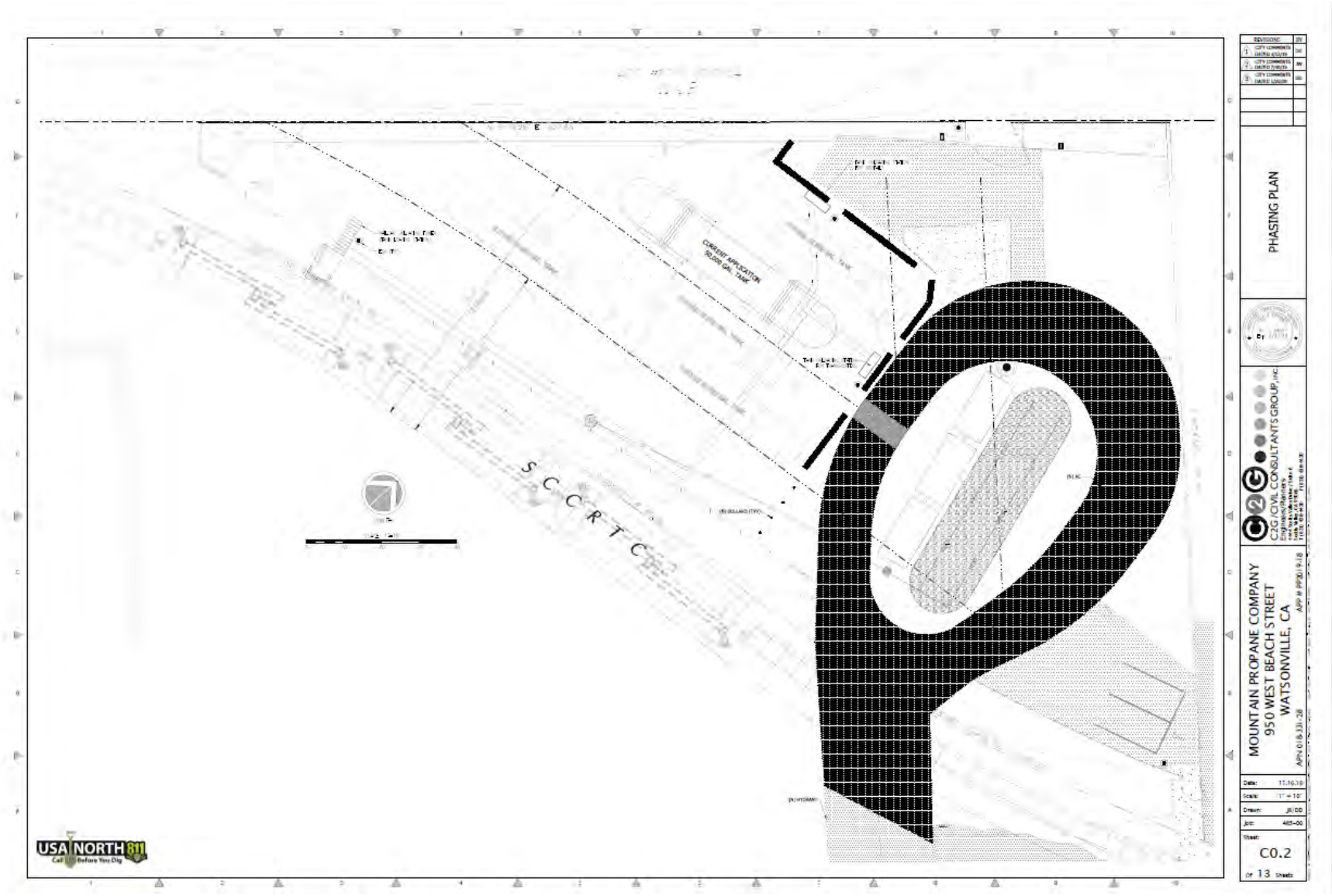


Figure 3. Project Plans

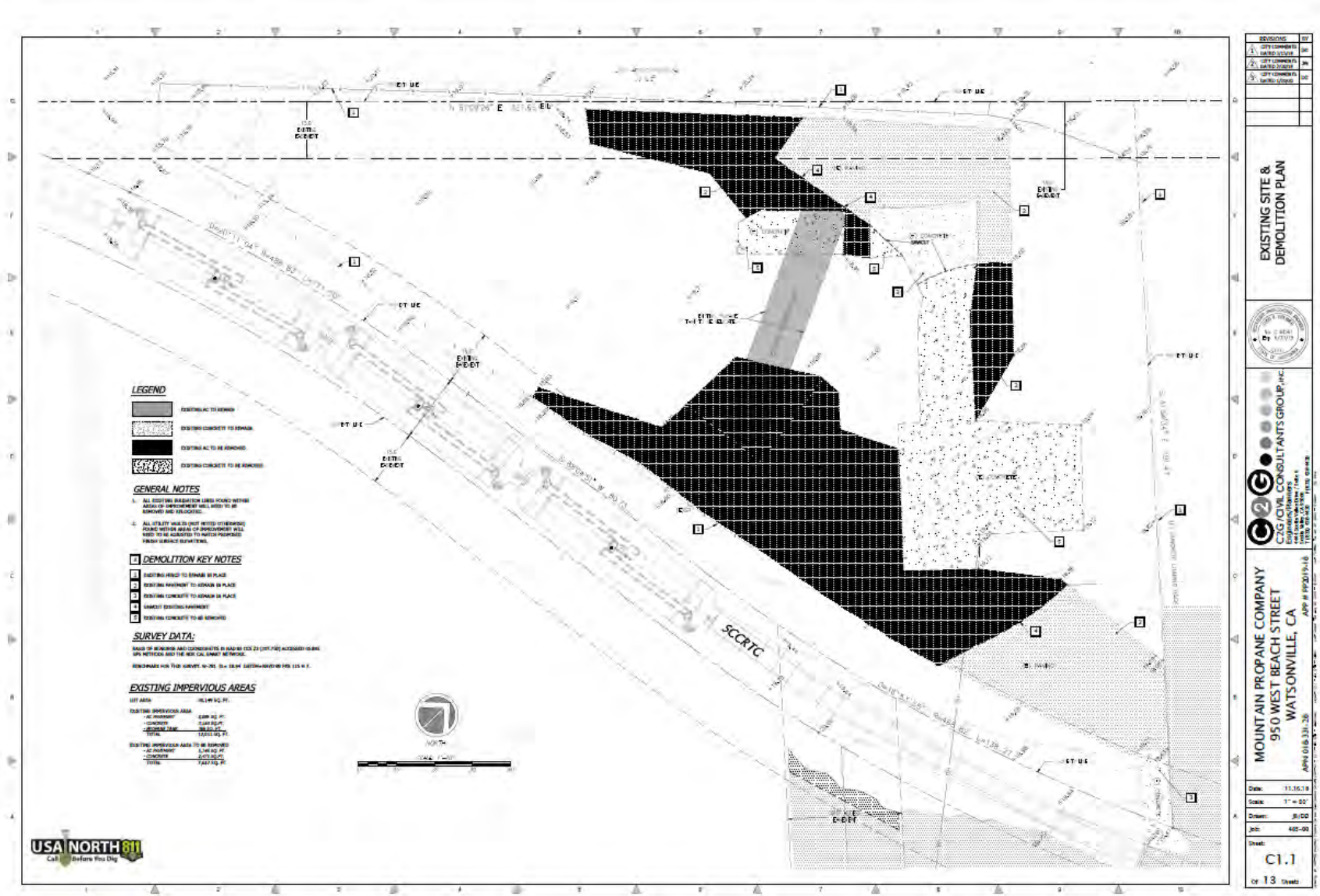
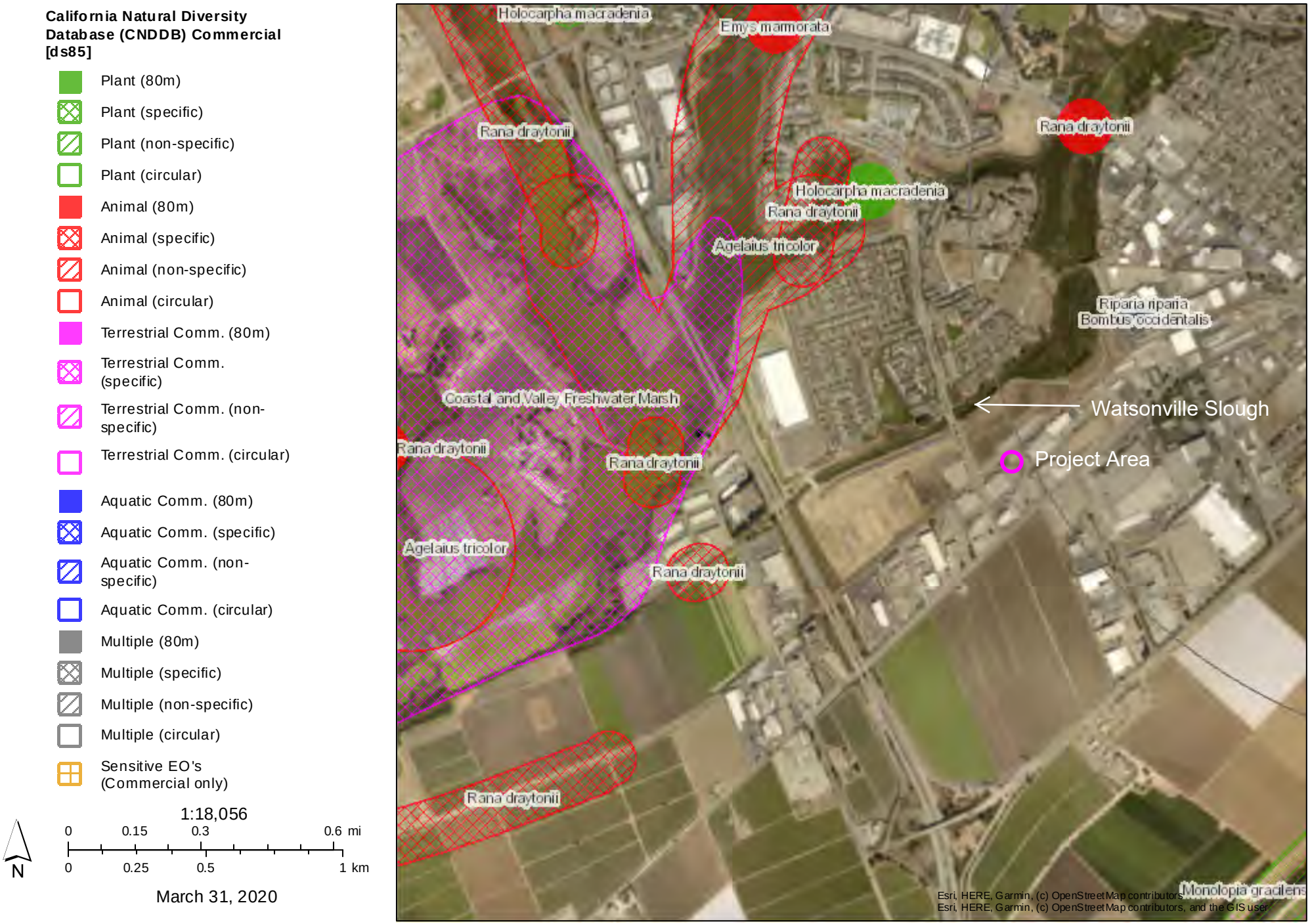


Figure 4. Existing Site and Demolition Plan (including Concrete and Asphalt Removal Areas)

Figure 5. CNDDB Map of the Project Area



Author: Harris & Associates


Figure 6: Habitats
Habitat types within the project area
Legend
Developed/Disturbed
Ruderal
Google Earth
© 2020 Google
N
100 ft



Figure 7. Degraded Asphalt in the Project Site



Figure 8. Degraded Asphalt and Stockpiled Rock in the Project Site



Figure 9. Existing Propane Tank and Ruderal (Weedy) Vegetation



Figure 10. Soil Stockpile with Ruderal (Weedy) Vegetation



Figure 11. Soil Stockpile and Ruderal (Weedy) Vegetation in the Project Site



Figure 12. Open Space Area between the Project Site (beyond the right side of the photo) and Watsonville Slough (beyond the left side of the photo)



Figure 13. Levee and Open Space between the Project Site (beyond the levee) and Watsonville Slough (beyond the left side of the photo)

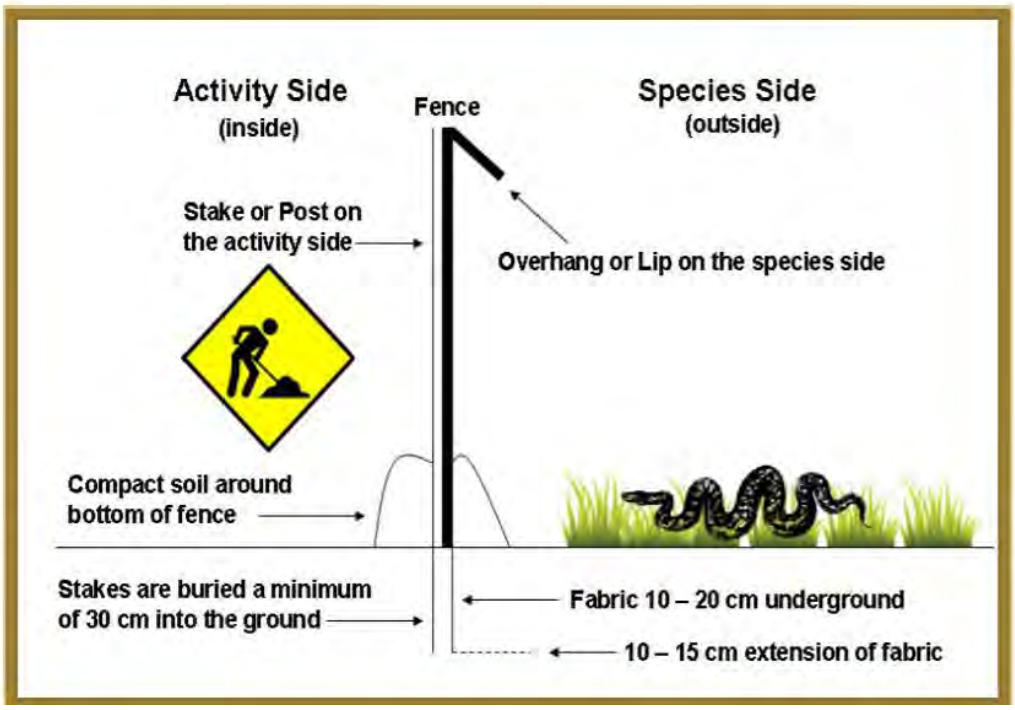


Figure 14. Exclusion Fencing

A side view of a basic exclusion fence including an overhang or flexible lip (optional) to deter animals from climbing or jumping over the fence. Placement of the stake on the activity side or the inside of the excluded area is also illustrated.



Figure 15. Photograph of a Drift Fence

Attachment 1. California Natural Diversity Database, Information for Planning and Consultation, and California Native Plant Society Rare and Endangered Plant Inventory Results

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CNDDB Results for Mountain Propane Project
City of Watsonville, CA
April 2, 2020

Scientific Name	Common Name	Status (Fed/State/Other)	Habitat	Notes
Animal				
Accipiter cooperii	Cooper's hawk	-/-/WL	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	This occurrence was reported in 2014, and documents a nest in Crestview Park, approximately 1.7 miles from the project site. No suitable nesting or foraging habitat is located on site, although potential habitat is located in Watsonville Slough, approximately 580 feet away.
Agelaius tricolor	tricolored blackbird	-/T/SSC, S, BCC	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	No habitat on site. Nearest occurrences are in freshwater marshes with cattails, tules, and other dense vegetation in Hansen and Struve Sloughs, approximately 0.5 miles away from the project site.
Bombus occidentalis	western bumble bee	-/C/S	Once common & widespread, species has declined precipitously from central CA to southern B.C., perhaps from disease.	No suitable habitat is available within the project site. Although the occurrence slightly overlaps with the project site, the record is vague and old (reported in 1959). It is likely that this population is extirpated.
Emys marmorata	western pond turtle	-/-/SSC, S	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	WPT are known to occur in Struve Slough and near Crestview Park, in association with ponded water. Watsonville Slough does have potentially suitable habitat, and there are sandy soils on the property. However, conditions between the slough and project site contain two levees and dense weedy vegetation, the conditions on the project site are degraded (the majority of the site is paved, and unpaved portions are weedy). It is unlikely that WPT would occur on the project site.
Eucyclogobius newberryi	tidewater goby	E/-/SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	No suitable habitat on or near the property. Tidewater goby have been reported in the Pajaro River (3 mi north of Moss Landing); the Pajaro River does not connect to Watsonville Slough and is approximately 0.9 miles away.
Falco peregrinus anatum	American peregrine falcon	D/D/FP, S, BCC	Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures. Nest consists of a scrape or a depression or ledge in an open site.	An Americal peregrine falcon nest was reported on the smokestack of powerplant at Moss Landing. No nesting or foraging habitat is present on site, but there is foraging habitat approximately 580 feet away in Watsonville Slough.
Rana draytonii	California red-legged frog	T/-/SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	Although no habitat is present on site, the project site is within 580 feet of Watsonville Slough, which is known to support CRLF both up and downstream from the project site. Although the slough is channelized in this area, it could provide movement corridor for CRLF. A railroad track/corridor and open space with two levees are located between Watsonville Slough and the project site. The open space area supports ruderal upland habitat that is densely vegetated with weeds. Although it is unlikely that CRLF would move through the steep levees and thick vegetation and end up on the project site, preconstruction surveys and best management practices will be implemented to prevent CRLF from entering the property before and during construction, including preconstruction surveys and physical barriers (e.g., drift fencing).
Riparia riparia	bank swallow	-/T/S	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	This occurrence is from a vague record from 1962; the nesting colony was likely associated with the banks of the Pajaro River.

Plant				
Chorizanthe robusta var. robusta	robust spineflower	E/-/1B.1, S	Cismontane woodland, coastal dunes, coastal scrub, chaparral. Sandy terraces and bluffs or in loose sand. 9-245 m.	There is one population reported at Harkins Slough on the Land Trust of Santa Cruz County's Watsonville Slough Farm property. Although loose sand is present on the project site, the site is disturbed and dominated by invasive nonnative weeds. The degraded habitat on site is unlikely to support this species.
Holocarpha macradenia	Santa Cruz tarplant	T/E/1B.1	Coastal prairie, coastal scrub, valley and foothill grassland. Light, sandy soil or sandy clay; often with nonnatives. 10-220 m.	No habitat on site. Nearest occurrences are at Tarplant Hill in Struve Slough, Harkins Slough at High Ground Organics farm, the Watsonville airport, and Apple Hill neighborhood in Watsonville. Closest population is at Tarplant Hill, approximately 0.5 miles away from the project site. Although soils on the site are sandy, the degraded condition of the soils and nonnative vegetation make it very unlikely that this species would occur on site.
Monolopia gracilens	woodland woollythreads	-/-/1B.2	Chaparral, valley and foothill grassland, cismontane woodland, broadleafed upland forest, North Coast coniferous forest. Grassy sites, in openings; sandy to rocky soils. Often seen on serpentine after burns, but may have only weak affinity to serpentine. 120-975 m.	This occurrence is a record from 1915, documenting a population along the Pajaro River, likely extirpated. Although soils on the site are sandy, the degraded condition of the soils and nonnative vegetation make it very unlikely that this species would occur on site.
Key				
E: Federally Endangered		1B.1: Plants rare, threatened, or endangered in California and elsewhere; Seriously threatened in California		
T: Federally Threatened		1B.2: Plants rare, threatened, or endangered in California and elsewhere; Moderately threatened in California		
C: Candidate Species		1B.3: Plants rare, threatened, or endangered in California and elsewhere; Not very threatened in California		
D: Delisted				
SSC: CDFW Species of Special Concern				
S: USFS or BLM Sensitive Species				
FP: CDFW Fully Protected Species				
BCC: USFWS Bird of Conservation Concern				

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Santa Cruz County, California



Local office

Ventura Fish And Wildlife Office

(805) 644-1766
(805) 644-3958

2493 Portola Road, Suite B
Ventura, CA 93003-7726

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS

NOT FOR CONSULTATION

San Joaquin Kit Fox Vulpes macrotis mutica — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/2873

Birds

NAME	STATUS
California Least Tern Sterna antillarum browni No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
Least Bell's Vireo Vireo bellii pusillus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/5945	Endangered
Marbled Murrelet Brachyramphus marmoratus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/4467	Threatened
Southwestern Willow Flycatcher Empidonax traillii extimus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6749	Endangered
Western Snowy Plover Charadrius nivosus nivosus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened

Reptiles

NAME	STATUS
San Francisco Garter Snake Thamnophis sirtalis tetrataenia No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5956	Endangered

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened

NOT FOR CONSULTATION

California Tiger Salamander Ambystoma californiense — Threatened
There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/2076

Santa Cruz Long-toed Salamander Ambystoma macrodactylum croceum — Endangered
There is **proposed** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/7405

Fishes

NAME	STATUS
Tidewater Goby Eucyclogobius newberryi There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/57	Endangered

Flowering Plants

NAME	STATUS
Marsh Sandwort Arenaria paludicola No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2229	Endangered
Monterey Gilia Gilia tenuiflora ssp. arenaria No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/856	Endangered
Monterey Spineflower Chorizanthe pungens var. pungens There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/396	Threatened
Santa Cruz Tarplant Holocarpha macradenia There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6832	Threatened

NOT FOR CONSULTATION

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED,

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WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Allen's Hummingbird Selasphorus sasin — Breeds Feb 1 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9637

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

Black Turnstone Arenaria melanocephala — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Burrowing Owl Athene cunicularia — Breeds Mar 15 to Aug 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9737

Clark's Grebe Aechmophorus clarkii — Breeds Jan 1 to Dec 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

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Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Long-billed Curlew Numenius americanus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5511

Marbled Godwit Limosa fedoa — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Rufous Hummingbird selasphorus rufus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8002

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Song Sparrow Melospiza melodia — Breeds Feb 20 to Sep 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Spotted Towhee Pipilo maculatus clementae — Breeds Apr 15 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/4243

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Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Whimbrel Numenius phaeopus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9483

Willet Tringa semipalmata — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

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To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

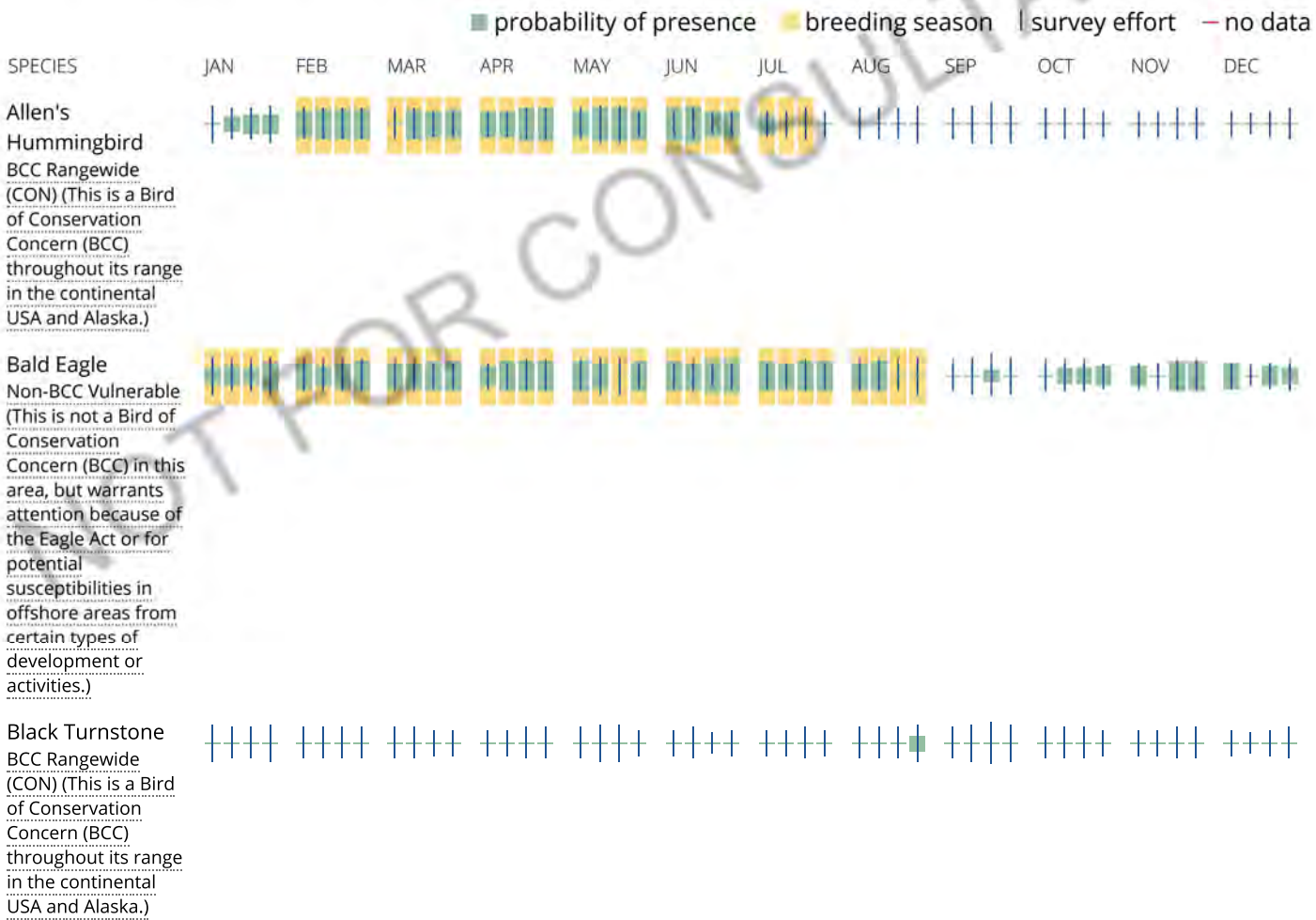
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

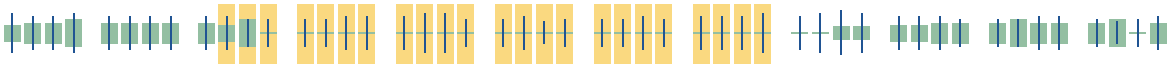
No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

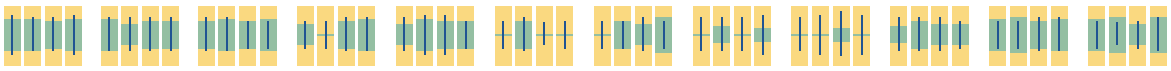


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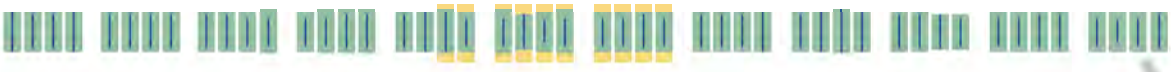
Burrowing Owl
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



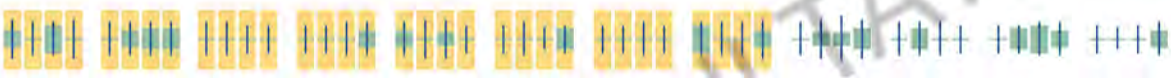
Clark's Grebe
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



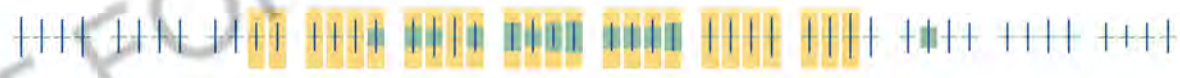
Common Yellowthroat
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



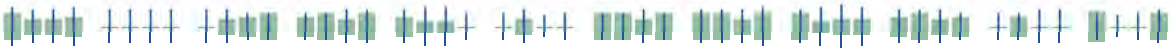
Golden Eagle
Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)



Lawrence's Goldfinch
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Long-billed Curlew
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Marbled Godwit
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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Nuttall's Woodpecker
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

Oak Titmouse
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

SPECIES JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

Rufous Hummingbird
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Short-billed Dowitcher
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Song Sparrow
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

Spotted Towhee
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

Tricolored Blackbird
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

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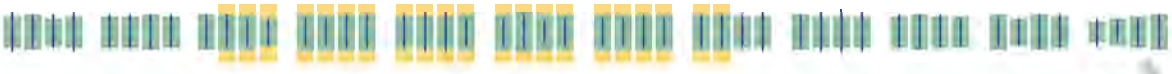
Whimbrel
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Willet
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Wrentit
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

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Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ “What does IPaC use to generate the migratory birds potentially occurring in my specified location”. Please be aware this report provides the “probability of presence” of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look

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carefully at the survey effort (indicated by the black vertical bar) and for the existence of the “no data” indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ “Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds” at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

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The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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California Native Plant Society
Rarefind Results, April 2, 2020

Scientific Name	Common Name	Rare Plant Rating	CESA	FESA	Blooming Period	Habitat	Micro Habitat	Elevation l	Elevation l	Notes
Abies bracteata	bristlecone fir	1B.3	None	None		Broadleafed upland forest, Chaparral, Lower montane coniferous forest, Riparian woodland	rocky	1555	5100	Known only from the Santa Lucia Mtns. Threatened by non-native plants. Possibly threatened by road maintenance.
Acanthomintha lanceolata	Santa Clara thorn-mint	4.2	None	None	Mar-Jun	Chaparral (often serpentinite), Cismontane woodland, Coastal scrub	rocky	1200	3935	Possibly threatened by non-native plants, grazing, and hydrological alterations.
Acanthomintha obovata ssp. cordata	heart-leaved thorn-mint	4.2	None	None	Apr-Jul	Chaparral (openings), Cismontane woodland, Pinyon and juniper woodland, Valley and foothill grassland	clay	1540	5050	Possibly threatened by vehicles and grazing. See Madroño 38(4):278-286 (1991) for original description.
Acanthomintha obovata ssp. obovata	San Benito thorn-mint	4.2	None	None	Apr-Jul	Chaparral, Cismontane woodland, Valley and foothill grassland	heavy clay, alkaline, serpentinite	1500	4920	Threatened by grazing.
Agrostis blasdalei	Blasdale's bent grass	1B.2	None	None	May-Jul	Coastal bluff scrub, Coastal dunes, Coastal prairie		150	490	Historical occurrences need field surveys. Threatened by agriculture, recreation, development, and competition from non-native plants. Includes A. blasdalei var. marinensis, which is state-listed Rare.
Agrostis lacuna-vernalis	vernal pool bent grass	1B.1	None	None	Apr-May	Vernal pools (mima mounds)		145	475	Known only from Butterfly Valley and Machine Gun Flats of Ft. Ord National Monument. Possibly threatened by non-native plants, road construction, vehicles, grazing, and hydrological alterations. Similar to A. blasdalei, A. densiflora, and A. variabilis. Not in TJM 2. See Journal of the Botanical Research Institute of Texas 5(2):421-426 (2011) for original description.
Allium hickmanii	Hickman's onion	1B.2	None	None	Mar-May	Closed-cone coniferous forest, Chaparral (maritime), Coastal prairie, Coastal scrub, Valley and foothill grassland		200	655	Threatened by urbanization, grazing, non-native plants, trampling, road construction, and military activities. See Bulletin of the Torrey Botanical Club 30:483-502 (1903) for original description.
Allium howellii var. sanbenitense	San Benito onion	1B.3	None	None	Apr-May	Chaparral (openings), Valley and foothill grassland	Clay, often steep slopes	1365	4480	Possibly threatened by grazing and development. See Herbertia 12:68 (1945) for original description, and Plant Life 28:66 (1972)
Amorpha californica var. napensis	Napa false indigo	1B.2	None	None	Apr-Jul	Broadleafed upland forest (openings), Chaparral, Cismontane woodland		2000	6560	Threatened by development and habitat alteration. Potentially threatened by road maintenance. See Manual of the Flowering Plants of California, p. 556 (1925) by W.L. Jepson for original
Amsinckia douglasiana	Douglas' fiddleneck	4.2	None	None	Mar-May	Cismontane woodland, Valley and foothill grassland	Monterey shale, dry	1950	6400	Possibly threatened by agriculture.
Amsinckia lunaris	bent-flowered fiddleneck	1B.2	None	None	Mar-Jun	Coastal bluff scrub, Cismontane woodland, Valley and foothill grassland		500	1640	Many collections old; current status information needed. Does plant occur in SHA and SIS counties? Threatened by development and mining. Possibly threatened by non-native plants.
Anomobryum julaceum	slender silver moss	4.2	None	None		Broadleafed upland forest, Lower montane coniferous forest, North Coast coniferous forest	damp rock and soil on outcrops, usually on roadcuts	1000	3280	Infrequent in CA but abundant in much of its range. See Pl. Crypt. Brit. Fasc. 4:16 (1801) for original description, and Bryothr. Eur. 25:331 (1873) for revised nomenclature.
Antirrhinum ovatum	oval-leaved snapdragon	4.2	None	None	May-Nov	Chaparral, Cismontane woodland, Pinyon and juniper woodland, Valley and foothill grassland	clay or gypsum, often alkaline	1000	3280	Appears only in favorable years. Threatened by grazing and vehicles. See Bulletin of the Torrey Botanical Club 32:213 (1905) for original description.
Arabis blepharophylla	coast rockcress	4.3	None	None	Feb-May	Broadleafed upland forest, Coastal bluff scrub, Coastal prairie, Coastal scrub	rocky	1100	3610	Threatened by competition. Possibly threatened by overgrazing. See Rhodora 43(511):348-349 (1941) for taxonomic treatment, and Contributions from the Gray Herbarium 204:149-154 (1973)
Arctostaphylos andersonii	Anderson's manzanita	1B.2	None	None	Nov-May	Broadleafed upland forest, Chaparral, North Coast coniferous forest	openings, edges	760	2495	Confused with other species merged with it as varieties. Threatened by development and road maintenance. See Proceedings of the American Academy of Arts and Sciences 11:83 (1876) for original description, and North American Flora 29:98 (1914) for additional information.
Arctostaphylos cruzensis	Arroyo de la Cruz manzanita	1B.2	None	None	Dec-Mar	Broadleafed upland forest, Coastal bluff scrub, Closed-cone coniferous forest, Chaparral, Coastal scrub, Valley and foothill grassland	sandy	310	1015	Possibly threatened by development and grazing. Potentially threatened by frequent wildfires and fire suppression activities. See Leaflets of Western Botany 9:218 (1962) for original description.
Arctostaphylos edmundsii	Little Sur manzanita	1B.2	None	None	Nov-Apr(May)	Coastal bluff scrub, Chaparral	sandy	105	345	Threatened by foot traffic and non-native plants. Includes A. edmundsii var. parvifolia, which is state-listed Rare. See Leaflets of Western Botany 6(10):202 (1952) for original description and 9(12):188-196 (1961) for information.
Arctostaphylos gabilanensis	Gabilan Mountains manzanita	1B.2	None	None	Jan	Chaparral, Cismontane woodland	granitic	700	2295	Not in The Jepson Manual. See Madroño (51)3: 322 (2004) for original description.
Arctostaphylos glutinosa	Schreiber's manzanita	1B.2	None	None	(Nov)Mar-Apr	Closed-cone coniferous forest, Chaparral	diatomaceous shale	685	2245	Threatened by road construction. See American Midland Naturalist 23:617 (1940) for original description.
Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	1B.2	None	None	Jan-Jun	Closed-cone coniferous forest, Chaparral, Cismontane woodland, Coastal scrub	sandy	536	1760	Threatened by agriculture, development, fire suppression, and competition with Eucalyptus.

Arctostaphylos hooveri	Hoover's manzanita	4.3	None	None	Feb-Jun	Broadleafed upland forest, Chaparral (rocky), Cismontane woodland, Lower montane coniferous forest		1035	3395	See Leaflets of Western Botany 9:152 (1961) for original description.
Arctostaphylos montereyensis	Toro manzanita	1B.2	None	None	Feb-Mar	Chaparral (maritime), Cismontane woodland, Coastal scrub	sandy	730	2395	Threatened by development. See Leaflets of Western Botany 10:88 (1964) for original description.
Arctostaphylos obispoensis	Bishop manzanita	4.3	None	None	Feb-Jun	Closed-cone coniferous forest, Chaparral, Cismontane woodland	serpentinite, rocky	1005	3295	See Leaflets of Western Botany 2:8 (1937) for original description.
Arctostaphylos ohloneana	Ohlone manzanita	1B.1	None	None	Feb-Mar	Closed-cone coniferous forest, Coastal scrub	siliceous shale	530	1740	Possibly threatened by road maintenance and vehicles. Potentially threatened by Phytophthora root rot. See Madroño 55(3):238-243 for original description.
Arctostaphylos pajaroensis	Pajaro manzanita	1B.1	None	None	Dec-Mar	Chaparral (sandy)		760	2495	Threatened by development and non-native plants. Possibly threatened by road construction. See Journal of the Elisha Mitchell Scientific Society 56:41 (1940) for original description.
Arctostaphylos pumila	sandmat manzanita	1B.2	None	None	Feb-May	Closed-cone coniferous forest, Chaparral (maritime), Cismontane woodland, Coastal dunes, Coastal scrub	sandy, openings	205	675	Threatened by urbanization, and by military activities at Ft. Ord.
Arctostaphylos regismontana	Kings Mountain manzanita	1B.2	None	None	Dec-Apr	Broadleafed upland forest, Chaparral, North Coast coniferous forest	granitic or sandstone	730	2395	Plants north of Big Basin in SCR Co. (408B) look intermediate; identification uncertain. Threatened by urbanization. Not regenerating well. See Leaflets of Western Botany 1:77 (1933) for
Arctostaphylos silvicola	Bonny Doon manzanita	1B.2	None	None	Jan-Mar	Closed-cone coniferous forest, Chaparral, Lower montane coniferous forest	inland marine sands	600	1970	Threatened by sand mining and urbanization. See Erythea 8:101 (1938) for original description.
Arenaria paludicola	marsh sandwort	1B.1	CE	FE	May-Aug	Marshes and swamps (freshwateror brackish)	sandy, openings	170	560	Threatened by vehicles, development, erosion, hydrological alterations, and non-native plants. Individuals re-introduced in Black Lake Cyn. in 1995. Introduced population in Los Osos well established as of 2003. Experimental introduction also underway in Nipomo as of 2004. Collection from Mexico needs confirmation. See Proceedings of the California Academy of Natural Sciences 3:61 (1863) for original description.
Aristocapsa insignis	Indian Valley spineflower	1B.2	None	None	May-Sep	Cismontane woodland (sandy)		600	1970	Threatened by development. See Bulletin of the California Academy of Sciences 1:275 (1885) for original description, Great Basin Naturalist Memoirs 2:169-190 (1978) for taxonomic treatment, and Phytologia 66(2):83-88 (1989) for revised nomenclature and taxonomic treatment.
Aspidotis carlotta-halliae	Carlotta Hall's lace fern	4.2	None	None	Jan-Dec	Chaparral, Cismontane woodland	usually serpentinite	1400	4595	Fertile hybrid between A. californica and A. densa; sometimes backcrosses. See American Journal of Botany 44:738 (1957) for original description, and American Fern Journal 58:141 (1968) for revised nomenclature.
Astragalus macrodon	Salinas milk-vetch	4.3	None	None	Apr-Jul	Chaparral (openings), Cismontane woodland, Valley and foothill grassland	sandstone, shale, or serpentinite	950	3115	
Astragalus nuttallii var. nuttallii	ocean bluff milk-vetch	4.2	None	None	Jan-Nov	Coastal bluff scrub, Coastal dunes		120	395	Possibly threatened by foot traffic and road maintenance. See Leaflets of Western Botany 5(6):107 (1948) for revised nomenclature.
Astragalus tener var. tener	alkali milk-vetch	1B.2	None	None	Mar-Jun	Playas, Valley and foothill grassland (adobe clay), Vernal pools	alkaline	60	195	Threatened by development, competition from non-native plants, and habitat destruction, especially agricultural conversion. Possibly threatened by trampling. Potentially threatened by energy transmission line construction. See Proceedings of the American Academy of Arts and Sciences 6:206 (1864) for original description, and Systematic Botany 17(3):367-379 (1992) for distributional information.
Astragalus tener var. titi	coastal dunes milk-vetch	1B.1	CE	FE	Mar-May	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie (mesic)	often vernally mesic areas	50	165	Threatened by urbanization, recreational activities, and non-native plants. See Bulletin of the Torrey Botanical Club 32:195-196 (1905) for original description, and Memoirs of the New York Botanical Garden 13:1048 (1964) for taxonomic treatment.
Atriplex coronata var. coronata	crownscale	4.2	None	None	Mar-Oct	Chenopod scrub, Valley and foothill grassland, Vernal pools	alkaline, often clay	590	1935	Does plant occur in SJQ Co.? Similar to A. cordulata and A. vallicola. See Proceedings of the American Academy of Arts and Sciences 9:114 (1874) for original description.
Baccharis plummerae ssp. glabrata	San Simeon baccharis	1B.2	None	None	Jun	Coastal scrub		480	1575	Probably threatened by grazing. See Vascular Plants of San Luis Obispo County, p. 302 (1970) by R. Hoover for original description.
Benitoa occidentalis	western lessingia	4.3	None	None	May-Nov	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland	Clay or serpentinite	1070	3510	See Novon 2(3):213-214 (1992) for revised nomenclature.

Bryoria spiralifera	twisted horsehair lichen	1B.1	None	None		North Coast coniferous forest (immediate coast)	Usually on conifers	30	100	Largest known population is on the Samoa Peninsula in HUM Co. Possibly threatened by coastal development, air pollution, and climate change. Usually on Picea sitchensis, Pinus contorta var. contorta, Pseudotsuga menziesii, Abies grandis, and Tsuga heterophylla. Similar to B. pseudocapillaris and Sulcaria badia. See Bulletin of the California Lichen Society 15(1):4-6 (2008) for CALS Conservation Committee sponsorship.
Calandrinia breweri	Brewer's calandrinia	4.2	None	None	(Jan)Mar-Jun	Chaparral, Coastal scrub	sandy or loamy, disturbed sites and burns	1220	4005	Potentially threatened by development. Possibly threatened by fire suppression and road maintenance. Plant appears to be widely scattered but uncommon everywhere, and most collections are old; needs field surveys. See Proceedings of the American Academy of Arts and Sciences 11:124 (1876) for original description.
Calochortus fimbriatus	late-flowered mariposa lily	1B.3	None	None	Jun-Aug	Chaparral, Cismontane woodland, Riparian woodland	often serpentinite	1905	6250	Threatened by grazing, development, road maintenance, and fire suppression. See Proceedings of the California Academy of Sciences III 2:133 (1901) for original description.
Calochortus umbellatus	Oakland star-tulip	4.2	None	None	Mar-May	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest, Valley and foothill grassland	often serpentinite	700	2295	Possibly threatened by recreational activities. See Proceedings of the Academy of Natural Sciences of Philadelphia 20(6):168 (1868) for original description, and Proceedings of the California Academy of Sciences III 2:123-124 (1901) for taxonomic treatment.
Calochortus uniflorus	pink star-tulip	4.2	None	None	Apr-Jun	Coastal prairie, Coastal scrub, Meadows and seeps, North Coast coniferous forest		1070	3510	Threatened by agriculture, development, and non-native plants.
Calycadenia micrantha	small-flowered calycadenia	1B.2	None	None	Jun-Sep	Chaparral, Meadows and seeps (volcanic), Valley and foothill grassland	Roadsides, rocky, talus, scree, sometimes serpentinite, sparsely vegetated areas	1500	4920	Most populations small. Surveys at type locality unsuccessful in 2005. Threatened by road maintenance, and potentially threatened by fuel breaks, development, alteration of fire regimes, non-native plants, military activities, and feral pigs. Formerly included in C. truncata ssp. microcephala, a synonym of C. truncata in TJM (1993). See SIDA 21(2):261 (2004) for original description.
Calycadenia villosa	dwarf calycadenia	1B.1	None	None	May-Oct	Chaparral, Cismontane woodland, Meadows and seeps, Valley and foothill grassland	rocky, fine soils	1350	4430	Probably consists of northern and southern unrecognized subspecies. Habitat lost to construction of San Antonio Reservoir; also threatened by urbanization, vehicles, grazing, feral pigs, alteration of fire regimes, road construction, road maintenance, and non-native plants.
Calyptridium parryi var. hesseae	Santa Cruz Mountains pussypaws	1B.1	None	None	May-Aug	Chaparral, Cismontane woodland	sandy or gravelly, openings	1530	5020	Threatened by alteration of fire regime, development, non-native plants, and mining.
Calystegia collina ssp. venusta	South Coast Range morning-glory	4.3	None	None	Apr-Jun	Chaparral, Cismontane woodland, Valley and foothill grassland	serpentinite or sedimentary	1490	4890	Can be relatively abundant and tolerant of disturbance. See Kew Bulletin 35(2):328 (1980) for original description.
Camissonia benitensis	San Benito evening-primrose	1B.1	None	FT	Apr-Jun	Chaparral, Cismontane woodland, Valley and foothill grassland	serpentinite alluvium, clay or gravelly	1280	4200	Known only from the New Idria area. Seriously threatened by vehicles. Protected in part at ACEC (BLM). See Contributions from the U.S. National Herbarium 37(5):332 (1969) for original description.
Camissoniopsis hardhamiae	Hardham's evening-primrose	1B.2	None	None	Mar-May	Chaparral, Cismontane woodland	sandy, decomposed carbonate, disturbed or burned areas	945	3100	Threatened by proposed road construction in SLO Co; also threatened by grazing, mining, military activities, non-native plants, road maintenance, and vehicles. See Contributions from the U.S. National Herbarium 37(5):301 (1969) for original description.
Campanula californica	swamp harebell	1B.2	None	None	Jun-Oct	Bogs and fens, Closed-cone coniferous forest, Coastal prairie, Meadows and seeps, Marshes and swamps (freshwater), North Coast coniferous forest	mesic	405	1330	Many occurrences have few plants. Threatened by competition, grazing, development, marsh habitat loss, logging, road maintenance, and trampling. See Proceedings of the California Academy of Sciences I 2:158 (1861) for original description.
Carex comosa	bristly sedge	2B.1	None	None	May-Sep	Coastal prairie, Marshes and swamps (lake margins), Valley and foothill grassland		625	2050	Location, rarity, and endangerment information needed; need historical quads for SFO Co. Fairly widely distributed, but apparently rarely collected. Threatened by marsh drainage and road maintenance. Endangered in ID, endangered in OR, and state-listed as Sensitive in WA.
Carex obispoensis	San Luis Obispo sedge	1B.2	None	None	Apr-Jun	Closed-cone coniferous forest, Chaparral, Coastal prairie, Coastal scrub, Valley and foothill grassland	often serpentinite seeps, sometimes gabbro; often on clay soils	820	2690	Threatened by grazing, non-native plants, military activities, and mining. Possibly threatened by recreational activities.
Carex saliniformis	deceiving sedge	1B.2	None	None	May-Jun(Jul)	Coastal prairie, Coastal scrub, Meadows and seeps, Marshes and swamps (coastal salt)	mesic	230	755	Possibly threatened by grazing. See Bulletin of the Torrey Botanical Club 36(8):477 (1909) for original description.

Carlquistia muirii	Muir's tarplant	1B.3	None	None	Jul-Aug(Oct)	Chaparral (montane), Lower montane coniferous forest, Upper montane coniferous forest	granitic	2500	8200	Possibly threatened by recreational activities. A synonym of Raillardiopsis muirii in The Jepson Manual (1993). See Botany of California 1:618 (1876) for original description, and Novon 9:462-471 (1999) for revised nomenclature
Castilleja ambigua var. ambigua	johnny-nip	4.2	None	None	Mar-Aug	Coastal bluff scrub, Coastal prairie, Coastal scrub, Marshes and swamps, Valley and foothill grassland, Vernal pools margins		435	1425	Threatened by development. See C. ambigua ssp. ambigua in TJM 2. See Phytologia 90(1):63-82 (2008) for revised nomenclature.
Castilleja ambigua var. insalutata	pink Johnny-nip	1B.1	None	None	May-Aug	Coastal prairie, Coastal scrub		100	330	Threatened by development. Possibly threatened by non-native plants. See C. ambigua ssp. insalutata in TJM 2. See Manual of the Flowering Plants of California (Jepson 1925) for original taxonomy and Phytologia 90(1):63-82 (2008) for revised nomenclature.
Castilleja latifolia	Monterey Coast paintbrush	4.3	None	None	Feb-Sep	Closed-cone coniferous forest, Cismontane woodland (openings), Coastal dunes, Coastal scrub	sandy	185	605	Threatened by non-native plants and sand mining.
Caulanthus lemmonii	Lemmon's jewelflower	1B.2	None	None	Feb-May	Pinyon and juniper woodland, Valley and foothill grassland		1580	5185	Need quads for SBT Co. Threatened by development, grazing, and vehicles. See Proceedings of the American Academy of Arts and Sciences 23:261 (1888) for original description, and Aliso 4(3):503 (1960) for revised nomenclature.
Ceanothus rigidus	Monterey ceanothus	4.2	None	None	Feb-Apr(Jun)	Closed-cone coniferous forest, Chaparral, Coastal scrub	sandy	550	1805	Threatened by development. Plants identified as C. rigidus in SLO and SBA cos. are part of the C. cuneatus complex, and may belong to an undescribed taxon.
Centromadia parryi ssp. congdonii	Congdon's tarplant	1B.1	None	None	May-Oct(Nov)	Valley and foothill grassland (alkaline)		230	755	Severely threatened by development. Possibly threatened by grazing and non-native plants. A synonym of Hemizonia parryi ssp. congdonii in TJM (1993). See Botanical Gazette 22:169 (1896) for original description, and Novon 9:462-471 (1999) for revised nomenclature.
Chlorogalum purpureum var. purpureum	Santa Lucia purple amole	1B.1	None	FT	Apr-Jun	Chaparral, Cismontane woodland, Valley and foothill grassland	gravelly, clay	385	1265	Known only from Ft. Hunter Liggett and Camp Roberts. Threatened by habitat fragmentation, habitat conversion, non-native plants, foot traffic, vehicles, and military activities. Potentially threatened by grazing. See Zoe 4:159 (1893) for original description.
Chorizanthe biloba var. immemora	Hernandez spineflower	1B.2	None	None	May-Aug(Sep)	Chaparral, Cismontane woodland	Usually serpentinite, often gravelly, sometimes clay	1115	3660	Possibly threatened by trampling. See Phytologia 66(2):137-139 (1989) for original description.
Chorizanthe breweri	Brewer's spineflower	1B.3	None	None	Apr-Aug	Closed-cone coniferous forest, Chaparral, Cismontane woodland, Coastal scrub	serpentinite, rocky or gravelly	800	2625	Threatened by pipeline construction. Possibly threatened by road construction, road maintenance, and vehicles. Closely related to C. staticoides. See Proceedings of the American Academy of Arts and Sciences 12:270 (1877) for original description, and Phytologia 66(2):163-164 (1989) for taxonomic treatment.
Chorizanthe douglasii	Douglas' spineflower	4.3	None	None	Apr-Jul	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland	sandy or gravelly	1600	5250	Possibly threatened by non-native plants. See Phytologia 66(2):118-120 (1989) for taxonomic treatment.
Chorizanthe minutiflora	Fort Ord spineflower	1B.2	None	None	Apr-Jul	Chaparral (maritime), Coastal scrub	Sandy openings	150	490	Discovered in 1994 by R. Morgan. Threatened by lack of disturbance and chaparral succession. Also threatened by non-native plants. See Phytoneuron 63:1-9 (2014) for original description.
Chorizanthe palmeri	Palmer's spineflower	4.2	None	None	Apr-Aug	Chaparral, Cismontane woodland, Valley and foothill grassland	rocky, serpentinite	945	3100	Does plant occur in SBT Co.? Isolated populations show local differences. Taxonomic revision in Phytologia 66(4):295-441 (1989) indicates species occurs mainly in the Santa Lucia Mtns. of MNT and SLO counties. See Proceedings of the American Academy of Arts and Sciences 12:271 (1877) for original description, and Phytologia 66(2):135-137 (1989) for taxonomic treatment.
Chorizanthe pungens var. hartwegiana	Ben Lomond spineflower	1B.1	None	FE	Apr-Jul	Lower montane coniferous forest (maritime ponderosa pine sandhills)		610	2000	Known only from sandhill parklands in the Santa Cruz Mtns. Threatened by sand mining, development, and non-native plants. See C. pungens in The Jepson Manual. See Annals of the Missouri Botanical Garden 21:37 (1934) for original description, and Phytologia 66(2):123-126 (1989) for taxonomic treatment, Fremontia 24(4):8-11 (1996) for taxonomic discussion, and Madroño 45(2):119-127 (1998) for ecological information.

Chorizanthe pungens var. pungens	Monterey spineflower	1B.2	None	FT	Apr-Jun(Jul-Aug)	Chaparral (maritime), Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland	sandy	450	1475	Collected in SLO Co. only once (1842). Threatened by foot traffic, urbanization, recreational development and activities, agriculture, military activities, and non-native plants. Possibly threatened by road construction. See C. pungens in The Jepson Manual. See Phytologia 66(2):123-125 (1989) for taxonomic treatment, and Fremontia 24(4):8-11 (1996) for taxonomic discussion.
Chorizanthe rectispina	straight-awned spineflower	1B.3	None	None	Apr-Jul	Chaparral, Cismontane woodland, Coastal scrub		1035	3395	Possibly threatened by development and non-native plants. See Annals of the Missouri Botanical Garden 21:72 (1934) for original description, and Phytologia 66(2):143 (1989) for taxonomic treatment.
Chorizanthe robusta var. hartwegii	Scotts Valley spineflower	1B.1	None	FE	Apr-Jul	Meadows and seeps (sandy), Valley and foothill grassland (mudstone and Purisima outcrops)		245	805	Known only from Scotts Valley. Threatened by development, vehicles, and non-native plants. See C. robusta in TJM (1993). See Phytologia 67(5):357-360 (1989) for revised nomenclature, and Fremontia 24(4):8-11 (1996) for taxonomic discussion.
Chorizanthe robusta var. robusta	robust spineflower	1B.1	None	FE	Apr-Sep	Chaparral (maritime), Cismontane woodland (openings), Coastal dunes, Coastal scrub	sandy or gravelly	300	985	Threatened by development, recreation, mining, and non-native plants. See C. robusta in The Jepson Manual. See Phytologia 66(2):130-131 (1989) for taxonomic treatment, and Fremontia 24(4):8-11 (1996) for taxonomic discussion.
Chorizanthe ventricosa	potbellied spineflower	4.3	None	None	May-Sep	Cismontane woodland, Valley and foothill grassland	serpentinite	1235	4050	Closely related to C. palmeri. See Leaflets of Western Botany 2(2):193 (1939) for original description, and Phytologia 66(2):139-140 (1989) for taxonomic treatment.
Cirsium occidentale var. compactum	compact cobwebby thistle	1B.2	None	None	Apr-Jun	Chaparral, Coastal dunes, Coastal prairie, Coastal scrub		150	490	Threatened by grazing and insect predation, and potentially by road construction and development. Some inland plants weakly separated from var. occidentale. Compact, low-growing plants from MNT Co. (344C) are probably not var. compactum.
Cirsium scariosum var. loncholepis	La Graciosa thistle	1B.1	CT	FE	May-Aug	Cismontane woodland, Coastal dunes, Coastal scrub, Marshes and swamps (brackish), Valley and foothill grassland	mesic, sandy	220	720	Threatened by development, vehicles, groundwater pumping, and non-native plants. Possibly threatened by grazing.
Clarkia breweri	Brewer's clarkia	4.2	None	None	Apr-Jun	Chaparral, Cismontane woodland, Coastal scrub	often serpentinite	1115	3660	Threatened by cattle grazing, and potentially by reservoir construction.
Clarkia concinna ssp. automixa	Santa Clara red ribbons	4.3	None	None	(Apr)May-Jun(Jul)	Chaparral, Cismontane woodland		1500	4920	See Madroño 34(1):41-47 (1987) for original description.
Clarkia jolonensis	Jolon clarkia	1B.2	None	None	Apr-Jun	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland		660	2165	Can be confused with C. lewisii. Threatened by grazing. Possibly threatened by foot traffic and non-native plants. See Madroño 20(6):322 (1970) for original description.
Clarkia lewisii	Lewis' clarkia	4.3	None	None	May-Jul	Broadleafed upland forest, Closed-cone coniferous forest, Chaparral, Cismontane woodland, Coastal scrub		1195	3920	Possibly threatened by non-native plants. Can be confused with C. jolonensis. See Annals of the Missouri Botanical Garden 64:642 (1977) for revised taxonomy.
Clinopodium mimuloides	monkey-flower savory	4.2	None	None	Jun-Oct	Chaparral, North Coast coniferous forest	streambanks, mesic	1800	5905	See Satureja mimuloides in The Jepson Manual (1993). See Rev. Gen. Pl. 2: 515 (1891) for revised nomenclature.
Collinsia antonina	San Antonio collinsia	1B.2	None	None	Mar-May	Chaparral, Cismontane woodland		365	1200	Possibly threatened by grazing and road maintenance. As treated here, includes sspp. antonina and purpurea. A synonym of C. parryi in The Jepson Manual. See Leaflets of Western Botany 10:133-135 (1964) for original description, and Madroño 49(4):295-297 (2002) for discussion of taxonomic distinctiveness.
Collinsia multicolor	San Francisco collinsia	1B.2	None	None	(Feb)Mar-May	Closed-cone coniferous forest, Coastal scrub	sometimes serpentinite	250	820	Threatened by non-native plants, foot traffic and urbanization.
Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	1B.1	CE	None	Apr-Oct	Closed-cone coniferous forest, Chaparral (maritime), Cismontane woodland, Coastal dunes, Coastal scrub	sandy, often disturbed sites	515	1690	Threatened by development, energy projects, road widening, vehicles, and military operations. Possibly threatened by non-native plants. See Bulletin of the Torrey Botanical Club 45:399-423 (1918) for original description, and Systematic Botany Monographs 10:35-48 (1986) for taxonomic treatment.
Corethrogyne leucophylla	branching beach aster	3.2	None	None	May,Jul,Aug,Sep,Oct,Dec	Closed-cone coniferous forest, Coastal dunes		60	195	Move to CRPR 4? Potentially threatened by development. Needs taxonomic study; a synonym of Lessingia filaginifolia var. filaginifolia in TJM (1993).
Cryptantha rattanii	Rattan's cryptantha	4.3	None	None	Apr-Jul	Cismontane woodland, Riparian woodland, Valley and foothill grassland		915	3000	See C. decipiens in The Jepson Manual.

Cypripedium fasciculatum	clustered lady's-slipper	4.2	None	None	Mar-Aug	Lower montane coniferous forest, North Coast coniferous forest	usually serpentinite seeps and streambanks	2435	7990	Widely scattered, but most occurrences small. Not seen recently in SCL or SMT counties. Threatened by logging and horticultural collecting. Monitoring needed for protected populations on USFS lands to assess reproduction, which may be inadequate. Threatened in ID, candidate for state listing in OR, and state-listed as Threatened in WA. See Proceedings of the American Academy of Arts and Sciences 17:380 (1882) for original description, Lindleyana 2(1):553-57 (1987) for distributional information, and Fremontia 17(2):17-19 (1989) and The Wild Orchids of California, p. 65-68 (1995) by R. Coleman for species accounts.
Cypripedium montanum	mountain lady's-slipper	4.2	None	None	Mar-Aug	Broadleafed upland forest, Cismontane woodland, Lower montane coniferous forest, North Coast coniferous forest		2225	7300	Widely scattered, but most occurrences small. Many protected populations on USFS land not reproducing. Threatened by logging and horticultural collecting. Possibly threatened by road maintenance, vehicles, recreational activities, non-native plants, alteration of fire regimes, and grazing. On watch list in OR. See Fremontia 17(2):17-19 (1989) and The Wild Orchids of California, p. 69-72 (1995) by R. Coleman for species accounts.
Dacryophyllum falcifolium	tear drop moss	1B.3	None	None		North Coast coniferous forest	carbonate	275	900	Known in CA from Monterey and Santa Cruz Counties. See Novon 14: 70-74 (2004) for original description.
Deinandra halliana	Hall's tarplant	1B.2	None	None	(Mar)Apr-May	Chenopod scrub, Cismontane woodland, Valley and foothill grassland	clay, sometimes alkaline	950	3115	Threatened by grazing and non-native plants. Appears only in unusually wet years. A synonym of Hemizonia halliana in The Jepson Manual. See Madroño 3(1):12 (1935) for original description, and Novon 9:462-471 (1999) for revised nomenclature.
Delphinium californicum ssp. interius	Hospital Canyon larkspur	1B.2	None	None	Apr-Jun	Chaparral (openings), Cismontane woodland (mesic), Coastal scrub		1095	3595	Threatened by vehicles and recreational activities. See Leaflets of Western Botany 2:137 (1938) for original description.
Delphinium gypsophilum ssp. parviflorum	small-flowered gypsum-loving larkspur	3.2	None	None	(Mar)Apr-Jun	Cismontane woodland, Valley and foothill grassland	Rocky clay, sometimes serpentinite.	350	1150	Move to List 1B? Previously on List 4.3; apparently rarer than previously thought. May not be distinct from D. gypsophilum; a synonym of this plant in TJM 2. Needs further study. Threatened by grazing. Possibly threatened by road widening. See Brittonia 8(1):5 (1954) for original description, and Madroño 48(2):90-97 (2001) for alternate taxonomic treatment.
Delphinium hutchinsoniae	Hutchinson's larkspur	1B.2	None	None	Mar-Jun	Broadleafed upland forest, Chaparral, Coastal prairie, Coastal scrub		427	1400	Threatened by foot traffic, non-native plants, recreational activities, grazing and trampling. See Bulletin of the Torrey Botanical Club 78:379 (1951) for original description.
Delphinium recurvatum	recurved larkspur	1B.2	None	None	Mar-Jun	Chenopod scrub, Cismontane woodland, Valley and foothill grassland	alkaline	790	2590	Many occurrences historical; need current information on status. Much habitat converted to agriculture; also threatened by grazing, trampling, and non-native plants.
Delphinium umbraculorum	umbrella larkspur	1B.3	None	None	Apr-Jun	Chaparral, Cismontane woodland		1600	5250	Possibly threatened by grazing. Hybridizes with D. parryi ssp. parryi. See Brittonia 8:19 (1954) for original description, and Phytologia 67(6):490-491 (1989) for taxonomic treatment.
Elymus californicus	California bottle-brush grass	4.3	None	None	May-Aug(Nov)	Broadleafed upland forest, Cismontane woodland, North Coast coniferous forest, Riparian woodland		470	1540	Possibly threatened by fire suppression.
Eriastrum luteum	yellow-flowered eriastrum	1B.2	None	None	May-Jun	Broadleafed upland forest, Chaparral, Cismontane woodland	sandy or gravelly	1000	3280	Threatened by vehicles and grazing. Possibly threatened by development. See Madroño 8:81 (1945) for revised nomenclature.
Eriastrum virgatum	virgate eriastrum	4.3	None	None	May-Jul	Coastal bluff scrub, Chaparral, Coastal dunes, Coastal scrub	sandy	700	2295	Threatened by competition, grazing, and development.
Ericameria fasciculata	Eastwood's goldenbush	1B.1	None	None	Jul-Oct	Closed-cone coniferous forest, Chaparral (maritime), Coastal dunes, Coastal scrub	sandy, openings	275	900	Known only from the Monterey Bay area. Threatened by development. See Bulletin of the Torrey Botanical Club 32: 215 (1905) for original description, and Madroño 57(2):77-84 (2010) for effects of fire and restoration information.
Eriogonum argillosum	clay buckwheat	4.3	None	None	Mar-Jun	Cismontane woodland (serpentinite or clay)		800	2625	See Phytologia 66(4):376 (1989) for taxonomic treatment.
Eriogonum butterworthianum	Butterworth's buckwheat	1B.3	CR	None	Jun-Jul	Chaparral (sandstone), Valley and foothill grassland	sandy	740	2430	See Leaflets of Western Botany 9(9-10):153-154 (1961) for original description, and Phytologia 66(4):328 (1989) for taxonomic treatment. Potentially threatened by foot traffic.
Eriogonum eastwoodianum	Eastwood's buckwheat	1B.3	None	None	May-Sep	Cismontane woodland, Valley and foothill grassland	sandy, shale, talus, or barren clay	1000	3280	Marginally distinct from E. temblorense and E. vestitum; only fully mature plants can be identified with certainty. Potentially threatened by road maintenance and grazing. See Leaflets of Western Botany 2: 133 (1938) for original description, and Phytologia 66(4): 374-375 (1989) and Flora North America 5: 417-418 (2005) for taxonomic treatment.

Eriogonum elegans	elegant wild buckwheat	4.3	None	None	May-Nov	Cismontane woodland, Valley and foothill grassland	Usually sandy or gravelly, often washes, sometimes roadsides	1525	5005	Similar to E. baileyi. See Pittonia 2:161-216 (1891) for original description.
Eriogonum heermannii var. occidentale	western Heermann's buckwheat	1B.2	None	None	Jul-Oct	Cismontane woodland (openings)	Often serpentinite; usually roadsides or alluvium floodplains, rarely clay or shale slopes	795	2610	Previously CRPR 4.2; rarer than originally thought. Possibly threatened by hydrological alterations caused by past vehicle use. See Leaflets of Western Botany 1(4):30 (1932) for original description, and Phytologia 66(4):314-316 (1989) for taxonomic treatment.
Eriogonum nortonii	Pinnacles buckwheat	1B.3	None	None	(Apr)May-Aug(Sep)	Chaparral, Valley and foothill grassland	sandy, often on recent burns	975	3200	See Phytologia 66(4):376 (1989) for taxonomic treatment.
Eriogonum nudum var. decurrens	Ben Lomond buckwheat	1B.1	None	None	Jun-Oct	Chaparral, Cismontane woodland, Lower montane coniferous forest (maritime ponderosa pine sandhills)	sandy	800	2625	Threatened by development and sand mining. See Phytologia 66(4):329-333 (1989) for taxonomic treatment.
Eriogonum nudum var. indictum	protruding buckwheat	4.2	None	None	(Apr)May-Oct(Dec)	Chaparral, Chenopod scrub, Cismontane woodland	clay, serpentinite	1463	4800	Not always distinct from var. auriculatum in FRE and SBT counties. See Flora of California 1(4):421 (1914) by W.L. Jepson for original description, and Phytologia 66(4):329-332 (1989) for taxonomic treatment.
Eriogonum temblorense	Temblor buckwheat	1B.2	None	None	(Apr)May-Sep	Valley and foothill grassland (clay or sandstone)		1000	3280	Marginally distinct from E. eastwoodianum; needs study. Threatened by energy development. See Leaflets of Western Botany 10:45 (1963) for original description, and Phytologia 66(4):375 (1989) for taxonomic treatment.
Eriogonum umbellatum var. bahiiforme	bay buckwheat	4.2	None	None	Jul-Sep	Cismontane woodland, Lower montane coniferous forest	rocky, often serpentinite	2200	7220	See Phytologia 66(4): 341-346 (1989) for taxonomic treatment.
Eriophyllum jepsonii	Jepson's woolly sunflower	4.3	None	None	Apr-Jun	Chaparral, Cismontane woodland, Coastal scrub	sometimes serpentinite	1025	3365	
Erysimum ammophilum	sand-loving wallflower	1B.2	None	None	Feb-Jun	Chaparral (maritime), Coastal dunes, Coastal scrub	sandy, openings	60	195	Need quads for SRO Isl. Occurrences from SDG Co. previously included in this species are E. capitatum ssp. capitatum. Threatened by development.
Erysimum franciscanum	San Francisco wallflower	4.2	None	None	Mar-Jun	Chaparral, Coastal dunes, Coastal scrub, Valley and foothill grassland	often serpentinite or granitic, sometimes roadsides	550	1805	Rare and declining in SCR Co. Possibly threatened by recreational activities and non-native plants. Includes E. franciscanum var. crassifolium. Inland plants approach E. capitatum. See Aliso 4(1):118-121 (1958) for original description.
Erysimum menziesii	Menzies? wallflower	1B.1	CE	FE	Mar-Sep	Coastal dunes		35	115	Plants treated as sspp. eurekense (known only from the Humboldt Bay area; threatened by development, vehicles, and non-native plants), menziesii (nearly extirpated on the Monterey Peninsula; seriously threatened by development, vehicles, deer browsing, and non-native plants), and yadonii (known only from near Marina on Monterey Bay; threatened by development and sand mining) are not validly published; see these names in TJM (1993). See Zoe 5(6-8):103 (1901) for original description.
Erysimum teretifolium	Santa Cruz wallflower	1B.1	CE	FE	Mar-Jul	Chaparral, Lower montane coniferous forest	inland marine sands	610	2000	Seriously threatened by development, sand mining, and vandalism. See Leaflets of Western Botany 2(5):73 (1938) for original description.
Erythranthe hardhamiae	Santa Lucia monkeyflower	1B.1	None	None	Mar-May	Chaparral (openings)	sandy, sandstone outcrops, sometimes serpentinite	730	2395	Many occurrences historical; needs field surveys. Threatened by development. Possibly threatened by grazing, road maintenance, and non-native plants. Previously identified as E. palmeri. Similar to E. androsacea. Not in TJM 2. See Aliso 30(1):49-68 (2012) for original description.
Eschscholzia hypecoides	San Benito poppy	4.3	None	None	Mar-Jun	Chaparral, Cismontane woodland, Valley and foothill grassland	serpentinite clay	1500	4920	
Extriplex joaquinana	San Joaquin spearscale	1B.2	None	None	Apr-Oct	Chenopod scrub, Meadows and seeps, Playas, Valley and foothill grassland	alkaline	835	2740	Many occurrences extirpated. Need historical quads for TUL Co. Need quads for MNT Co. Report from SLO Co. (247D) needs verification. Threatened by grazing, agriculture, development, and non-native plants. See Proceedings of the American Academy of Arts and Sciences 9:108 (1874) for original description, Proceedings of the Biological Society of Washington 17:99 (1904) for alternative nomenclature, and Systematic Botany 35(4):839-857 (2010) for revised nomenclature.
Fissidens pauperculus	minute pocket moss	1B.2	None	None		North Coast coniferous forest (damp coastal soil)		1024	3360	See Erythea 2:97-101 (1894) for original description.
Fritillaria agrestis	stinkbells	4.2	None	None	Mar-Jun	Chaparral, Cismontane woodland, Pinyon and juniper woodland, Valley and foothill grassland	Clay, sometimes serpentinite	1555	5100	Most populations small. Threatened by development, grazing, and vehicles. Possibly threatened by non-native plants.
Fritillaria falcata	talus fritillary	1B.2	None	None	Mar-May	Chaparral, Cismontane woodland, Lower montane coniferous forest	serpentinite, often talus	1525	5005	Threatened by vehicles. See Flora of California 1(6):309 (1922) by W.L. Jepson for original description, and Madroño 7(5):133-159 (1944) for revised nomenclature.

Fritillaria liliacea	fragrant fritillary	1B.2	None	None	Feb-Apr	Cismontane woodland, Coastal prairie, Coastal scrub, Valley and foothill grassland	Often serpentinite	410	1345	Threatened by grazing, agriculture, urbanization, and non-native plants. Possibly threatened by recreational activities and foot traffic. Quite variable.
Fritillaria ojaiensis	Ojai fritillary	1B.2	None	None	Feb-May	Broadleafed upland forest (mesic), Chaparral, Cismontane woodland, Lower montane coniferous forest	rocky	998	3275	Possibly threatened by road maintenance and recreational activities. Closely related to F. affinis.
Fritillaria viridea	San Benito fritillary	1B.2	None	None	Mar-May	Chaparral, Cismontane woodland	Serpentinite slopes; sometimes streambanks, sometimes rocky, sometimes roadsides	1525	5005	Needs study; plants from MNT Co. may be F. ojaiensis. Threatened by vehicles and expansion of mining. See Proceedings of the California Academy of Sciences 2:9 (1863) for original description.
Galium andrewsii ssp. gatense	phlox-leaf serpentine bedstraw	4.2	None	None	Apr-Jul	Chaparral, Cismontane woodland, Lower montane coniferous forest	serpentinite, rocky	1450	4755	See Brittonia 10:186 (1958) for original description, and Flora of California 4(2):35-36 (1979) by L. Dempster for taxonomic treatment.
Galium californicum ssp. luciense	Cone Peak bedstraw	1B.3	None	None	Mar-Sep	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest	Often rocky, rarely serpentinite	1525	5005	See Madroño 18(4):107 (1965) for original description, and Flora of California 4(2):39-40 (1979) by L. Dempster for taxonomic treatment.
Galium clementis	Santa Lucia bedstraw	1B.3	None	None	(Apr)May-Jul	Lower montane coniferous forest, Upper montane coniferous forest	granitic or serpentinite, rocky	1780	5840	See Leaflets of Western Botany 1:56 (1933) for original description, and Flora of California 4(2):38 (1979) by L. Dempster for taxonomic treatment.
Galium cliftonsmithii	Santa Barbara bedstraw	4.3	None	None	May-Jul	Cismontane woodland		1220	4005	See Brittonia 10:183 (1958) for original description, and Flora of California 4(2):44 (1979) by L. Dempster for taxonomic treatment.
Galium hardhamiae	Hardham's bedstraw	1B.3	None	None	Apr-Oct	Closed-cone coniferous forest, Chaparral	serpentinite	975	3200	See Madroño 16(5):166 (1962) for original description, and Flora of California 4(2):35 (1979) by L. Dempster for taxonomic treatment.
Gilia tenuiflora ssp. amplifaucalis	trumpet-throated gilia	4.3	None	None	Mar-Apr	Cismontane woodland, Valley and foothill grassland	sandy	900	2955	See Aliso 3(3):246 (1956) for original description.
Gilia tenuiflora ssp. arenaria	Monterey gilia	1B.2	CT	FE	Apr-Jun	Chaparral (maritime), Cismontane woodland, Coastal dunes, Coastal scrub	sandy, openings	45	150	Seriously threatened by development, sand mining, vehicles, recreational activities, foot traffic, and non-native plants. Intergrades with ssp. tenuiflora near the Salinas River mouth. See Aliso 3(3):246 (1956) for revised nomenclature.
Githopsis tenella	delicate bluecup	1B.3	None	None	Apr-Jun	Chaparral, Cismontane woodland	mesic, serpentinite	1900	6235	Possibly also in the Cholame Hills, MNT Co.; need confirmation. Threatened by foot traffic and recreational activities. See Systematic Botany 8(4):465 (1983) for original description.
Grimmia torenii	Toren's grimmia	1B.3	None	None		Chaparral, Cismontane woodland, Lower montane coniferous forest	Openings, rocky, boulder and rock walls, carbonate, volcanic	1160	3805	Similar to G. ovalis and G. tergestina. See The Bryologist 111(3):463-475 (2008) for original description.
Grimmia vaginulata	vaginulate grimmia	1B.1	None	None		Chaparral (openings)	Rocky, boulder and rock walls, carbonate	685	2245	Potentially threatened by fire. Similar to G. anodon and G. plagiopodia. See Madroño 58(3):190-198 (2011) for original description.
Grindelia hirsutula var. maritima	San Francisco gumplant	3.2	None	None	Jun-Sep	Coastal bluff scrub, Coastal scrub, Valley and foothill grassland	sandy or serpentinite	400	1310	Previously on List 1B. Plants from MNT and SCR counties need verification. Threatened by coastal development and non-native plants. Can be difficult to identify; many herbarium specimens need to be checked for correct identification. May be a hybrid between G. hirsutula var. hirsutula and G. stricta var. platyphylla or G. stricta var. angustifolia; needs further study. Not in TJM 2. See Pittonia 2:289 (1892) for original description and Novon 2(3):215-217 (1992) for revised nomenclature.
Hesperevax caulescens	hogwallow starfish	4.2	None	None	Mar-Jun	Valley and foothill grassland (mesic, clay), Vernal pools (shallow)	sometimes alkaline	505	1655	Threatened by development and agriculture. Possibly threatened by overgrazing. See Proceedings of the American Academy of Arts and Sciences 7:356 (1868) for revised nomenclature, and Systematic Botany 17(2):293-310 (1992) for taxonomic treatment.
Hesperevax sparsiflora var. brevifolia	short-leaved evax	1B.2	None	None	Mar-Jun	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie		215	705	Threatened by development, competition with non-native plants, foot traffic, and recreational activities. Potentially threatened by trail construction. May intergrade with var. sparsiflora in the San Francisco Bay area. On review list in OR. See Synoptical Flora of North America 1(2):229 (1884) for original description, and Systematic Botany 17:293-310 (1992) for revised nomenclature.

Hesperocyparis abramsiana var. abramsiana	Santa Cruz cypress	1B.2	CE	FT		Closed-cone coniferous forest, Chaparral, Lower montane coniferous forest	sandstone or granitic	800	2625	Known only from the Santa Cruz Mtns. Threatened by development, agriculture, alteration of fire regimes, and introgression from planted H. macrocarpa and H glabra. See Cupressus abramsiana in The Jepson Manual (1993); USFWS also uses this name. See Aliso 1:215-222 (1948) for original description, Madroño 2(4):189-194 (1952) for distributional information, and Phytologia 91(1):160-185 and 91(2):287-299 (2009) for taxonomic treatments.
Hesperocyparis goveniana	Gowen cypress	1B.2	None	FT		Closed-cone coniferous forest, Chaparral (maritime)		300	985	Threatened by development and altered fire regimes, and possibly by non-native plants.
Hesperocyparis macrocarpa	Monterey cypress	1B.2	None	None		Closed-cone coniferous forest		30	100	
Hoita strobilina	Loma Prieta hoita	1B.1	None	None	May-Jul(Aug-Oct)	Chaparral, Cismontane woodland, Riparian woodland	usually serpentinite, mesic	860	2820	Threatened by urbanization. Possibly threatened by feral pigs and foot traffic. See North American Flora 24:11 (1919) for revised nomenclature, and Memoirs of the New York Botanical Garden 61:1-114 (1990) for taxonomic treatment.
Holocarpha macradenia	Santa Cruz tarplant	1B.1	CE	FT	Jun-Oct	Coastal prairie, Coastal scrub, Valley and foothill grassland	often clay, sandy	220	720	All extant CCA Co. occurrences (465B, 466A) are introduced; nearly half have failed. Last remaining natural population in the S.F. Bay Area extirpated by development in 1993. Seriously threatened by urbanization, agriculture, non-native plants, and lack of appropriate ecological disturbance. See Fremontia 5(4):15-16 (1978) for species account.
Horkelia cuneata var. sericea	Kellogg's horkelia	1B.1	None	None	Apr-Sep	Closed-cone coniferous forest, Chaparral (maritime), Coastal dunes, Coastal scrub	sandy or gravelly, openings	200	655	Threatened by coastal development. Historical occurrences need field surveys. Occurrence from the Crocker Hills probably last remaining location in S.F. Bay; remaining plants less distinct from ssp. cuneata than those formerly occurring near San Francisco. See Novon 17(3):315-325 (2007) for revised nomenclature.
Horkelia marinensis	Point Reyes horkelia	1B.2	None	None	May-Sep	Coastal dunes, Coastal prairie, Coastal scrub	sandy	755	2475	Populations from near Ft. Bragg, MEN Co. may be varietally distinct. Historical occurrences need field surveys. Threatened by non-native plants and residential development. Possibly threatened by road maintenance and foot traffic. See Systematic Botany 18(1):137-144 (1993) for distributional information.
Horkelia yadonii	Santa Lucia horkelia	4.2	None	None	Apr-Jul	Broadleafed upland forest, Chaparral, Cismontane woodland, Meadows and seeps, Riparian woodland	granitic, sandy	1900	6235	Possibly threatened by vehicles and recreational activities. Confused with H. cuneata ssp. sericea, H. rydbergii, and H. tenuiloba. See Systematic Botany 18(1):139 (1993) for original description.
Hosackia gracilis	harlequin lotus	4.2	None	None	Mar-Jul	Broadleafed upland forest, Coastal bluff scrub, Closed-cone coniferous forest, Cismontane woodland, Coastal prairie, Coastal scrub, Meadows and seeps, Marshes and swamps, North Coast coniferous forest, Valley and foothill grassland	wetlands, roadsides	700	2295	Designated as Endangered in Canada. Threatened by development, grazing, feral pigs, habitat alteration, and competition. Thought to be a larval food plant of the Federally Endangered lotis blue butterfly (Lycaeides argyrognomon ssp. lotis).
Iris longipetala	coast iris	4.2	None	None	Mar-May	Coastal prairie, Lower montane coniferous forest, Meadows and seeps	mesic	600	1970	Many collections old; need field surveys. May hybridize with Iris missouriensis. Threatened by development and trampling.
Juncus luciensis	Santa Lucia dwarf rush	1B.2	None	None	Apr-Jul	Chaparral, Great Basin scrub, Lower montane coniferous forest, Meadows and seeps, Vernal pools		2040	6695	Potentially threatened by development.
Lagophylla diabolensis	Diablo Range hare-leaf	1B.2	None	None	Apr-Sep	Cismontane woodland, Valley and foothill grassland	Clay.	885	2905	Known only from the Diablo Range. Many occurrences historical; need field surveys. Possibly threatened by development and non-native plants. Formerly included within L. dichotoma, but genetic data show that L. diabolensis is actually more closely related to L. ramosissima. See Madroño 60(3):249-254 (2013) for original description.
Lagophylla dichotoma	forked hare-leaf	1B.1	None	None	Apr-May	Cismontane woodland, Valley and foothill grassland	Sometimes clay	335	1100	Threatened by vehicles and non-native plants. Many occurrences historical; need field surveys. Formerly included plants from the Diablo Range, which are now treated as L. diabolensis. Similar to L. minor. See Plantas Hartwegianas pp. 317-318 (1849) by G. Bentham for original description.

Lasthenia californica ssp. macrantha	perennial goldfields	1B.2	None	None	Jan-Nov	Coastal bluff scrub, Coastal dunes, Coastal scrub		520	1705	Threatened by competition from non-native plants and recreational activities. Potentially threatened by trail construction and foot traffic. See Report of the Pacific Railroad Expedition 4:106 (1857) for original description, University of California Publications in Botany 40:59-62 (1966) for taxonomic treatment, and Madrono 48(3): 208 (2001) for revised nomenclature.
Lasthenia conjugens	Contra Costa goldfields	1B.1	None	FE	Mar-Jun	Cismontane woodland, Playas (alkaline), Valley and foothill grassland, Vernal pools	mesic	470	1540	Many historical occurrences extirpated by development and agriculture. Currently threatened by development, habitat alteration, hydrological alterations, overgrazing, and non-native plants. See Pittonia 1:221 (1888) for original description, and Madroño 50(2):83-93 (2003) for ecological information.
Lasthenia ferrisiae	Ferris' goldfields	4.2	None	None	Feb-May	Vernal pools (alkaline, clay)		700	2295	Threatened by development and agriculture. Possibly threatened by vehicles and foot traffic. See University of California Publications in Botany 40:74 (1966) for original description.
Lasthenia leptalea	Salinas Valley goldfields	4.3	None	None	Feb-Apr	Cismontane woodland, Valley and foothill grassland		1065	3495	See Proceedings of the American Academy of Arts and Sciences 6:546 (1865) for original description, University of California Publications in Botany 40:63-66 (1969) for revised nomenclature, and Madroño 48(3):205-210 (2001) for taxonomic treatment.
Layia carnosa	beach layia	1B.1	CE	FE	Mar-Jul	Coastal dunes, Coastal scrub (sandy)		60	195	Threatened by coastal development, foot traffic, vehicles, and non-native plants.
Layia heterotricha	pale-yellow layia	1B.1	None	None	Mar-Jun	Cismontane woodland, Coastal scrub, Pinyon and juniper woodland, Valley and foothill grassland	alkaline or clay	1705	5595	Threatened by agricultural conversion and previous construction of San Antonio Reservoir, grazing, non-native plants, and vehicles. Potentially threatened by road maintenance and wind energy development.
Legenere limosa	legenere	1B.1	None	None	Apr-Jun	Vernal pools		880	2885	Many historical occurrences extirpated. Threatened by grazing, road widening, non-native plants, and development. See Pittonia 2:81 (1890) for original description, North American Flora 32(1):13-14 (1943) for revised nomenclature, and Wasmann Journal of Biology 33(1-2):91 (1975) for distributional information.
Leptosiphon ambiguus	serpentine leptosiphon	4.2	None	None	Mar-Jun	Cismontane woodland, Coastal scrub, Valley and foothill grassland	usually serpentinite	1130	3705	Threatened by non-native plants and habitat alteration. To be expected in other adjacent counties. A synonym of Linanthus ambiguus in TJM (1990). See Botanical Gazette 11:339 (1886) for original description, and Aliso 19(1):55-91 (2000) for revised nomenclature.
Leptosiphon grandiflorus	large-flowered leptosiphon	4.2	None	None	Apr-Aug	Coastal bluff scrub, Closed-cone coniferous forest, Cismontane woodland, Coastal dunes, Coastal prairie, Coastal scrub, Valley and foothill grassland	usually sandy	1220	4005	Many historical occurrences extirpated by development; need status information. A synonym of Linanthus grandiflorus in The Jepson Manual. See Pittonia 2:260 (1892) for revised nomenclature, and Aliso 19(1):55-91 (2000) for taxonomic treatment.
Lessingia hololeuca	woolly-headed lessingia	3	None	None	Jun-Oct	Broadleafed upland forest, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland	clay, serpentinite	305	1000	Move to List 4? Need location, rarity, and endangerment information. Probably more widespread in the southern Sacramento Valley, southern North Coast Ranges, and northern S.F. Bay. Possibly threatened by grazing, and non-native plants. See Flora Franciscana, p. 377 (1897) by E. Greene for original description, and University of California Publications in Botany 16:40 (1929) for taxonomic treatment.
Lessingia tenuis	spring lessingia	4.3	None	None	May-Jul	Chaparral, Cismontane woodland, Lower montane coniferous forest	openings	2150	7055	Possibly threatened by feral pigs, grazing, and alteration of fire regimes.
Lilium rubescens	redwood lily	4.2	None	None	Apr-Aug(Sep)	Broadleafed upland forest, Chaparral, Lower montane coniferous forest, North Coast coniferous forest, Upper montane coniferous forest	Sometimes serpentinite, sometimes roadsides	1910	6265	Increasingly rare in southern portion of range. Threatened by urbanization, horticultural collecting, logging, road construction and maintenance, non-native plants, and grazing. See Proceedings of the American Academy of Arts and Sciences 14:256 (1879) for original description.
Lomatium parvifolium	small-leaved lomatium	4.2	None	None	Jan-Jun	Closed-cone coniferous forest, Chaparral, Coastal scrub, Riparian woodland	serpentinite	700	2295	Rare in SCR Co.
Lupinus albifrons var. abramsii	Abrams' lupine	3.2	None	None	Apr-Jun	Broadleafed upland forest, Chaparral, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland	Sometimes serpentinite	2000	6560	Move to List 1B? Possibly more widespread, but only specimens from 320B match the type; plants from SLO Co. are probably var. albifrons.
Lupinus cervinus	Santa Lucia lupine	4.3	None	None	May-Jun	Broadleafed upland forest, Chaparral, Cismontane woodland, Lower montane coniferous forest		1425	4675	

Lupinus tidestromii	Tidestrom's lupine	1B.1	CE	FE	Apr-Jun	Coastal dunes		100	330	Seriously threatened by coastal development, trampling, hybridization with L. chamissonis, and non-native plants; properly timed grazing may be beneficial. Possibly threatened by seed predation. Includes L. tidestromii var. layneae. Only MNT Co. plants are state-listed Endangered as var. tidestromii. See Erythea 3:17 (1895) for original description.
Madia radiata	showy golden madia	1B.1	None	None	Mar-May	Cismontane woodland, Valley and foothill grassland		1215	3985	Occurrences scattered. Most collections old; field work needed. Threatened by grazing and non-native plants.
Malacothamnus abbottii	Abbott's bush-mallow	1B.1	None	None	May-Oct	Riparian scrub		490	1610	Rediscovered in 1990 by D. Mitchell near Sargent Creek. Threatened by housing development, grazing, energy development, and road construction. See Leaflets of Western Botany 1:215 (1936) for original description.
Malacothamnus aboriginum	Indian Valley bush-mallow	1B.2	None	None	Apr-Oct	Chaparral, Cismontane woodland	Rocky, granitic, often in burned areas	1700	5575	Appears in abundance after fires. Threatened by grazing, vehicles, road maintenance. M. densiflorus specimens from SDG Co. have been confused with this species. See Synoptical Flora of North America 1(1):311 (1897) for original description.
Malacothamnus arcuatus	arcuate bush-mallow	1B.2	None	None	Apr-Sep	Chaparral, Cismontane woodland		355	1165	Threatened by alteration of fire regimes. A synonym of M. fasciculatus in The Jepson Manual. See Manual of the Botany of the Region of San Francisco Bay, p. 66 (1894) by E. Greene for original description, Leaflets of Botanical Observation and Criticism 1:208 (1906) for revised nomenclature, and Leaflets of Western Botany 6(6):132-133 (1951) for taxonomic treatment.
Malacothamnus davidsonii	Davidson's bush-mallow	1B.2	None	None	Jun-Jan	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland		1140	3740	Threatened by urbanization in LAX Co. Potentially threatened by development, maintenance activities and erosion. Intergrades with M. fasciculatus; see Madroño 46(3):142-152 (1999) for information.
Malacothamnus jonesii	Jones' bush-mallow	4.3	None	None	(Mar)Apr-Oct	Chaparral, Cismontane woodland		1075	3525	Includes M. niveus. Treated differently here than in TJM (1993) and TJM 2; which include both M. gracilis and M. niveus as synonyms. See Bulletin of the Southern California Academy of Sciences 24(3):88 (1925) for original description and Leaflets of Western Botany 6(6):135 (1951) for taxonomic treatment.
Malacothamnus palmeri var. involucratus	Carmel Valley bush-mallow	1B.2	None	None	Apr-Oct	Chaparral, Cismontane woodland, Coastal scrub		1100	3610	Threatened by development in MNT Co. A synonym of M. palmeri in TJM (1993). See Synoptical Flora of North America 1(1):310 (1897) for original description and Leaflets of Western Botany 6(6):121 (1951) for revised nomenclature.
Malacothamnus palmeri var. lucianus	Arroyo Seco bush-mallow	1B.2	None	None	(Apr)May-Aug	Chaparral, Cismontane woodland, Meadows and seeps		915	3000	Threatened by road maintenance. A synonym of M. palmeri in TJM (1993) and of M. palmeri var. palmeri in TJM 2; observations by field botanists suggest that recognition is warranted. See Leaflets of Western Botany 7(12):289-290 (1955) for original description.
Malacothamnus palmeri var. palmeri	Santa Lucia bush-mallow	1B.2	None	None	May-Jul	Chaparral (rocky)		360	1180	MNT Co. plants need confirmation. Threatened by alteration of fire regimes. A synonym of M. palmeri in TJM (1993). See Proceedings of the American Academy of Arts and Sciences 12:250 (1877) for original description and Leaflets of Botanical Observation and Criticism 1(15): 208 (1906) for taxonomic treatment.
Malacothrix phaeocarpa	dusky-fruited malacothrix	4.3	None	None	Apr-Jun	Closed-cone coniferous forest, Chaparral	openings, burned or disturbed areas	1400	4595	Similar to M. floccifera. See Madroño 40(2):101 (1993) for original description.
Malacothrix saxatilis var. arachnoidea	Carmel Valley malacothrix	1B.2	None	None	(Mar)Jun-Dec	Chaparral (rocky), Coastal scrub		1036	3400	Threatened by road maintenance. See Bulletin of the Torrey Botanical Club 36:605 (1909) for original description, and American Midland Naturalist 58(2):509 (1957) for revised nomenclature.
Meconella oregana	Oregon meconella	1B.1	None	None	Mar-Apr	Coastal prairie, Coastal scrub		620	2035	Threatened by alteration of fire regimes. Candidate for state listing in OR, and state-listed as Threatened in WA. Not in The Jepson Manual.
Micropus amphibolus	Mt. Diablo cottonweed	3.2	None	None	Mar-May	Broadleafed upland forest, Chaparral, Cismontane woodland, Valley and foothill grassland	rocky	825	2705	Move to List 4? Can be confused with M. californicus. Many occurrences old; need current status information. Potentially threatened by vineyard development. See Proceedings of the American Academy of Arts and Sciences 17:214 (1882) for original description.
Microseris paludosa	marsh microseris	1B.2	None	None	Apr-Jun(Jul)	Closed-cone coniferous forest, Cismontane woodland, Coastal scrub, Valley and foothill grassland		355	1165	Need quads for MEN Co. Similar to M. laciniata spp. leptosepala. See Bulletin of the California Academy of Sciences 2(5):52 (1886) for original description, and Leaflets of Western Botany 5:108 (1948) for revised nomenclature.

Mielichhoferia elongata	elongate copper moss	4.3	None	None		Broadleafed upland forest, Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Meadows and seeps, Subalpine coniferous forest	Metamorphic rock, usually acidic, usually vernally mesic, often roadsides, sometimes carbonate	1960	6430	Previously CRPR 2B.2; more common than originally known. Potentially threatened in PLU Co. by road maintenance. Commonly called copper mosses - distinctive glossy blue-green coloration aids identification. See Bryologia Germanica 2(2):186 (1831) for original description.
Mimulus rattanii ssp. decurtatus	Santa Cruz County monkeyflower	4.2	None	None	May-Jul	Chaparral, Lower montane coniferous forest	margins, gravelly	500	1640	Field work needed. Threatened by sand mining. A synonym of M. rattanii in The Jepson Manual (1993) and TJM 2.
Mimulus subsecundus	one-sided monkeyflower	4.3	None	None	May-Jul	Chaparral, Lower montane coniferous forest		915	3000	A synonym of M. fremontii in TJM (1993). See Annals of the Missouri Botanical Garden 11(2-3):285-286 (1924) for taxonomic treatment.
Monardella antonina ssp. antonina	San Antonio Hills monardella	3	None	None	Jun-Aug	Chaparral, Cismontane woodland		1000	3280	Move to List 4? Possibly threatened by road maintenance, pipeline construction, and feral pigs. Easily confused with M. villosa ssp. villosa, which may be the taxon occurring in ALA, CCA, SBT, and SCL counties; needs clarification.
Monardella antonina ssp. benitensis	San Benito monardella	4.3	None	None	Jun-Jul	Chaparral, Cismontane woodland, Lower montane coniferous forest, Valley and foothill grassland	Usually serpentinite	1570	5150	See Leaflets of Western Botany 8(3):55 (1956) for original description, and Phytologia 72(1):9-16 (1992) for revised nomenclature.
Monardella palmeri	Palmer's monardella	1B.2	None	None	Jun-Aug	Chaparral, Cismontane woodland	serpentinite	800	2625	Possibly threatened by development and trail maintenance.
Monardella sinuata ssp. nigrescens	northern curly-leaved monardella	1B.2	None	None	(Apr)May-Jul(Aug-Sep)	Chaparral (SCR Co.), Coastal dunes, Coastal scrub, Lower montane coniferous forest (SCR Co., ponderosa pine sandhills)	Sandy.	300	985	Threatened by non-native plants. Possibly threatened by development, habitat loss, habitat fragmentation, and climate shifts. Previously included in M. undulata. Similar to M. breweri and M. douglasii. See Novon 19(3):315-345 (2009) for original description.
Monolopia gracilens	woodland woolythreads	1B.2	None	None	(Feb)Mar-Jul	Broadleafed upland forest (openings), Chaparral (openings), Cismontane woodland, North Coast coniferous forest (openings), Valley and foothill grassland	Serpentine	1200	3935	Threatened by development, road maintenance, and road widening. Possibly threatened by logging.
Mucronea californica	California spineflower	4.2	None	None	Mar-Jul(Aug)	Chaparral, Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland	sandy	1400	4595	Rare in southern California. Many herbarium records old. Threatened by aggregate mining, vehicles, flood control modification, urbanization, and water percolation projects. Possibly threatened by non-native plants. Includes Chorizanthe californica var. suskdorfii. See Phytologia 66(3):203-205 (1989) for revised nomenclature.
Navarretia nigelliformis ssp. nigelliformis	adobe navarretia	4.2	None	None	Apr-Jun	Valley and foothill grassland vernally mesic, Vernal pools sometimes	clay, sometimes serpentinite	1000	3280	Possibly threatened by grazing. See Leaflets West. Bot. 2: 136 (1938) for original subspecies description.
Navarretia nigelliformis ssp. radians	shining navarretia	1B.2	None	None	(Mar)Apr-Jul	Cismontane woodland, Valley and foothill grassland, Vernal pools	Sometimes clay	1000	3280	Threatened by development. Possibly threatened by grazing and competition from non-native plants. Similar to N. heterandra. See Leaflets of Western Botany 2(8):136 (1938) for original description, and Novon 3(4):331-340 (1993) for revised nomenclature.
Navarretia prostrata	prostrate vernal pool navarretia	1B.1	None	None	Apr-Jul	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools	Mesic	1210	3970	Threatened by vehicles, road maintenance, and recreational activities. See Proceedings of the American Academy of Arts and Sciences 17:223 (1881) for original description, and Pittonia 1:130 (1887) for revised nomenclature.
Nemacladus secundiflorus var. secundiflorus	large-flowered nemacladus	4.3	None	None	Apr-Jun	Chaparral, Valley and foothill grassland	gravelly, openings	2000	6560	Potentially threatened by wind energy development. See J. Bot. Res. Inst. Texas 2(1):397-400 (2008) for revised nomenclature.
Ophioglossum californicum	California adder's-tongue	4.2	None	None	(Dec)Jan-Jun	Chaparral, Valley and foothill grassland, Vernal pools (margins)	mesic	525	1720	
Orthotrichum kellmanii	Kellman's bristle moss	1B.2	None	None	Jan-Feb	Chaparral, Cismontane woodland	sandstone, carbonate	685	2245	See The Bryologist 107(2): 210 (2004) for original description.
Pedicularis dudleyi	Dudley's lousewort	1B.2	CR	None	Apr-Jun	Chaparral (maritime), Cismontane woodland, North Coast coniferous forest, Valley and foothill grassland		900	2955	Threatened by foot traffic, trail maintenance, and erosion. Potentially threatened by development. Plants from Arroyo de la Cruz (SLO Co.) are somewhat different and warrant further study. See Botanical Gazette 41:316-317 (1906) for original description.
Penstemon rattanii var. kleei	Santa Cruz Mountains beardtongue	1B.2	None	None	May-Jun	Chaparral, Lower montane coniferous forest, North Coast coniferous forest		1100	3610	
Pentachaeta bellidiflora	white-rayed pentachaeta	1B.1	CE	FE	Mar-May	Cismontane woodland, Valley and foothill grassland (often serpentinite)		620	2035	once attributed to this species is actually P. exilis var. aeolica. See Bulletin of the California Academy of Sciences 1:86 (1885) for original description, and University of California Publications in
Pentachaeta exilis ssp. aeolica	San Benito pentachaeta	1B.2	None	None	Mar-May	Cismontane woodland, Valley and foothill grassland		855	2805	foot traffic. Possibly threatened by non-native plants. See University of California Publications in Botany 65:1-41 (1973) for
Pentachaeta fragilis	fragile pentachaeta	4.3	None	None	Mar-Jun	Chaparral, Lower montane coniferous forest (sandy)	often openings	2100	6890	of California Publications in Botany 6(7):170 (1915) for original description and 65:38 (1973) for taxonomic treatment.

Perideridia gairdneri ssp. gairdneri	Gairdner's yampah	4.2	None	None	Jun-Oct	Broadleafed upland forest, Chaparral, Coastal prairie, Valley and foothill grassland, Vernal pools	vernally mesic	610	2000	occurrences uncertain. Can be relatively common locally, especially in northern counties. Is plant extant in SMT Co.? Threatened by agriculture, grazing, non-native plants, habitat alteration, and urbanization. See University of California
Perideridia pringlei	adobe yampah	4.3	None	None	Apr-Jun(Jul)	Chaparral, Cismontane woodland, Coastal scrub, Pinyon and juniper woodland	Serpentinite, often clay	1800	5905	Possibly threatened by wind energy development.
Phacelia ramosissima var. austrolitoralis	south coast branching phacelia	3.2	None	None	Mar-Aug	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt)	sandy, sometimes rocky	300	985	may be misidentified. Many collections old; need field surveys. Threatened by development. Possibly threatened by non-native plants. Characters distinguishing the varieties of P. ramosissima
Pinus radiata	Monterey pine	1B.1	None	None		Closed-cone coniferous forest, Cismontane woodland		185	605	Only three native stands in CA, at Ano Nuevo, Cambria, and the Monterey Peninsula; introduced in many areas. Only one-half of the species' historical extent remains undeveloped on the Monterey Peninsula, and forest destruction has been unevenly distributed over different geomorphic surfaces. Threatened by development, genetic contamination, pine pitch canker disease, and forest fragmentation, especially at Del Monte Forest (MNT Co.) and in SLO Co.; seriously threatened by feral goats on GU Isl. Plants from BA (Cedros Isl.) and GU Isl. are genetically distinct. See Fremontia 18(2):15-21 (1990) for discussion of genetic conservation work.
Piperia candida	white-flowered rein orchid	1B.2	None	None	(Mar)May-Sep	Broadleafed upland forest, Lower montane coniferous forest, North Coast coniferous forest	sometimes serpentinite	1310	4300	Difficult to determine rarity as some populations rarely flower. Populations often have small numbers. Threatened by logging. Difficult to identify from herbarium material. See Lindleyana 5(4):205-211 (1990) for original description, and The Wild Orchids of California, p. 109-110 (1995) by R. Coleman for species account.
Piperia leptopetala	narrow-petaled rein orchid	4.3	None	None	May-Jul	Cismontane woodland, Lower montane coniferous forest, Upper montane coniferous forest		2225	7300	Threatened b vegetation/fuels management. See Bulletin of the Torrey Botanical Club 28:270 (1901) for original description, and The Wild Orchids of California, p. 124-125 (1995) by R. Coleman for species account.
Piperia michaelii	Michael's rein orchid	4.2	None	None	Apr-Aug	Coastal bluff scrub, Closed-cone coniferous forest, Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest		915	3000	Recent surveys in VEN Co. have been unsuccessful. Known from SCZ Isl. from a single collection in 1968. Possibly threatened by road widening. See Bulletin of the California Academy of Sciences 1:282 (1885) for original description, Bulletin of the Torrey Botanical Club 28:640 (1901) for revised nomenclature, and The Wild Orchids of California, p. 126-128 (1995) by R. Coleman for species account.
Piperia yadonii	Yadon's rein orchid	1B.1	None	FE	(Feb)May-Aug	Coastal bluff scrub, Closed-cone coniferous forest, Chaparral (maritime)	sandy	755	2475	Threatened by urbanization, recreational development, non-native plants, road maintenance, and herbivory. See Lindleyana 5(4):205-211 (1990) for original description, and The Wild Orchids of California, p. 134-135 (1995) by R. Coleman for species account.
Plagiobothrys chorisianus var. chorisianus	Choris' popcornflower	1B.2	None	None	Mar-Jun	Chaparral, Coastal prairie, Coastal scrub	mesic	160	525	Taxonomic work needed; intergrades with var. hickmanii, and differences may be environmentally induced. Threatened by development, foot traffic, and non-native plants.
Plagiobothrys chorisianus var. hickmanii	Hickman's popcornflower	4.2	None	None	Apr-Jun	Closed-cone coniferous forest, Chaparral, Coastal scrub, Marshes and swamps, Vernal pools		185	605	Does plant occur in SMT Co.? Intergrades with var. chorisianus. See Pittonia 1:13 (1887) for original description, and Contributions from the Arnold Arboretum 3:49 (1932) for revised nomenclature.
Plagiobothrys diffusus	San Francisco popcornflower	1B.1	CE	None	Mar-Jun	Coastal prairie, Valley and foothill grassland		360	1180	Threatened by development and non-native plants. Possibly threatened by grazing and vehicles. Identification difficult; taxonomic work needed. See P. reticulatus var. rossianorum in The Jepson Manual. See Pittonia 1:14 (1887) for original description, and Contributions from the Arnold Arboretum 3:77 (1932) for revised nomenclature.
Plagiobothrys uncinatus	hooked popcornflower	1B.2	None	None	Apr-May	Chaparral (sandy), Cismontane woodland, Valley and foothill grassland		760	2495	Field surveys needed in Gabilan and Santa Lucia ranges to determine status.
Plagiobryoides vinosula	wine-colored tufa moss	4.2	None	None		Cismontane woodland, Mojavean desert scrub, Meadows and seeps, Pinyon and juniper woodland, Riparian woodland	usually granitic rock or granitic soil along seeps and streams, sometimes clay	1735	5690	Threatened by grazing, trampling, and vehicles. Potentially threatened by hydrological alterations. See Revue Bryologique 38(1):6-7 (1911) for original description, and Phytologia 91(3):499 (2009) for revised nomenclature.
Pogogyne clareana	Santa Lucia mint	1B.2	CE	None	Apr-Jul	Chaparral, Cismontane woodland, Riparian woodland	intermittent streams	630	2065	Known only from Ft. Hunter Liggett. Possibly threatened by road maintenance and military activities. See Four Seasons 4(3):22 (1973) for original description.

Polygonum hickmanii	Scotts Valley polygonum	1B.1	CE	FE	May-Aug	Valley and foothill grassland (mudstone and sandstone)		250	820	Known only from Scotts Valley. Fewer than 3500 individuals as of 1998. Threatened by development and non-native plants. Not in TJM (1993). See Novon 5(4):336 (1995) for original description.
Potentilla hickmanii	Hickman's cinquefoil	1B.1	CE	FE	Apr-Aug	Coastal bluff scrub, Closed-cone coniferous forest, Meadows and seeps (vernally mesic), Marshes and swamps (freshwater)		149	490	Seriously threatened by urbanization, recreational activities, non-native grasses, grazing, and the proposed Devil's Slide Bypass highway project. Collections from SON Co. are actually P. uliginosa. See Bulletin of the Torrey Botanical Club 29:77-78 (1902) for original description, and Fremontia 21(1):25-29 (1993) and 24(1):3-11 (1996) for species accounts.
Puccinellia simplex	California alkali grass	1B.2	None	None	Mar-May	Chenopod scrub, Meadows and seeps, Valley and foothill grassland, Vernal pools	Alkaline, vernally mesic; sinks, flats, and lake margins	930	3050	Threatened by hydrological alterations, urbanization, agricultural conversion, development, and habitat fragmentation, disturbance, alteration, and loss; resulting in extirpation of some occurrences. Potentially threatened by solar energy development. Possibly threatened by grazing and proximity to roads. Similar to P. parishii. See Circular, United States Department of Agriculture, Division of Agrostology 16:1 (1899) for original description.
Ramalina thrausta	angel's hair lichen	2B.1	None	None		North Coast coniferous forest	On dead twigs and other lichens	430	1410	Populations in decline, with net loss of 12.5% of sites in three-year period. Potentially threatened by air pollution. In northern CA it is usually found on dead twigs, and has been found on Alnus rubra, Calocedrus decurrens, Pseudotsuga menziesii, Quercus garryana, and Rubus spectabilis. In SON Co. it grows on and among dangling mats of Ramalina menziesii and Usnea spp. Similar to Alectoria sarmentosa, A. vancouverensis, and R. menziesii. See Bulletin of the California Lichen Society 13(1):17 (2006) for CALS Conservation Committee sponsorship.
Ranunculus lobbii	Lobb's aquatic buttercup	4.2	None	None	Feb-May	Cismontane woodland, North Coast coniferous forest, Valley and foothill grassland, Vernal pools	mesic	470	1540	Threatened by urbanization, habitat alteration, agriculture, and development.
Ribes sericeum	Santa Lucia gooseberry	4.3	None	None	Feb-Apr	Broadleafed upland forest, Coastal bluff scrub, Cismontane woodland, North Coast coniferous forest		1220	4005	Known only from the Santa Lucia Mtns.
Rosa pinetorum	pine rose	1B.2	None	None	May,Jul	Closed-cone coniferous forest, Cismontane woodland		945	3100	Possible hybrid of R. spithamea, R. gymnocarpa, or others; needs further study. See Muhlenbergia 1:53 (1904) for original description.
Sanicula hoffmannii	Hoffmann's sanicle	4.3	None	None	Mar-May	Broadleafed upland forest, Coastal bluff scrub, Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest	often serpentinite or clay	300	985	Potentially threatened by development. Possibly threatened by logging.
Sanicula maritima	adobe sanicle	1B.1	CR	None	Feb-May	Chaparral, Coastal prairie, Meadows and seeps, Valley and foothill grassland	clay, serpentinite	240	785	Threatened by foot traffic, non-native plants, recreational activities, trampling, and urbanization. See Botany of California 2:451 (1880) for original description, and University of California Publications in Botany 25:61-62 (1951) for taxonomic treatment.
Senecio aphanactis	chaparral ragwort	2B.2	None	None	Jan-Apr(May)	Chaparral, Cismontane woodland, Coastal scrub	sometimes alkaline	800	2625	Threatened by development. Rare in LAX, ORA, and RIV counties. Need quads for RIV Co. and SCT Isl. Not seen on SCZ Isl. between 1934 and 1991. See Pittonia 1:220 (1888) for original description, and North American Flora II 10:50-139 (1978) for taxonomic treatment.
Senecio astephanus	San Gabriel ragwort	4.3	None	None	May-Jul	Coastal bluff scrub, Chaparral	rocky slopes	1500	4920	See Pittonia 1: 174 (1888) for original description.
Sidalcea hickmanii ssp. hickmanii	Hickman's checkerbloom	1B.3	None	None	May-Jul	Coastal bluff scrub, Chaparral (openings), Cismontane woodland		1220	4005	Threatened by road maintenance. Possibly threatened by fire suppression and grazing. See Fremontia 6(2):8-14 (1978) for discussion of Marble-Cone fire and effects.
Sidalcea malachroides	maple-leaved checkerbloom	4.2	None	None	(Mar)Apr-Aug	Broadleafed upland forest, Coastal prairie, Coastal scrub, North Coast coniferous forest, Riparian woodland	Often in disturbed areas	730	2395	SCL Co. (427A) occurrence based on old specimen, needs confirmation. Threatened by logging and associated road usage, non-native plants, competition, low reproduction, road maintenance, and development. Endangered in OR. See University of Washington Publications in Biology 18:1-96 (1957) for taxonomic treatment.
Silene verecunda ssp. verecunda	San Francisco campion	1B.2	None	None	(Feb)Mar-Jun(Aug)	Coastal bluff scrub, Chaparral, Coastal prairie, Coastal scrub, Valley and foothill grassland	sandy	645	2115	Threatened by development, recreational activities, and non-native plants. Not in TJM 2. See Proceedings of the American Academy of Arts and Sciences 10:344 (1875) for original description, and University of Washington Publications in Biology 13:41-42 (1947) for taxonomic treatment.

Stebbinsoseris decipiens	Santa Cruz microseris	1B.2	None	None	Apr-May	Broadleafed upland forest, Closed-cone coniferous forest, Chaparral, Coastal prairie, Coastal scrub, Valley and foothill grassland	open areas, sometimes serpentinite	500	1640	Threatened by grazing. USFWS uses the name Microseris decipiens. See Contributions from the Dudley Herbarium 4:290-291 (1955) for original description, and American Journal of Botany 78(8):1015-1027 (1991) for revised nomenclature.
Streptanthus albidus ssp. peramoenus	most beautiful jewelflower	1B.2	None	None	(Mar)Apr-Sep(Oct)	Chaparral, Cismontane woodland, Valley and foothill grassland	serpentinite	1000	3280	Historical occurrences need field surveys. Threatened by development, non-native plants, and grazing. Possibly threatened by dam maintenance, road construction and maintenance, and recreational activities. Similar plants from MNT and SLO counties may be S. glandulosus ssp. glandulosus; see this name in TJM 2; further study is underway to determine its relationship to the S. glandulosus complex. See Bulletin of the Torrey Botanical Club 13(1):142 (1886) for original description, and Madroño 14(7):217-227 (1958) for taxonomic treatment.
Stylocline masonii	Mason's neststraw	1B.1	None	None	Mar-May	Chenopod scrub, Pinyon and juniper woodland	sandy	1200	3935	Collected only once (1991) since 1971; need status of occurrences. Most of known sites surveyed unsuccessfully in 1989. Threatened by development and habitat disturbance. See Madroño 39(2):117 (1992) for original description and 43(3):434-435 (1996) for information on recent collection.
Syntrichopappus lemmonii	Lemmon's syntrichopappus	4.3	None	None	Apr-May(Jun)	Chaparral, Joshua tree woodland, Pinyon and juniper woodland	sandy or gravelly	1830	6005	Potentially threatened by non-native plants and vehicles. Possibly threatened by wind energy development.
Systenotheca vortriedei	Vortriede's spineflower	4.3	None	None	May-Sep	Chaparral, Cismontane woodland	sandy or serpentinite	1600	5250	See Great Basin Naturalist Memoirs 2:169-190 (1978) for taxonomic revision, and Phytologia 66(2):83-88 (1989) for revised nomenclature.
Tortula californica	California screw-moss	1B.2	None	None		Chenopod scrub, Valley and foothill grassland	sandy, soil	1460	4790	Need quad for Santa Rosa Island occurrence. See The Bryologist 48:90-92 (1945) for original description.
Toxicoscordion fontanum	marsh zigadenus	4.2	None	None	Apr-Jul	Chaparral, Cismontane woodland, Lower montane coniferous forest, Meadows and seeps, Marshes and swamps	vernally mesic, often serpentinite	1000	3280	See Leaflets of Western Botany 2:41 (1937) for original description, and Phytologia 73(4):307-311 (1992) for revised nomenclature.
Trifolium buckwestiorum	Santa Cruz clover	1B.1	None	None	Apr-Oct	Broadleafed upland forest, Cismontane woodland, Coastal prairie	gravelly, margins	610	2000	Threatened by land clearing and non-native plants. Possibly threatened by road maintenance. See Madroño 39(2):90 (1992) for original description.
Trifolium hydrophilum	saline clover	1B.2	None	None	Apr-Jun	Marshes and swamps, Valley and foothill grassland (mesic, alkaline), Vernal pools		300	985	Many sites likely extirpated; need current information on rarity and endangerment. Need quads for COL Co. Threatened by development, trampling, road construction, and vehicles. See Manual of the Botany of the Region of San Francisco Bay, p.100 (1894) for original description, and Brittonia 32(1):55 (1980) for revised nomenclature.
Trifolium polyodon	Pacific Grove clover	1B.1	CR	None	Apr-Jun(Jul)	Closed-cone coniferous forest, Coastal prairie, Meadows and seeps, Valley and foothill grassland	mesic, sometimes granitic	425	1395	Seriously threatened by urbanization, recreation, foot traffic, and trampling. Potentially threatened by non-native plants. A synonym of T. variegatum (phase 4) in The Jepson Manual, but appears to be distinct. See Pittonia 3:215 (1897) for original description.
Trifolium trichocalyx	Monterey clover	1B.1	CE	FE	Apr-Jun	Closed-cone coniferous forest (sandy, openings, burned areas)		305	1000	Discovered in Big River Forest (TCF), MEN Co. by K. Heise and G. Hulse-Stephens in 2011. Seriously threatened by urbanization and altered fire regimes. Appears to be a fire follower. Possibly of hybrid origin. See Muhlenbergia 1:55 (1904) for original description and Madroño 59(3):167 (2012) for discovery of MEN Co. occurrence.
Triteleia ixioides ssp. cookii	Cook's triteleia	1B.3	None	None	May-Jun	Closed-cone coniferous forest, Cismontane woodland	serpentinite seeps	700	2295	See Aliso 8(8):273 (1975) for revised nomenclature.
Triteleia lugens	dark-mouthed triteleia	4.3	None	None	Apr-Jun	Broadleafed upland forest, Chaparral, Coastal scrub, Lower montane coniferous forest		1000	3280	Threatened by development. Related to T. ixioides; needs further study. See Bulletin of the California Academy of Sciences 2(6):142 (1886) for original description, and American Midland Naturalist 25:87-88 (1941) for taxonomic treatment.
Tropidocarpum capparideum	caper-fruited tropidocarpum	1B.1	None	None	Mar-Apr	Valley and foothill grassland (alkaline hills)		455	1495	Rediscovered in 2000 on Ft. Hunter Liggett (DOD). Possibly threatened by grazing, military activities, trampling, and non-native plants. See Pittonia 1:217 (1888) for original description, and Novon 11:292-293 (2001) for taxonomic information.
Usnea longissima	Methuselah's beard lichen	4.2	None	None		Broadleafed upland forest, North Coast coniferous forest	On tree branches; usually on old growth hardwoods and conifers	1460	4790	Threatened by development, road maintenance, and logging. See CALS Conservation Committee sponsorship by E. Peterson (2005) for additional information.

Harris & Associates

TECHNICAL MEMORANDUM

To: Justin Meek, AICP, Principal Planner, City of Watsonville
From: David J.R. Mack, AICP, Project Manager/Senior Planner
Topic: **Mountain Propane Project – Hazards and Hazardous Materials**
Date: June 4, 2020
CC: Kate Giberson, Project Director, Harris & Associates

Introduction

Harris & Associates has received and reviewed the information provided by Mountain Propane Company (applicant) relating to their proposed Mountain Propane Tank Relocation and Filling Station Project (project), which includes the storage of hazardous materials (liquid propane) on their property, which was previously used for propane storage, in the City of Watsonville (City).

The purpose of this technical memorandum is to determine potential environmental impacts of the project as they relate to compliance with the California Environmental Quality Act (CEQA). Accordingly, the methodology used is to address the questions related to Hazards and Hazardous Materials in the CEQA Guidelines Appendix G, Environmental Checklist Form.

The information in this memorandum is based on project description information provided by the applicant[i], field survey, and research conducted by Harris & Associates staff.

Project Location and Setting

The project is located at 950 West Beach Street in the City of Watsonville (**Figure 1**). The 0.69-acre project site is a previously developed industrial site, currently owned by Mountain Propane and previously owned by Venture Oil Company and used for propane storage. The site was previously contaminated with hazardous materials (petroleum hydrocarbons) that were remedied in 2013[ii],[iii],[iv]. Currently, the project site is comprised of impervious pavement and concrete surfaces, heavily disturbed unpaved areas, and a 50,000-gallon propane storage tank that is not currently in use.

The triangular shaped site is surrounded by industrial land uses to the west, east and south and the Santa Cruz Branch Rail Line to the north. North of the railroad tracks, there is undeveloped land planned for mixed use development (Manabe-Ow Specific Plan) and the Watsonville Slough.

Project Description

The applicant is proposing to relocate the existing 50,000-gallon propane storage tank westward to the middle of the site and to install four new 30,000-gallon propane storage tanks in phases, resulting in a total of 170,000-gallons of propane storage at the project site. The four new tanks would be approximately 15 feet in height and would occupy approximately 1,750 square feet in the area currently occupied by the 50,000-gallon tank, which is approximately 15-feet in height.

Additional site improvements include: asphalt paving, bollard installation, foundation construction for the propane tanks, tank unloading stations, irrigation and landscaping, gate and fencing installation, liquefied propane gas (LPG) piping and appurtenance installation, and private fire hydrant installation.

The propane storage tanks and LPG piping and appurtenance equipment would be installed and maintained in accordance with California Code of Regulations, Title 8, Article 7, Section 536[v]. The tanks and LPG piping would be equipped with redundant safety valves and systems that are designed to prevent any major release of propane. The systems would also be equipped with low emission fittings and equipment that keeps errant propane from being released. This system is similar to the systems used and in place for commercial gas/fueling stations. The site would be under video monitoring when company personnel is not onsite and throughout the evening.

The applicant would utilize the adjacent rail line for the delivery of the propane, which would then be transferred to a truck and then to the on-site propane storage tanks, and would fill bobtail delivery trucks at the site and deliver propane to customers. The transport rail and truck facilities would be operated and maintained in accordance with Federal Code of Regulations, Title 49, Part 174 (Carriage by Rail)[vi] and CHP Form 800C (Vehicles Transporting Hazardous Materials)[vii].

The project would be implemented in two phases. Phase 1 involves rotating and relocating the existing 50,000-gallon storage tank to allow easier access for filling and distribution and would be implemented this year (2020). Phase 2 involves adding 120,000 gallons of storage (in four new 30,000-gallon storage tanks) and would be implemented within 2-3 years, contingent on demand and development of business services.

Zoning Compliance

The project site is zoned "IG" or "General Industrial", which allows *petroleum products refining and storage* as a Conditional Use, pursuant to the issuance of a Special Use Permit. Therefore, the proposed use of the propane storage and filling facility can be permitted, and the proposed project is compliant with the provisions for sites zoned IG once a Special Use Permit is obtained.

Potential Impacts

As stated above, this technical memorandum addresses potential hazardous materials impacts based on the questions contained in "Section IX – Hazards ad Hazardous Materials" of the CEQA Guidelines, Appendix G-Environmental Checklist Form, as follows.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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?

As described in the Project Description above, the proposed project would serve as a liquid propane storage and distribution facility. Liquid propane is proposed to be delivered to the project site via the use of the existing rail lines adjacent to the site. Liquid propane will then be transferred from the rail car to the existing onsite 50,000-gallon storage tank, and then transferred to "bob-tail" distribution trucks for disbursement to customers. When rail car delivery is not available, or if lower quantities of supply are required, liquid propane may also be delivered to the site via traditional 18-wheel transport truck, similar to the delivery of automotive fuel to commercial fueling station sites. However, in this case the project site would not be open to the general public.

Liquid propane gas is the only potentially hazardous material (fuel) that would be stored onsite. However, as described in the Project Description above, the propane storage and delivery system would be equipped with redundant safety valves and systems that are designed to prevent any major release of propane. The systems would also be equipped with low emission fittings and equipment that keeps errant propane from being released. The site would be under video monitoring when company personnel is not onsite and throughout the evening. Additionally, the transport of liquid propane to the project site and to customers would be in accordance with regulations and requirements found in California Highway Patrol Form 800C. There would be no other hazardous materials used, transported, or disposed at the project site or elsewhere.

Therefore, the project would not create a significant hazard to the public or the environment through the transport, use, or disposal of liquid propane or other hazardous materials; and it would not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c. Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile on existing or proposed school?

The project site is located within an existing industrial zoned, previously disturbed area, and is not within one-quarter mile of an existing or proposed school. The closest school is Ceiba College Preparatory Academy, located at 260 W Riverside Drive, which is one mile east of the project site and outside the 0.25-mile radius shown in the figure below. Therefore, the project would not have the potential to emit hazardous emissions or handle hazardous materials, substance, or waste in the vicinity of any 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 environment?

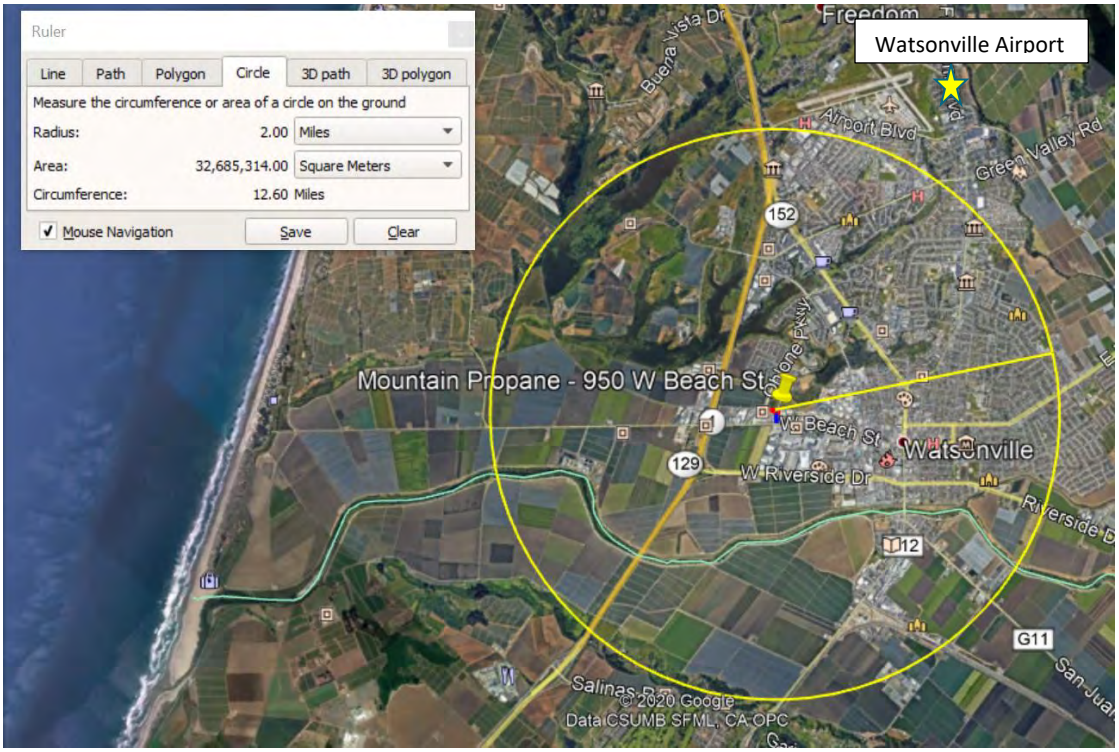
The project site was previously contaminated with hazardous materials (petroleum hydrocarbons) but was remediated in 2013. At this time, the project site is not included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5, according to the California Department of Toxic Substances Control EnviroStor database (www.envirstor.dtsc.ca.gov) and the California Water Resources Control Board GeoTracker database (www.geotracker.waterboards.ca.gov) on July 20, 2019. Therefore, the project would not create a significant hazard to the public or 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 or excessive noise for people residing or working in the project area?

The project site is located within an existing industrial area, surrounded by industrial land uses, and is not located within an airport land use plan, or within two miles of a public airport or public use airport. The Watsonville Municipal Airport is located 2.15 miles north of the project site, as shown in the figure below.

Liquid propane would be delivered to the site via rail car or 18-wheel transport truck, and would be transported off the site in bobtail delivery trucks to customers. Furthermore, the site would not be open to the public and would serve as a distribution site for delivery of propane to off-site areas. As described in the project description and the discussion under questions "a" and "b", the propane storage and delivery system would be equipped with safety features, and the transport would be in accordance with applicable laws and regulations.

Although operating the transport vehicles would result in some increased noise in and around the project area, it is an industrial area without sensitive land uses or a significant number of people residing or working in the area. The vehicular noise would disseminate as the vehicles leave the area. Therefore, the project would not create excessive noise for people residing or working in the area.



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

The project site is located within an existing industrial area and is not a part of, and would not interfere with an adopted emergency response plan or emergency evacuation plan. The project site has adjacent open space and clear access to leave the property in the event of an emergency.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The project site is located within an existing industrial urban area. According to the Santa Cruz County Wildland Fire Map, the nearest wildland fire area is located 1.59 miles to the most western portion of the project site. Therefore, and the project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving or resulting from wildland fires.



Recommended Best Management Practices and Conditions of Approval

1. During construction and excavation activities, if hydrocarbon contamination is encountered, work must be stopped immediately, and the contamination must be reported to Santa Cruz County Environmental Health at (831) 454-2022 and Tom Sayles at the Water Board (805) 542-4640. This measure is a precaution because the site was formerly contaminated with petroleum hydrocarbons, although the site was remediated and determined a closed case.
2. Prior to storing propane at the site, the applicant must obtain a permit to store hazardous materials from Santa Cruz County Environmental Health. To obtain a hazardous materials permit, the applicant must create an account on the CERS (California Environmental Reporting System) website (https://cers.calepa.ca.gov/ ad submit a Hazardous Materials Management Plan online. For additional information contact the Environmental Health office at (831) 454-2200 and ask to speak to one of the Hazardous Materials Inspectors or Hazardous Material Program Manager.

References

[i] City of Watsonville Environmental Information Form, dated 01/23/2019.
[ii] Water Board Closure Summary, dated July 14, 2014.
[iii] Water Board Closure Letter, dated July 15, 2014.
[iv] GeoTracker Case Summary, dated July 20, 2018.
[v] California Code of Regulations, Title 8, Section 536, printed May 7, 2020.
[vi] Code of Federal Regulations, Title 49, Part 174.304, printed May 7, 2020.
[vii] California Highway Patrol Form 800C, printed May 7, 2020.



Source: County of Santa Cruz Imagery 2016.

Harris & Associates

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Figure 1

Mountain Propane Project Location

Harris & Associates

TECHNICAL MEMORANDUM

To: Justin Meek, AICP, Principal Planner, City of Watsonville
From: David J. R. Mack, AICP, Project Manager/Senior Planner, Harris & Associates
Subject: **Mountain Propane Project - Transportation**
Date: June 4, 2020
CC: Kate Giberson, Project Director, Harris & Associates

Introduction

Harris & Associates has received and reviewed the information provided by Mountain Propane Company (applicant) relating to the proposed Mountain Propane Tank Relocation and Filling Station Project (project) and anticipated truck trip/traffic generation to and from the project site.

The purpose of this technical memorandum is to determine potential environmental impacts of the project as they relate to compliance with the California Environmental Quality Act (CEQA). Accordingly, the methodology used is to address the questions in the CEQA Guidelines Appendix G, Environmental Checklist Form, Section XVII. Transportation.

The information in this memorandum is based on project description information provided by the applicant[i], field survey, and research conducted by Harris & Associates staff.

Project Location and Setting

The project is located at 950 West Beach Street in the City of Watsonville (City), shown in **Figure 1**. The 0.69-acre project site is a previously developed industrial site, currently owned by Mountain Propane and previously owned by Venture Oil Company and used for propane storage. Currently, the project site is comprised of impervious pavement and concrete surfaces, heavily disturbed unpaved areas, and a 50,000-gallon propane storage tank that is not currently in use.

The triangular shaped site is surrounded by industrial land uses to the west, east and south and the Santa Cruz Branch Rail Line to the north. North of the railroad tracks, there is undeveloped land planned for mixed use development (Manabe-Ow Specific Plan) and the Watsonville Slough.

Project Description

The applicant is proposing to relocate the existing 50,000-gallon propane storage tank westward to the middle of the site and to install four new 30,000-gallon propane storage tanks in phases, resulting in a total of 170,000 gallons of propane storage at the project site. The four new tanks would be approximately 15 feet in height and would occupy approximately 1,750 square feet in the area currently occupied by the 50,000-gallon tank, which is approximately 15-feet in height.

Additional site improvements include: asphalt paving, bollard installation, foundation construction for the propane tanks, tank unloading stations, irrigation and landscaping, gate and fencing installation, liquefied petroleum gas (LPG) piping and appurtenance installation, and private fire hydrant installation.

The applicant would utilize the adjacent rail line for the delivery of the propane, which would then be transferred to a truck and then to the on-site propane storage tanks, and would fill bobtail delivery trucks at the site and deliver propane to customers. The transport rail and truck facilities would be operated and maintained in

accordance with Federal Code of Regulations, Title 49, Part 174 (Carriage by Rail)[ii] and CHP Form 800C (Vehicles Transporting Hazardous Materials)[iii] .

The project would be implemented in two phases. Phase 1 involves rotating and relocating the existing 50,000-gallon storage tank to allow easier access for filling and distribution and would be implemented this year (2020). Phase 2 involves adding 120,000 gallons of storage (in four new 30,000-gallon storage tanks) and would be implemented within 2-3 years, contingent on demand and development of business services.

Following construction, it is estimated that the project would generate approximately 15 roundtrips daily, including 10 bobtail propane delivery trucks, four passenger (worker) vehicles, and up to one heavy-duty truck trip at buildout, after both Phase 1 and 2 are constructed.

Zoning Compliance

The project site is zoned "IG" or "General Industrial", which allows *petroleum products refining and storage* as a Conditional Use, pursuant to the issuance of a Special Use Permit. Therefore, the proposed use of the propane storage and filling facility can be permitted, and the proposed project is compliant with the provisions for sites zoned IG once a Special Use Permit is obtained.

Potential Impacts

As stated above, this technical memorandum addresses potential transportation impacts based on the questions contained in "Section XVII – Transportation" of the CEQA Guidelines, Appendix G-Environmental Checklist Form, as follows.

XVII. TRANSPORTATION. Would the project:

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The project includes a total of 15 roundtrips, including passenger vehicles, occurring throughout the workday (10 bobtail delivery truck trips and 5 employee trips). The project site is accessed via an existing driveway off West Beach Street, and has secondary access from a driveway/road located near the Industrial Road/West Beach Street intersection, which runs through the existing industrial complex (**Figure 1**).

The primary roadways used to access the project site are West Beach Road, Industrial Road, Ohlone Parkway, Riverside Drive (Highway 129) and State Route 1. The project site is accessible by pedestrian/bicycle transit, through the use of the existing shoulder/bike lane on West Beach Street. The nearest transit access is along West Beach (to the west), approximately 0.26 mile from the project site.

Ohlone Parkway is a two- to four-lane roadway in western Watsonville, connecting the industrial and agricultural uses north of Riverside Drive (Highway 129), the residential neighborhoods, and commercial uses along Main Street (Highway 152). It is classified as a collector street north of Harkins Slough Road and a minor arterial south of Harkins Slough Road.

Riverside Drive (Highway 129) is a two- to four-lane arterial street in Watsonville. Regionally, it connects State Route 1 in Watsonville with US 101 near San Juan Bautista. In Watsonville, Riverside Drive (Highway 129) is the principal east-west arterial south of the Downtown central business district, connecting the largely residential southeastern portion of the city with the industrial and agricultural uses on the southwestern portion of the city. The Circulation Element of the City's General Plan designates Highway 129 as the designated truck route between Watsonville and State Route 1.

West Beach Road is a two- to four-land street in southern Watsonville. It connects industrial and agricultural uses in southeastern Watsonville to the Downtown central business district and residential neighborhoods immediately east of the Downtown. It is classified as a collector street west of Lee Road, an arterial street between Lee Road and Walker Street, and a minor arterial street east of Walker Street.

Industrial Road is a two-lane street in southern Watsonville. It connects Riverside Drive (Highway 129) to West Beach Street. It is classified as an arterial street, is a truck route servicing various properties in the industrially zoned area.

Based on information in the transportation analysis prepared for the nearby Sunshine Vista Home Project to the north (City of Watsonville May 2018), the intersection of Ohlone Parkway/West Beach Street currently operates at a level-of-service (LOS) of "A" for both AM and PM peak hours. The intersection of State Route 1 Northbound Ramps/Riverside Drive (Highway 129) currently operates at LOS "A" for both AM and PM peak hours. The intersection of State Route 1 Southbound Ramps/Riverside Drive (Highway 129) currently operates at LOS "B" for the AM peak and LOS "C" for the PM peak. All of these operational levels are above the standard of LOS "D" or higher.

The anticipated 15 trips/day generated by the project is not expected to result in increased traffic congestion or significant delay(s) upon existing local or regional roadways, change the level of service on the surrounding roadways, or necessitate roadway improvements or expansion. The project would not interfere with any existing or planned transit, bicycle or pedestrian facilities.

Therefore, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. *Less-than-Significant.*

b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

In response to the passage of Senate Bill 743 in 2013 and other climate change strategies, the Governor's Office of Planning and Research (OPR) amended the CEQA Guidelines to replace Level-of-Service (LOS) with vehicle miles traveled (VMT) as the measurement for traffic impacts. The "Technical Advisory on Evaluating Transportation Impacts in CEQA," prepared by OPR (2018) provided recommended thresholds and methodologies for assessing impacts of new developments on VMT. Tying significant thresholds to the State's GHG reduction goals, the guidance recommends a threshold reduction of 15% under current average VMT levels for residential projects (per capita) and office projects (per employee), and tour-based reduction from current trips for retail projects. Based on the latest estimates compiled from the Highway Performance Monitoring System, the average daily VMT in Santa Cruz County is 18.3 miles per capita. (Department of Finance [DOF] 2018; Caltrans 2018a). The guidelines also recommend a screening threshold for residential and office projects – trip generation under 110 trips per day is generally considered a less-than-significant impact.

The project would produce less than 110 trips/day during both construction and operational phases. The project would involve an estimated total of 15 roundtrips, including passenger vehicles, occurring throughout the workday, which is far below the 100 trips/day threshold. Therefore, the project would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3(b)(1) applicable to land use projects. *Less-than-significant.*

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The project does not involve the construction or alteration of roadways, access roads, or changes to the existing rail line. Therefore, the project would not substantially increase hazards due to a geometric design feature. The project site is zoned for industrial uses, which conditionally allows the establishment of the propane facility. The use occasional use of bobtail filling trucks and refueling trucks would not be an incompatible use. *Less-than-Significant.*

d. Result in inadequate emergency access?

The project site is an existing industrially zoned parcel and would continue to function as an industrial site. The site would be accessed from West Beach Street, utilizing an existing driveway access point. While the project does involve the relocation and addition of propane storage tanks, these activities would not inhibit or block emergency access to the site. Emergency personnel would be able to access using the main driveway off West Beach Street, as well as an additional driveway located near the intersection of Industrial Road/West Beach Street (eastern side of the industrial complex). Furthermore, if needed, emergency access could be obtained from the rear of the site along the existing railway/tracks. *Less-than-significant.*

[i] City of Watsonville Environmental Information Form, dated 01/23/2019.
[ii] Code of Federal Regulations, Title 49, Part 174.304, printed May 7, 2020
[iii] California Highway Patrol Form 800C, printed May 7, 2020.



Source: County of Santa Cruz Imagery 2016.

Harris & Associates

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Feet

Figure 1

Mountain Propane Project Location

July 15, 2014

Mr. Tim Fillmore
Santa Cruz County Environmental Health Services
tim.fillmore@co.santa-cruz.ca.us

Dear Mr. Fillmore:

UST: AHLPORT PETROLEUM (VENTURE OIL), 950 WEST BEACH STREET, WATSONVILLE, SANTA CRUZ COUNTY – CASE CLOSURE TRANSMITTAL (CASE NO. 339)

Central Coast Regional Water Quality Control Board (Central Coast Water Board) staff reviewed Weber Hayes and Associates (WHA)'s June 25, 2014 *Monitoring Well Destruction Report* for the subject site. Thank you for the submittal. You have met the requirements for case closure. This concludes the Central Coast Water Board's regulatory oversight for the investigation and cleanup of the underground storage tank (UST) system release. This letter does not relieve you of the requirements of other agencies which may continue to have jurisdiction or require further work. As with any real property, the discovery of additional or previously unidentified contamination at the site may require additional investigation and cleanup. This case is now closed as certified by the enclosed Case Closure letter and Case Closure Summary. All previous orders relating to the underground storage tank release at this site are hereby rescinded.

Residual soil and groundwater contamination may still exist on-site that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or de-watering. The Central Coast Water Board and the appropriate local planning and building departments must be notified prior to any changes in land use, grading activities, excavation, or dewatering. This notification must include a statement that residual soil and groundwater contamination underlie the property and nearby properties. The levels of residual contamination and any associated risks are expected to reduce with time.

Thank you for your diligence in addressing water quality issues and your continued commitment to the protection of water quality in the Central Coast Region. If you have any questions, please contact **Tom Sayles at (805) 542-4640** or at tsayles@waterboards.ca.gov or Chris Adair at (805) 549-3761.

Sincerely,

Harvey Packard

Digitally signed by Harvey C. Packard
Date: 2014.07.15 08:46:26 -07'00'

for
Kenneth A Harris Jr.
Executive Officer

Enclosures: Closure Letter
Case Closure Summary

P:\UST\Regulated Sites\Santa Cruz Co\Watsonville\950 West Beach St\Closure Documents\Closure Transmittal.doc

cc:

Mr. Scott Carson
Santa Cruz County Environmental Health Services
Scott.Carson@co.santa-cruz.ca.us

Venture Oil Company
12745 Cambridge Drive
Saratoga, CA 95070

Mr. Jered Chaney
Weber Hayes and Associates
jered@weber-hayes.com

Mr. Thomas A. Sayles
Central Coast Water Board
tsayles@waterboards.ca.gov

Mr. Robert Ketley
City of Watsonville Planning Department
robert.ketley@cityofwatsonville.org

Ms. Kendall Stahl
Central Coast Water Board
kStahl@waterboards.ca.gov

Mr. Jim Crowley
Source Control Manager
City of Watsonville
jim.crowley@cityofwatsonville.org

July 15, 2014

Mr. Tim Fillmore
Santa Cruz County Environmental Health Services
tim.fillmore@co.santa-cruz.ca.us

Dear Mr. Fillmore:

UST: AHLPORT PETROLEUM (VENTURE OIL), 950 WEST BEACH STREET, WATSONVILLE, SANTA CRUZ COUNTY – CASE CLOSURE (CASE NO. 339)

This letter confirms the completion of site investigation and corrective action for the underground storage tanks formerly located at the above-referenced location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on the information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or

- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to Health and Safety Code, Section 25296.10, subdivision (g). If you have any questions, please contact **Tom Sayles at (805) 542-4640** or at tsayles@waterboards.ca.gov or Chris Adair at (805) 549-3761.

Sincerely,

Harvey Packard

Digitally signed by
Harvey C. Packard
Date: 2014.07.15
08:45:08 -07'00'

for
Kenneth A Harris Jr.
Executive Officer

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CENTRAL COAST WATER BOARD
CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

I. Agency Information

Agency Name: Central Coast Water Board	**Address:** 895 Aerovista Place, Suite 101
City/State/Zip: San Luis Obispo, CA 93401-7906	**Phone:** (805) 542-4640
Responsible Staff person: Mr. Tom Sayles	**Title:** Engineering Geologist

II. Case Information

Site Facility Name: Former Venture Oil	**USTCF Claim No.** N/A	**Water Board Case No.**
Site Facility Address: 950 West Beach Street, Watsonville, CA 95076	**Assessor Parcel No:** 018-331-05 & 018-331-06	
Responsible Parties	**Address**	**Phone Number**
Santa Cruz County(Abandoned Site)	701 Ocean Street, Santa Cruz, CA	
Property Owner		
Abandoned Site		

III. Tank Information

Tank #	Size in Gallons	Contents	Closed in Place/Removed	Date
1	12,000	Unleaded Gasoline	Removed	10/2006
2	12,000	Unleaded Gasoline	Removed	10/2006
3	12,000	Unleaded Gasoline	Removed	10/2006
4	20,000	Diesel	Removed	10/2006

IV. Release and Site Characterization Information

Cause and type of release: - Gasoline / Diesel release from product piping, - fuel dispensers, - one gasoline UST (1/4" hole observed on bottom of tank)	**Was source of release removed to extent practical:** Yes, UST over-excavation completed during the 2006 Facility Closure. Additional secondary source excavation occurred in August 2013 to remove contamination detected beneath the area of the former product piping and a fuel dispensers.	
Site characterization complete? Yes	**Local Oversight Agency concurrence?** Yes	
Monitoring Wells installed? Yes	**Number:** 5[1]	**Proper screen interval?** Yes
Highest GW depth below ground surface: 3.73 ft. bgs. *(Zone A)*[2]	**Lowest:** 27.3 ft. bgs *(Zone B)*	**Flow Direction:** N / NW
Are Water Wells affected? No, One industrial supply well located approximately 550 feet in the eastern side gradient direction of the site.	**Hydrologic Unit:** Watsonville Hydrologic Area of the Pajaro River Hydrologic Unit (305.10)	

[1] Two wells were damaged during UST removal and overexcavation operations and were subsequently properly destroyed and replaced. Three wells currently exist at the site.
[2] Two water bearing zones observed, Zone A (shallow) and Zone B (deeper).

CASE CLOSURE SUMMARY
Leaking Underground Storage Tank Program

Is the Site on Municipal Water? Yes, (If Yes, Name of Water System) City of Watsonville	
Distance to nearest Water Well(s): 550 feet in the eastern side gradient direction of the site	**Well Type/Status:** apparently industrial / does not appear to be in use
Distance to nearest Surface Water(s): 550 feet	**Has Surface Water(s) been affected?** No
Off-site Beneficial use impacts (addresses/locations): N/A	
Is site an active fueling facility: No, Vapor intrusion assessment completed 9/17/2013	
Conceptual Site Model complete? Yes	**Date of CSM:** 04/20/2012

V. Treatment/Disposal Methods (Attach any additional information)

Material	Amount (Include Units)	Action (Treatment or Disposal Method)	Date
Tanks	4 USTs, 1 AST	Removal and Disposal at Haz-certified Facility	10/2006
Piping	removed	Removal and Disposal at Haz-certified Facility	10/2006
Free Product	n/a	*No free product observed after dewatering during tank removal in 2006*	N/A
Soil	1,000 cubic yards 360 cubic yards	Excavation and disposal to Class III landfill Excavation and disposal to Class III landfill	10/2006 8/2013
Ground Water	7,800 gallons	Pumped out of tank pit during excavation, floating product observed	10/2006

Maximum Documented Contaminant Concentrations--Before and After Cleanup

Contaminant	Soil (mg/kg)		Water (µg/L)		Contaminant	Soil (mg/kg)		Water (µg/L)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	2,800[1]	290[2]	3,500[7]	< 50	**1,2-DCA**	N/A	N/A	N/A	N/A
TPH (Diesel)	1,500[3]	680[4]	270,000[8]	< 100	**Oil & Grease**	N/A	N/A	N/A	N/A
Benzene	< 12	< 0.0050	17[7]	< 0.5	**Lead**	2.4[6]	N/A	N/A	N/A
Toluene	< 12	< 0.0050	45[8]	< 0.5	**MTBE**	< 12	< 0.010	32[9]	7.0[10]
Ethylbenzene	0.017[5]	< 0.015	8.4[8]	< 0.5	**TBA**	N/A	< 0.050	< 5.0	< 5.0
Xylenes	< 25	< 0.010	59[7]	< 1.5	**Other**				

Comments:

N/A=Not analyzed (Not a constituent of concern for the site)

[1]: SW-6, Nov. 1, 2006 – UST Excavation, [2]: SW-3, Aug. 28, 2013 – Secondary Source Excavation Soil Confirmation Sample, [3]: DP-16-d6, Nov. 16-17, 2011- Data Gap Assessment, [4]: SW-9, Aug. 28, 2013- Remedial Excavation Soil Confirmation Sample,

[5]: DP-8-d8, Nov. 16-17, 2011- Data Gap Assessment, [6]: Composite 1 (a-d), Composite 2 (a-d), Oct. 31, 2006 – UST Excavation, [7]:Pit water, Oct. 31, 2006 – UST Excavation (Grab sample collected from tank pit water),

[8]: Fuel Dispenser Rack, Nov. 8, 2006 – UST Excavation (Grab sample collected from fuel dispenser rack pit water), [9]: MW-3, Oct. 18, 2006 – Groundwater Monitoring, [10]: MW-3, Sept. 25, 2012 – Groundwater Monitoring

CASE CLOSURE SUMMARY
Leaking Underground Storage Tank Program

VI. Closure

Amount of contaminant(s) mass removed: See above, remedial excavation conducted in October 2006 removed 1,000 cubic yards of TPH contaminated soils and 7,800 gallons of TPH contaminated water. Secondary source remedial excavation conducted in August 2013 removed 360 cubic yards of TPH contaminated soils.		
Contaminant and media type: Gasoline and Diesel in soil, slightly elevated MTBE in limited area of groundwater (<10 µg/L) remains in one monitoring well (MW-3).		
Location/depth of residual contaminant mass left-in-place: Some elevated concentrations of TPH were left in soils at a depth of approximately 4 feet bgs adjoining a portion of the former product piping and one of the fuel dispensers following secondary source removal. Some localized residual TPH may also be present in soils at depths of approximately 8 feet bgs along the north, east and south sidewall of the UST excavation. Low level concentrations of MTBE in limited area of groundwater (<10 µg/L) remains in one monitoring well (MW-3).		
Is the plume stable and/or shrinking? Yes	**Does remaining plume extend off-site?** likely very limited	
Approximate length of hydrocarbon plume (ft.): MTBE limited to one downgradient well.		
Does completed corrective action protect existing and potential beneficial uses per the Basin Plan? Yes		
Does corrective action protect public health for current land use? Yes		
Should corrective action be reviewed if land uses change? Yes		
Monitoring Wells destroyed? Yes	**Number destroyed:** 5	**Number retained:** None

VII. Local Agency Representative Data

Agency: Santa Cruz County Environmental Health Services	**Address:** 701 Ocean Street, Room 312
City/State/Zip Santa Cruz, CA 95060	**Phone/Email:** (831) 454-2758
Responsible Staff Person: Mr. Scott Carson	**Title**: Professional Geologist

VIII. Additional Comments

Site Management Requirements: Residual soil and groundwater contamination may still exist on-site that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or de-watering. The Central Coast Water Board, Santa Cruz County Environmental Health Services (SCCEHS), and the appropriate local planning and building departments must be notified prior to any changes in land use, grading activities, excavation, or dewatering. This notification must include a statement that residual soil and groundwater contamination underlie the property and nearby properties. The levels of residual contamination and any associated risks are expected to reduce with time.

IX. Central Coast Water Board Certification

for Harvey Packard Digitally signed by Harvey C. Packard Date: 2014.07.15 08:44:17 -07'00' **Kenneth A. Harris, Jr. - Executive Officer**	**Date:** July 15, 2014

p:\ust\regulated sites\santa cruz co\watsonville\950 west beach st\closure documents\case summary form.doc

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

Fwd: Online Form Submittal: Contact the Boards and Commissions

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Mon, Jul 13, 2020 at 7:48 PM
To: Elena Ortiz <elena.ortiz@cityofwatsonville.org>
Cc: Suzi Merriam <suzi.merriam@cityofwatsonville.org>

Forwarding email that CDD received from the City's website regarding 950 W. Beach St.

Several more emails to follow.

---------- Forwarded message ---------
From: <noreply@civicplus.com>
Date: Sun, Jul 12, 2020 at 7:17 PM
Subject: Online Form Submittal: Contact the Boards and Commissions
To: <deborah.muniz@cityofwatsonville.org>

Contact the Boards and Commissions

Who Would You Like to Contact?	Planning Commission

Your Contact Information

First Name	Jennifer
Last Name	Laskin
Email Address	jenniferlaskinesquire@gmail.com
Subject	NO to Propane Storage without Environmental Impact Review
Message	Dear Esteemed Commissioners: I was a teacher and community organizer in Watsonville from 2003 -2012. I was active with PVFT and taught at Renaissance High School for the entire time. I left Watsonville in 2012 to go to Law School in Washington DC. I am currently a practicing Attorney in Maryland. However, Watsonville in still very close to my heart. I married a local and we stay in almost constant communication with family and friends in the area. Today someone sent me the full staff report to you regarding the propane storage facility. I am very very distressed to read the Staff recommendations from the City Staff to you -- advising you to approve the process for the proposed Propane Storage and distribution facility. This is on. your Tuesday agenda. As a trained Attorney I am SHOCKED they would advise this project not go under an Environmental Impact review due to the "common sense" exception. This actually--- makes no common sense. There will be people who send you detailed analysis and legal reasoning of why this approval would put the city at a health risk, a legal risk, and an economic risk. PLEASE do not allow this to go through without the proper studies on impacts. I have alerted environmental organizations and other Attorneys

	who do this work at the state and national levels. People who have just learned about this (including community members and city council members) are as shocked as I am. This is a very important issues and people are on notice. Thank you for your time. Jennifer Laskin, MS, JD, Esquire
File Upload	*Field not completed.*
Phone	202-
Address	
City	Laurel
State	MD
Zip Code	20707

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View the Staff Directory for the City of Watsonville

Email not displaying correctly? View it in your browser.

--

Deborah Muniz, Executive Assistant
City of Watsonville/Community Development Dept.
250 Main St., Watsonville, CA 95076
Phone: 831-768-3079/ FAX: 831-728-6154
E-mail: deborah.muniz@cityofwatsonville.org
Due to COVID 19 Pandemic and the current "Shelter in Place" Order by the County Health Officer I am working remotely. Please contact me by email and I will respond within 48 hours.

Fwd: Online Form Submittal: Contact the Boards and Commissions

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Mon, Jul 13, 2020 at 7:50 PM
To: Elena Ortiz <elena.ortiz@cityofwatsonville.org>
Cc: Suzi Merriam <suzi.merriam@cityofwatsonville.org>

Re: 950 W. Beach St.

---------- Forwarded message ---------
From: <noreply@civicplus.com>
Date: Sun, Jul 12, 2020 at 9:39 PM
Subject: Online Form Submittal: Contact the Boards and Commissions
To: <deborah.muniz@cityofwatsonville.org>

Contact the Boards and Commissions

Who Would You Like to Contact?	Planning Commission

Your Contact Information

First Name	Alfonso
Last Name	Medrano
Email Address	alfonsomedrano84@gmail.com
Subject	Propane facility
Message	Good evening, planning committee. I am disappointed that the City of Watsonville's planning committee is thinking of building a fossil facility when we should be thinking of the future and the future is GREEN energy. I don't know who thought this is a good idea but Il assure you it's not. Massive leaks and explosions are possible and frightening to think about and so close to our wetlands. Please think about a green alternative.
File Upload	*Field not completed.*
Phone	831-
Address	
City	Watsonville
State	CA
Zip Code	95076

Staff Directory
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Regeneración/*Regeneration*

PÁJARO VALLEY CLIMATE ACTION

July 13, 2020

Watsonville Planning Commission

275 Main Street

Watsonville, CA 95076

RE: Oppose Bulk Propane Plant, Application No. PP2019-18

Dear Commissioners:

Regeneracion Pajaro Valley Climate Action strongly urges that the commission reject the proposal to allow a bulk propane plant at 950 W Beach St. without an Initial Study to determine the need for a full environmental review under CEQA. The propane plant should be rejected because allowing a large new fossil fuel facility perpetuates our dependence on the industry and poses serious threats to our environment that must be subjected to an environmental review, as mandated by the California Environmental Quality Act.

Advisory Board

Mayra Bernabe
Organizer, COPA (Communities Organized for Relational Power in Action)

Adam Bolaños Scow
Senior Strategist, Public Water Now

Francisco Estrada
Program Associate,
Pájaro Valley Community Health Trust; 2019 Mayor, Watsonville

Anne Hayes
Director of Development, Western Region, Climate Central

Kirsten Liske,
Vice President of Community Programs, Ecology Action

Nelly Vaquera-Boggs
President,
Pájaro Valley Federation of Teachers

We disagree with the staff's finding that the project is exempt from CEQA as "common sense" because "there is no possibility that the project would have a significant effect on the environment." The common sense exception to CEQA only applies "where it can be seen with *certainty* that there is *no possibility* that the activity in question may have a significant effect on the environment."

In fact, staff's own Environmental Memo highlights several potential major environmental impacts that demand a full CEQA review.

The Environmental Memo states diesel trucks would be used often to transport the propane from the proposed bulk propane facility. The construction of permanent infrastructure that relies on pollution-spewing trucks transporting fuel that would be burned either locally or transported elsewhere would worsen our climate crisis and the harmful conditions facing our already vulnerable population.

The Environmental Memo also notes that the proposed facility would be serviced by trains and trucks but fails to recognize the significant environmental effects of trains and trucks carrying propane, and the possibility of accidents and spills.

Regeneración/*Regeneration*

Pájaro Valley Climate Action

The proposed project would be adjacent to the rail-trail project that is currently under construction. Putting a large propane tank above the rail trail is highly inappropriate as bikers, joggers, walkers, and birders should not need to worry about a massive explosion when exploring the area.

The beautiful Watsonville slough system -an estuarine habitat that supports many federal and state listed threatened and endangered species- is located 580 feet away from the proposed site. Many species of birds, fish, and plants call the area home that could be adversely impacted or completely eliminated by the new propane plant and its environmental impacts. Note that, the June 25, 2020 Planning Commission Memorandum states that the site previously held four fuel storage tanks and that those tanks eventually leaked, causing the site to be listed as a LUST Cleanup Site by the State Water Resources Board. Additionally, the site is located within a 100-year flood plain, making it highly susceptible to further accidents that could cause irreversible harm to our fragile ecosystems.

Finally, our region must eliminate its dependence on the fossil fuel industry. Fossil fuel pollution has devastating health consequences that are often perpetrated against marginalized communities. If the city is to meet goals for rapid decarbonization by 2030 in order to slow warming to a 1.5-degree limit in accordance with the Paris Agreement, we cannot allow the continued construction of pollution emitting facilities.

As time is running out to make meaningful progress on climate change we must make rapid progress towards electrification and renewable energy. Supporting new fossil fuel infrastructure undermines Watsonville's health, climate goals, and overall well-being.

For all of these reasons we urge you to deny this application.

Sincerely,

Nancy Faulstich

Nancy Faulstich, Director

Representing Regeneración - Pajaro Valley Climate Action

Fwd: 950 West Beach - Public Hearing July 14

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Mon, Jul 13, 2020 at 7:59 PM
To: Elena Ortiz <elena.ortiz@cityofwatsonville.org>, Suzi Merriam <suzi.merriam@cityofwatsonville.org>, Justin Meek <justin.meek@cityofwatsonville.org>

Re: 950 W. Beach St.

---------- Forwarded message ---------
From: <georgeowjr@aol.com>
Date: Mon, Jul 13, 2020 at 2:59 PM
Subject: Re: 950 West Beach - Public Hearing July 14
To: deborah.muniz@cityofwatsonville.org <deborah.muniz@cityofwatsonville.org>, andrew.m.ow@outlook.com <andrew.m.ow@outlook.com>, david@c2gengrs.com <david@c2gengrs.com>, david.mack@weareharris.com <david.mack@weareharris.com>, jim.crowley@cityofwatsonville.org <jim.crowley@cityofwatsonville.org>, mragsdalempc@gmail.com <mragsdalempc@gmail.com>, Rebecca.Supplee@santacruzcounty.us <Rebecca.Supplee@santacruzcounty.us>, richkojack@sbcglobal.net <richkojack@sbcglobal.net>, Tom.Sayles@waterboards.ca.gov <Tom.Sayles@waterboards.ca.gov>, mscwilliam@yahoo.com <mscwilliam@yahoo.com>, williamgeorgeow@gmail.com <williamgeorgeow@gmail.com>, matt.huffaker@cityofwatsonville.org <matt.huffaker@cityofwatsonville.org>, tamara.vides@cityofwatsonville.org <tamara.vides@cityofwatsonville.org>, Alan.Smith@grunskylaw.com <Alan.Smith@grunskylaw.com>

Dear Deborah Muniz

Thank you for sending me the email below last Thursday. I am sending you my letter in response. Would you please get copies to all members of the Planning Commission, appropriate staff members (apart from those copied above) and City Council members. Thank you very much. Would you please let me know that you received my letter and that you will do this for me. Thank you very much.

George Ow, Jr.
Owner of adjacent property to 950 West Beach Street.

George Ow, Jr.
Ow Family Properties
203 Highland Avenue
Santa Cruz, CA, 95060
georgeowjr@aol.com
831-

July 13, 2020

Re: 950 West Beach Street, Propane Project.

Dear Watsonville Planning Commission,

We have been working with the City of Watsonville for over 25 years on many projects and would like to comment on the proposed propane gas facility at 950 West Beach Street, which is near our Manabe-Ow Business Park property.

1. We got notice Friday morning, July 10, via an email that was sent on 5:36 PM Thursday night, for the Planning Commission Meeting of Tuesday, July 14. This is the first that we heard about the project. That's really short notice and not consistent with past notices we've received or sent to notify nearby property owners prior to public hearings.

2. The staff report states that the facility, if approved, will store 50,000 gallons of propane gas, expanding to 170,000 gallons in two to three years, and will receive perhaps millions of gallons annually via truck and rail yet is exempt from environmental review under CEQA. This is one of the most unbelievable things I can recall in my real estate career, which is over five decades long. It's hard to imagine that a 170,000 gallon facility filled with a toxic, explosive substance could possibly be exempt from environmental review under CEQA as a matter of common sense. Would the same analysis and recommendations occur in any other local jurisdiction? Would Santa Cruz or Capitola or Scotts Valley recommend approval of a bulk propane facility without environmental review? I doubt it very, very much.

3. I have led our family businesses for 50-plus years and have direct experience having property near two propane gas companies near our property in Scotts Valley. People feel that large visible propane tanks are dangerous and do not want to live or have their businesses near them, which led the City of Scotts Valley to make them leave. That cost the City millions of dollars and lots of headache. When the propane companies did leave, they left pollution and problems that are still there to be cleaned up and arguments about who was responsible for what—a typical situation with fossil fuel operators and their highly paid consultants, who always say that there will never be any danger or any pollution. Talk to the people who were left picking up the pieces after a propane or other fossil fuel spill, leak, or explosion—and the resulting injuries, deaths, contamination and headaches—and they will tell you: don't believe fossil fuel companies and their experts and don't let them locate near you, don't let them in your city. What other city in the region is putting in propane gas or fossil fuel operations of this magnitude? None that I am aware of.

4. We have been working in good faith with the City of Watsonville to responsibly build out and develop the Manabe-Ow Business Park, which was annexed by the City from the County over a decade ago with the goal of bringing good jobs and positive economic development to the city. We think that building this propane facility will make it harder to attract tenants and move forward with quality development on our property. Would you want your work next to this proposed facility? If you are the owner of a company, would you like to put your company close to 170,000 gallons of propane? The propane project is going bring minimal positive economic development and/or jobs on under 1 acre of land —while devaluing hundreds (if not thousands) of acres of surrounding land and properties—not a good trade.

5. Our professional concerns are secondary to the biggest problem: the danger to the people of Watsonville. There is a long and tragic history of propane and other fossil fuel disasters. In the past, this may have been a necessary tradeoff for the heat and propulsion that fossil fuels provide. That is no longer the case. Renewable energy sources can make clean electricity. Battery electric motors and hydrogen fuel cells can propel cars and trucks. We have electric ovens and stoves and HVAC systems. We can and should avoid fossil fuels and their negative effects on our water, air, and physical safety. The gas company applicant needs a special use permit to legally build its facility; Watsonville should tell them "NO," especially without environmental review.

6. We are entrepreneurial business people who remember our immigrant roots and we care about Watsonville and its people. We like to get things done and support local organizations and causes. Here are some things that we have done in Watsonville.

a. We have helped create over 1,200 jobs by taking empty buildings and filling them or building new buildings and filling them, thereby allowing local residents to pay for shelter, food, health care, and everything else people need to survive and thrive. We have brought companies like FedEx Ground, FoxShox, Harrell's, Threshold, Ramos Furniture, and others to Watsonville and we have helped multiple companies expand their operations, like Driscoll's.

b. We love Cabrillo College, our most accessible college. I went to a community college. We have given over 1,600 Cabrillo College American Dream Scholarships in Santa Cruz County and over 1,000 went to students from Pajaro Valley Schools over the past 30 years.

c. We believe in the transformative power of books and know that knowledge is power. We are Angel Donors to the Watsonville Libraries and are part of the team that produced the permanent Farmworker's Exhibit.

d. We believe in nurturing the person and are Angel Donors to: Second Harvest Food Bank, Pajaro Valley Shelter Services, Pajaro Valley Prevention and Student Assistance, Santa Cruz Land Trust and Major Donors to: Pajaro Valley Historical Association, Watsonville YMCA-YWCA, Pajaro Valley Unified School District.

e. We are Angel Donors of Watsonville Brillante and have taken a lead role in helping Kathleen Crocetti and team create a world-class art project at City Hall that celebrates the people of Watsonville. The first section, the first 10%, the "Strawberry Picker-Mayan Warrior," is up for all to see. Our dream is for Watsonville to become as famous for public art in the United States as Barcelona is in Spain.

Thank you for your consideration and service to the City of Watsonville and its great people. Please do the right thing and vote against the proposed propane project.

Sincerely,

George Ow, Jr.

CC: Matt Huffaker, Suzi Merriam, Justin Meek, Alan Smith

-----Original Message-----
From: Deborah Muniz <deborah.muniz@cityofwatsonville.org>
To: Andrew Ow <andrew.m.ow@outlook.com>; David Dauphin <david@c2gengrs.com>; David Mack <david.mack@weareharris.com>; George Ow, Jr. <georgeowjr@aol.com>; Jim Crowley <jim.crowley@cityofwatsonville.org>; Matt Ragsdale <mragsdalempc@gmail.com>; Rebecca Supplee <Rebecca.Supplee@santacruzcounty.us>; Richard Kojack <richkojack@sbcglobal.net>; Tom Sayles <Tom.Sayles@waterboards.ca.gov>; William Kojack <mscwilliam@yahoo.com>; William

Ow <williamgeorgeow@gmail.com>
Sent: Thu, Jul 9, 2020 5:38 pm
Subject: 950 West Beach - Public Hearing July 14

Dear Interested Parties:

Re: City of Watsonville July 14, 2020 Planning Commission Remote/Teleconference meeting
Public Hearing for proposed propane storage and transfer facility at 950 W. Beach St.

Agenda (attached) and meeting materials are available on the City's website at:

https://watsonville.legistar.com/DepartmentDetail.aspx?ID=35945&GUID=A658B547-06B2-478D-8B74-E9794104AF88&R=f8ce6c59-2e1f-4bc0-ad32-dbb070dbfcb4

Please refer to the Agenda for further details on how to view the meeting; participate before the meeting; and/or participate during the meeting.

Any questions, contact me.

--

Deborah Muniz, *Executive Assistant*
City of Watsonville/Community Development Dept.
250 Main St., Watsonville, CA 95076
Phone: 831-768-3079/ FAX: 831-728-6154
E-mail: deborah.muniz@cityofwatsonville.org
Due to COVID 19 Pandemic and the current "Shelter in Place" Order by the County Health Officer I am working remotely. Please contact me by email and I will respond within 48 hours.

Fwd: Online Form Submittal: Contact the Boards and Commissions

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Mon, Jul 13, 2020 at 8:06 PM
To: Justin Meek <justin.meek@cityofwatsonville.org>, Suzi Merriam <suzi.merriam@cityofwatsonville.org>, Elena Ortiz <elena.ortiz@cityofwatsonville.org>, Anna Kammer <annakso@att.net>, Ed Acosta <ed.acosta@sbcglobal.net>, Jenni Veitch-Olson <jveitcholson@gmail.com>, Jenny Sarmiento <jtsarmiento831@gmail.com>, "Matthew H. Jones" <mjones91773@gmail.com>

Re: 950 W. Beach St.

---------- Forwarded message ---------
From: <noreply@civicplus.com>
Date: Mon, Jul 13, 2020 at 2:24 PM
Subject: Online Form Submittal: Contact the Boards and Commissions
To: <deborah.muniz@cityofwatsonville.org>

Contact the Boards and Commissions

Who Would You Like to Contact?	Planning Commission

Your Contact Information

First Name	Graciela
Last Name	Vega Cendejas
Email Address	gvegacendejas@gmail.com
Subject	Propane Facility
Message	I am concerned at about the Propane Facility proposedfor the city of Watsonville; we need a Environmentally Action Report submitted. It is concerning that the propane station could affect our health and it is being rushed.
File Upload	*Field not completed.*
Phone	831-
Address	
City	Watsonville
State	CA
Zip Code	95076

Staff Directory

View the Staff Directory for the City of Watsonville

Fwd: Online Form Submittal: Contact the Boards and Commissions

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Mon, Jul 13, 2020 at 8:07 PM
To: Justin Meek <justin.meek@cityofwatsonville.org>, Suzi Merriam <suzi.merriam@cityofwatsonville.org>, Elena Ortiz <elena.ortiz@cityofwatsonville.org>, Anna Kammer <annakso@att.net>, Ed Acosta <ed.acosta@sbcglobal.net>, Jenni Veitch-Olson <jveitcholson@gmail.com>, Jenny Sarmiento <jtsarmiento831@gmail.com>, "Matthew H. Jones" <mjones91773@gmail.com>

Re: 950 W. Beach St.
---------- Forwarded message ---------
From: <noreply@civicplus.com>
Date: Mon, Jul 13, 2020 at 3:35 PM
Subject: Online Form Submittal: Contact the Boards and Commissions
To: <deborah.muniz@cityofwatsonville.org>

Contact the Boards and Commissions

Who Would You Like to Contact?	Planning Commission
Your Contact Information	
First Name	Kathleen
Last Name	Kilpatrick
Email Address	dorioktk@gmail.com
Subject	Propane tanks on W. Beach
Message	Just found out about this project, on your calendar for approval tomorrow. The consultant (hired by whom?) determined no environmental impacts, and that no CEQUA evaluation is needed?! Not problems with hazardous materials even though 170,00 gals of liquid propane would be stored and distributed? No traffic issues in spite of the large tanker trucks and trains required to haul 2.5 million gals a year in and out of our city? No concerns about explosions or leaks affecting nearby businesses, homes, school, and wetlands? If there was a risk/benefit analysis done, who will benefit and how? Tax revenues? How much propane is needed locally, and who uses it? This can't employ many people. And what are the risks and benefits of fostering the use of fossil fuel and greenhouse gas? Doesn't Watsonville have a Climate Action Plan? All these questions and more could be addressed in the CEQUA process. It may be possible that this could be done safely, but the health of the public and our environment outweigh private profits. Please insist upon a CEQUA plan. We have the right to know, and to express our concerns.
File Upload	*Field not completed.*
Phone	831-
Address	
City	Watsonville

State	CA
Zip Code	95076

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East Ohlone Watsonville, LLC
Ow Family – Ohlone Parkway, LLC
Ow Family – Lee Road, LLC
1601 41st Ave #202
Capitola, CA 95010

July 13, 2020

Dear Watsonville Planning Commission,

This letter respectfully requests that you reject the proposal for a Special Use Permit to allow a bulk propane plant without any environmental review at 950 W Beach Street, Application No. PP2019-18. The Planning Commission should reject the bulk propane plant as proposed because it would not serve the City of Watsonville or its residents. The proposed project is not in consistent with Watsonville's General Plan, would generate hazardous vehicular traffic, does not comply with the special use standards required of structures that store liquid petroleum products in Watsonville, and would be materially detrimental to the public health, safety, convenience and welfare of the people of Watsonville, and would result in material damage and prejudice to neighboring properties in the vicinity. Furthermore, it is likely that approving the proposed project would lead to litigation against the City of Watsonville because allowing massive fossil fuel facilities without environmental review is contrary to California law. Additionally, the proposed project is not in the interests of the residents of Watsonville because the project would be detrimental to public health, the environment, and the economy, including surrounding property values.

The Proposed Bulk Propane Plant Is Subject To CEQA And The Proposed Approval Is Contrary to Law

The Planning Commission should reject the proposed bulk propane project because no environmental review has been done, which is contrary to CEQA. The proposed bulk propane project is a "project" within the meaning of CEQA, is not exempt, and thus approval as proposed would be inappropriate.

The Proposed Plant Is Subject To CEQA

The proposal at issue is whether or not to approve the construction of a permanent 170,000 gallon propane storage facility. "It is state policy in California that 'the long-term protection of the environment ... shall be the guiding criterion in public decisions.'" *Davidon Homes v. City of San Jose*, 54 Cal. App. 4th 106, 112 (Cal. Ct. App. 1997) (quoting Cal. Pub. Resources Code § 21001, subd. (d)). "'With narrow exceptions, CEQA requires an EIR [environmental impact report] whenever a public agency proposes to approve or to carry out a project that may have a significant effect on the environment.'" *Chung v. City of Monterey Park*, 210 Cal. App. 4th 394, 401 (Cal. Ct. App. 2012) (quoting *Laurel Heights Improvement Assn. v. Regents of University of California*, 47 Cal.3d 376, 390-91 (1988)). Accordingly, CEQA clearly applies to the proposed project.

The Proposed Plant Is Not Exempt From CEQA Because There Is The Possibility That The Project Could Have A Significant Effect On The Environment

The proposal attempts to avoid environmental review by claiming that it is "common sense" that the CEQA does not apply to the proposed bulk propane facility because "there is no possibility that

the project would have a significant effect on the environment." This claim fails because there is the possibility of a significant effect on the environment. "The required burden of a party challenging [the common sense] exemption is slight." *Chung*, 210 Cal. App. 4th at 400. This slight burden is met here where there is evidence that the proposed project could have a significant effect on the environment. In fact, the factual record already establishes that the project could have a significant effect on the environment.

We know that approving the project would lead to construction that would affect the built environment. That is enough to render the common sense exemption inapplicable. In fact, California law refuses apply the common sense exemption to much less definite situations. In *Paulek v. Western Riverside County*, 238 Cal. App. 4th 583, 611-14 (Cal. Ct. App. 2015), the California Court of Appeal analyzed the application of the common sense exemption to the removal of a conservation overlay from a portion of real property. The court held that the common sense exemption was inapplicable to the removal of the conservation overlay *even though development was not planned on the property* because the "change in designation embodies a fundamental land use decision that has the potential for causing ultimate physical changes in the environment." *Id*. At 614 (citations omitted). The proposed project is the approval of a bulk propane plant. Approval would result in a significant change to the built environment. It would affect the air, water, noise, look, and feel of the property and its surrounding environment. And it would do so significantly. The common sense exemption for CEQA does not apply.

City staff relies on an Environmental Memorandum and Technical Memorandum dated June 4, 2020 (the "Environmental Memo") to find the project exempt from CEQA as common sense. Notably, the Environmental Memo does not list a single similar project in all of California that has been found to be exempt from CEQA. Nor does the Environmental Memo list any regulations or cases that support its assertion that it is common sense that CEQA does not apply to the approval and construction of a bulk propane facility. There is absolutely no factual record of any bulk propane projects in the entire state of California that have been found to have no significant environmental impacts, let alone no possibility of a significant environmental impact. Indeed, the only projects cited by the Environmental Memo are a storage facility in Schuyler County, New York and a refinery in Detroit Michigan. And it's not clear that those projects should be used as a basis of comparison for the current project because as the Environmental Memo concedes "[d]etailed specifications of project equipment are unknown as this time." Environmental Memo page 10 of 170. To rely on the calculations for out-of-state projects whose similarities to the current project are unknown would be arbitrary and capricious. The proposed project should be rejected because it could have a significant environmental impact.

California Law And The Current Site Shows That Propane Plants Can Have A Significant Effect On The Environment

The common sense exception to CEQA only applies "[w]here it can be seen with ***certainty*** that there is ***no possibility*** that the activity in question may have a significant effect on the environment." *Davidon Homes*, 54 Cal. App. 4th at 112 (emphasis added) (holding that the City of San Jose failed to comply with CEQA in determining that an ordinance was exempt from CEQA as common sense because it was not supported by the record). California law, however, has long recognized the significant effect

that bulk propane facilities can have on the environment. For example, in *Communities for a Better Environment v. City of Richmond*, 184 Cal. App. 4th 70 (Cal. Ct. App. 2010), the California Court of Appeal reviewed a full EIR for a proposed petroleum facility and found the environmental review lacking.

The Environmental Memo also notes that the proposed facility would be serviced by trains and trucks but fails to recognize the significant environmental effects that trains and trucks carrying propane can have. In fact, incredibly, the Environmental Memo does not even evaluate the possibility of a train derailment, truck or car crash, or other catastrophic event. Compare that to the extensive modeling and risk assessment done in evaluating the EIR for a proposed petroleum project in *Rodeo Citizens Assn. v. County of Contra Costa*, 22 Cal. App. 5th 214 (Cal. Ct. All. 2018). Here's how the EIR at issue in *Rodeo Citizens Assn.* describes the risks inherent in rail transport of propane:

> Rail transport of [liquid propane gas], either propane or butane, entails risk. With an unregulated release, a liquid pool may rapidly form and a flammable vapor cloud may begin to spread over the surrounding area. If such a vapor cloud finds an ignition source, the cloud can flash back and even explode if a portion of the flammable gas is in a congested area. This may result in damage to persons and property within the vicinity of the vapor cloud. It is also possible for a sustained torch fire (caused by burning [liquid propane gas] released through a puncture in the tank car) to develop a torch fire emitting a radiant heat flux ... which could lead to injury or fatality depending on how close people are to the fire. In addition to the typical consequences of a hydrocarbon release, [liquid propane gas] in a closed vessel such as a tank car has the potential to undergo a BLEVE [boiling liquid expanding vapor explosion] if the vessel fails catastrophically.

Id. At 229. The proposed project would put the people and businesses of Watsonville at risk of injury or death (and significant environmental impacts!) and it should not be approved without an actual assessment of the real risks involved and whether those risks are worth it.

The application claims that it is common sense that a bulk propane facility would have no possibility of having a significant environmental impact yet the current site shows that this is incorrect. The June 25, 2020 Planning Commission Memorandum notes that the site previously held four fuel storage tanks and that those tanks eventually leaked, causing the site to be listed as a LUST Cleanup Site by the State Water Resources Board. Fossil fuel facilities often fail, leading to massive costs to the surrounding communities. One of the worst industrial disasters in history is the San Juanico disaster, where a liquid petroleum gas storage plant exploded, triggering fires that killed between 500 and 600 people and left as many as 7,000 others with severe burns. In 1989, faulty propane and butane facility leaked gas near a railroad in the Soviet Union, leading to an explosion that killed 575 people. In 2013, a Blue Rhino propane plant in Florida exploded, injuring eight workers. The list of propane facility disasters is long and tragic. It is the furthest thing from common sense to approve a bulk propane facility adjacent to a railway in a floodplain in an area known for powerful earthquakes without environmental review.

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Unfortunately, even fossil fuel projects that avoid disaster can have significant negative environmental impacts. The Environmental Memo notes that propane combustion produces particulate matter, sulfur dioxides, nitrogen oxide, carbon monoxide, greenhouse gas, and methane, each of which can have devastating environmental impacts. Accordingly, even the best case scenario for the environment if this project is built is far from good. The proposed bulk propane plant should be denied.

The Proposed Bulk Propane Project Is Not Consistent With Watsonville's General Plan and EIR

Watsonville's General Plan and associated EIR indicate how inappropriate approval of this facility without environmental review would be. The General Plan's discussion of Industrial zoning notes the general categories of allowed uses, which do not include petroleum refining or storage, and that "[t]he intent of the district is to serve the industrial needs of the community." General Plan page 52. Nothing in the record indicates how or why this bulk propane plant would serve the industrial needs of the community. Further, the General Plan's EIR notes that its goals include ensuring "that future development is consistent with the General Plan through use of the City's zoning ordinance, development standards, capital improvement program, and environmental review process;" "support[ing] public and private beautification, and promote pride in community appearance;" "protect[ing] surface and groundwater resources;" "protect[ing] air, water, soil, biotic resources from damage by exposure to hazardous materials;" and "reduc[ing] the potential danger related to the use, storage, transport, and disposal of hazardous materials to an acceptable level of risk." General Plan EIR at 1-15, 1-18, & 1-20. Approval of a bulk propane plant without any environmental review is not consistent with the goals and purposes of Watsonville's General Plan and EIR. This project should be denied.

A Special Use Permit Is Inappropriate For The Proposed Project

The application for a special use permit should be denied because the findings required for approval of a special use permit cannot be made. When considering a Special Use Permit, Watsonville's Municipal Code instructs the Planning Commission to make, among others, the following findings:

> (a) The proposed use at the specified location is consistent with the policies of the General Plan and the general purpose and intent of the applicable district regulations…
>
> (c) The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood…
>
> (f) The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district; and
>
> (g) The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

Watsonville Municipal Code 14-12.513. Here, none of those required findings can be made. As noted above, the proposed facility is not compatible with the General Plan or with the purpose and intent of the applicable district regulations. Furthermore, the proposed project will increase vehicular traffic that will be hazardous to the neighborhood. How do we know? Look at the warnings when driving near a truck carrying propane. Significantly increasing the number of large propane-carrying trucks and trains will materially increase the amount of hazardous traffic to the area. Additionally, the application fails to satisfy the provisions of Watsonville Municipal Code section 14-44 regarding Onshore Oil Facilities, which are defined as any structure or development created for the purpose of storing, transporting, or processing liquid petroleum products, excluding the transportation, storage or retail sale of gasoline or motor oil. Watsonville Municipal Code 14-44.020. Whenever a Special Use Permit is sought to permit a facility such as the one proposed here, "the City Council shall determine whether the [proposal] is in conformity with the … General Plan and whether [it] further the health, safety, and welfare of the people of the City of Watsonville." Watsonville Municipal Code 14-44.010(a). As detailed below, the proposed bulk propane facility would not further the health, safety, and welfare of the people of the City of Watsonville. The proposed facility would also be materially detrimental to the public health, safety, convenience and welfare and would result in material damage and prejudice to other properties in the vicinity. Accordingly, the proposed application should be denied by the Planning Commission, which may not even have authority under Watsonville's municipal code to approve the proposed facility.

The Proposed Bulk Propane Plant Is Not In The Interests Of Watsonville's Residents

In addition to the legal reasons listed above illustrating that the project should not be approved because it does not comply with CEQA, the project should not be approved because it is not in the best interests of the residents of Watsonville. The community and the world is moving away from fossil fuels. We know that time is running out to make meaningful progress on climate change. We know that fossil fuel pollution has devastating health consequences, consequences that all too often are perpetrated against marginalized communities. We know that the future is electrification and renewable energy. Supporting permanent massive fossil fuel infrastructure is bad for Watsonville's health and economic wellbeing, and should be avoided.

Building Massive Fossil Fuel Infrastructure Is Bad for the Environment

California recognizes that fossil fuels and, accordingly, fossil fuel infrastructure are bad for the environment. Governor Newsom has been particularly vocal about the need to abandon fossil fuels. Last May, his budget noted that California "recognizes the need for careful study and planning to decrease demand and supply of fossil fuels…." Last October, Governor Newsom signed six bills to move California away from fossil fuels. At the time, he noted that, "California is a leader in the fight to transition away from fossil fuels. These bills put intentions into action." The vast majority of scientists and governments agree that massive reductions in greenhouse gas emissions are needed by 2030. One of the only ways to massively reduce greenhouse gas emissions is to reduce our use of fossil fuels. *See, e.g.* https://www.vox.com/2016/9/19/12938086/electrify-everything. We can move away from fossil

fuels without a massive hit to the economy or our quality of life if we engage in a massive push for electrification (e.g. many cities requiring electric appliances rather than natural gas ones) and cleaning up the electric grid (e.g. by shutting down coal and natural gas power plants and replacing them with solar and wind power plants and battery storage). We cannot do it by continuing to build fossil fuel infrastructure.

The science and public policy are clear: fossil fuels and infrastructure that promotes and enables fossil fuel use are bad for the environment. The proposed bulk propane facility would be bad for the environment and should not be approved.

Building Massive Fossil Fuel Infrastructure Is Bad For Public Health

The more we study about air pollution, the more we learn how horrible its effects are. *See, e.g.,* https://www.vox.com/future-perfect/2019/12/11/20996968/air-pollution-cognitive-impact. Air pollution has massive negative effects on cognition, on respiratory issues, and on quality of life. We should be doing all we can to decrease air pollution, not increase it.

California recognizes how bad diesel and propane are for public health. For example, as part of its mission to reduce air pollution, the California Air Resources Board recently approved regulations to require electric truck manufacturing to speed up the transition from fossil fuel-based vehicles. In announcing the regulations, CARB Chair Mary D. Nichols noted that, "Diesel vehicles are the workhorses of the economy, and we need them to be part of the solution to persistent pockets of dirty air in some of our most disadvantaged communities. Now is the time – the technology is here and so is the need for investment." Studies also indicate that living near oil and gas facilities increase the risk of disease. https://www.sciencedaily.com/releases/2018/04/180409103920.htm

According to the Environmental Memo, diesel trucks would be used often to transport the propane from the proposed bulk propane facility. The construction of permanent infrastructure that relies on pollution-spewing trucks transporting a fossil fuel that would eventually be burned either locally (bad) or transported far away (also bad!) is terrible for public health. It should not be allowed.

The Proposed Plant Should Be Rejected To Avoid Perpetuating Environmental Racism

There is a long history of environmental racism in the United States and abroad. Historically, people put polluting facilities in marginalized communities, particularly communities of color, because those communities had less power. There is now a growing movement to prevent new fossil fuel facilities in communities of color. Watsonville, a predominantly Latinx city, should be part of the future, not part of the past, and reject the proposed bulk propane plant. Furthermore, there is a school located a mile away from the proposed plant. How can we be confident that the school is outside of the blast radius of the plant if no calculations have been done regarding potential catastrophic events? The proposed plant should be rejected.

Building Massive Fossil Fuel Infrastructure Would Be Bad For Watsonville's Economy

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There is abundant evidence that future economic growth will be in sectors like clean energy, electric vehicles, computer science, and life and biosciences and that there will not be economic growth in fossil fuel-related industries. In fact, many predict a carbon bubble that will burst as the world moves away from massively polluting fossil-fuel based infrastructure to clean, renewable sources of energy. *See, e.g.,* https://www.theguardian.com/environment/2018/jun/04/what-is-the-carbon-bubble-and-what-will-happen-if-it-bursts. Perhaps more importantly, oil and gas infrastructure has been found to depress nearby property values, including residential property values over 2 miles away. https://core.ac.uk/reader/6960284. A two-mile radius of the proposed facility incorporates scores of Watsonville homes. Further decreasing their property values during a recession bordering on a depression is not a wise choice. Straddling Watsonville with a large permanent fossil fuel tank will not only fail to help Watsonville's economy, it will almost surely severely hinder it.

The proposed site is adjacent to some of the last large parcels of developable land in the City of Watsonville. Those parcels could become a corporate headquarters or clean-tech research and development facility or local manufacturing plant or, if changes are made to the relevant specific plan, a large mixed-use or residential project. Placing a massive, imposing propane facility could scare off potential users or future residents. Would Tesla want to locate next to a massive propane facility? Would Driscoll's? Would anyone? Unlikely. Accordingly, the project should not be approved.

The Proposed Project Is Incompatible With The Adjacent Rail Trail And Nearby Slough

The proposed project would be adjacent to the rail trail project that is currently under construction. One of the mail goals of the rail trail project is to allow pedestrian and bike travel, which are environmentally friendly ways to traverse our beautiful community. Putting a gigantic propane tank above the rail trail would make the rail trail much less inviting and much more likely to lead to a catastrophic event. Biker, joggers, walkers, and birders should not need to worry about a massive explosion when exploring the area.

The beautiful Watsonville slough system is also quite near the proposed site. Many species of birds, fish, and plants call the area home. Any development should be sensitive to their local habitats. It is not in their interest to put a bulk propane plant nearby, especially one that has not gone through environmental review. Accordingly, the proposed project should be denied.

Approving Massive Fossil Fuel Infrastructure During A Respiratory Pandemic Hitting Watsonville Hard Would Be Particularly Inappropriate

The COVID-19 pandemic is hitting the United States hard, and California in particular right now. Sadly, the local outbreak is concentrated in Watsonville. Despite Watsonville having fewer people than the City of Santa Cruz, it has nearly triple the number of confirmed COVID-19 cases. We also know that COVID-19 is a disease that can wreak havoc on respiratory systems and that air pollution is linked with increased vulnerability to COVID-19. *See, e.g.,* https://news.stanford.edu/2020/06/30/links-covid-19-air-pollution/. It would be particularly egregious to approve a massive fossil fuel facility without environmental review while COVID-19 is causing devastating impacts on the City. Please do not do it.

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Approval Of The Proposed Project Is Inappropriate Because Proper Notice Was Not Given

Watsonville's Municipal Code requires mailed notice prior to the Planning Commission or any other final decision-maker holds a public hearing. Watsonville Municipal Code 14-10.095. Such mailed notice must be mailed no less than ten calendar days prior to the hearing, including to surrounding property owners within a three hundred foot radius drawn from the perimeter limits of the subject property. Our properties are within a three hundred foot radius of the subject property and we have not received mailed notice. Accordingly, approval of the proposed project would not be appropriate.

The reasons listed above indicate why it would be illegal and a bad idea to approve the bulk propane facility as proposed. We respectfully request that you reject the project as proposed.

Sincerely,

Benjamin Ow, Manager

Andrew Ow, Esq.

East Ohlone Watsonville, LLC
Ow Family – Ohlone Parkway, LLC
Ow Family – Lee Road, LLC

Fwd: Online Form Submittal: Contact the Boards and Commissions

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Mon, Jul 13, 2020 at 8:09 PM
To: Justin Meek <justin.meek@cityofwatsonville.org>, Elena Ortiz <elena.ortiz@cityofwatsonville.org>, Suzi Merriam <suzi.merriam@cityofwatsonville.org>, Anna Kammer <annakso@att.net>, Ed Acosta <ed.acosta@sbcglobal.net>, Jenni Veitch-Olson <jveitcholson@gmail.com>, Jenny Sarmiento <jtsarmiento831@gmail.com>, "Matthew H. Jones" <mjones91773@gmail.com>

Re: 950 W. Beach St.

---------- Forwarded message ---------
From: <noreply@civicplus.com>
Date: Mon, Jul 13, 2020 at 5:24 PM
Subject: Online Form Submittal: Contact the Boards and Commissions
To: <deborah.muniz@cityofwatsonville.org>

Contact the Boards and Commissions

Who Would You Like to Contact?	Planning Commission

Your Contact Information

First Name	Angela
Last Name	Brener
Email Address	angela_mango@yahoo.com
Subject	STOP Propane Gas Facility
Message	Environmental Impact Review needed for proposed Propane Gas facility at 950 West Beach St. I teach in Watsonville and I'm concerned for the safety of my students and their families.
File Upload	*Field not completed.*
Phone	831-
Address	
City	Ben Lomond
State	CA
Zip Code	95005

Staff Directory
View the Staff Directory for the City of Watsonville

July 13, 2020

Dear Planning Commission Members,

As a property owner of 890 W. Beach Street, I would like to express my concerns over the proposed use of 950 W. Beach as an unmanned bulk propane facility.

These are my concerns:

-Propane tank storage poses a high safety risk that we feel could compromise the safety of our tenants and their businesses should an accident occur. Being Cal/OSHA approved is not a guarantee.

-The 200 employees of our tenant, Smith and Vandiver (S&V) will be sharing an alleyway for exiting the property with the propane truck's entrance and exit. There is a blind curve on the property when S&V employees are exiting and propane trucks are entering. The probability of an accident is high.

- The visibility onto W. Beach St is limited with the combination of trucks, cars and trains in a dense area.

-This facility would be "sandwiched" between multiple properties. Multiple large propane storage tanks are unsightly and will limit development options for the surrounding property owners.

-What is our guarantee that this facility will be used as a bulk facility only and not available for retail sales in the future? Their entrance and exit could not accommodate additional traffic.

-What is our guarantee this facility will be monitored for safety over the years? There is no room for error with multiple propane storage tanks on a property located close to businesses with employees. Here is an article regarding a propane explosion at the property owner's/applicant's property. We do not want this risk. Does the City of Watsonville? https://www.santacruzsentinel.com/2014/02/22/boulder-creek-propane-blast-prompts-company-owner-to-move-tank/

We recommend the Planning Commission deny this application. There are simply too many unanswered questions and concerns.

Regards-
Joe Appenrodt
Appenrodt Commercial Properties
831-234-8554

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Watsonville Propane Facility

Maddie McGuire <maddie.b.mcguire@gmail.com> Mon, Jul 13, 2020 at 3:57 PM
To: cdd@cityofwatsonville.org, suzi.merriam@cityofwatsonville.org

Hello,

I am a concerned resident of the Interlaken area of Watsonville, and I have come to know that there is a proposal for the establishment of a propane plant on West Beach Street. I am emailing to express my concern that the establishment of such a plant is NOT in accordance with the City's Climate Action Plan to move Watsonville AWAY from dependence on fossil fuels. Additionally, I am especially concerned about the environmental effects this facility may have on the Watsonville Slough and other nearby natural areas. It seems that this plant would pose countless environmental threats, including potential for groundwater contamination and harm to fragile ecosystems.

I do not support the establishment of the propane plant, and sincerely hope that the Planning Commission's vote tomorrow reflects that lack of support. I would hope that the leaders of my town put environmental concerns first in times of global climate crisis such as now. Thank you for your time.

Best,
Maddie McGuire

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Propane facility, vote no!

'Stephanie A Woods' via CDD <cdd@cityofwatsonville.org> Mon, Jul 13, 2020 at 9:52 PM
Reply-To: Stephanie A Woods <swoodsies@icloud.com>
To: suzi.merriam@cityofwatsonville.org, cdd@cityofwatsonville.org

Hello,

I am a local resident of Monterey County and grew up in this area. I am very concerned to hear that a propane facility is proposed to be built in Watsonville. The potential for leaks that could harm the environment are great and we need to protect our fragile ecosystems in the Monterey Bay that support the lives and livelihoods of the people who live here. Also, the plant would be within the 100 year flood plain, and with extreme climate events becoming more regular in occurrence, there is an even greater risk of potential contamination of our already precious and dwindling water supply. This plant would continue our dependence on fossil fuels which is not in line with the goals and interests of the people who live here. I urge you to listen to the people and protect the precious resources we have from further degradation.

In trust,
Stephanie Woods

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Propane Facility near Watsonville Slough

1 message

'isiah_castro89@yahoo.com' via CDD <cdd@cityofwatsonville.org> Mon, Jul 13, 2020 at 10:00 PM
Reply-To: "isiah_castro89@yahoo.com" <isiah_castro89@yahoo.com>
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>, "suzi.merriam@cityofwatsonville.org" <suzi.merriam@cityofwatsonville.org>

To whom it may concern,

My name is Isiah Castro. I have been a resident of the city of Watsonville all my life and have thoroughly enjoyed the growth of our great city. Yet, growth without proper acknowledgement to what natural beauties this city has cannot be overlooked when thinking about building a propane facility so close to the Watsonville Slough.

Having visited the area of the slough near Ramsey park, I can attest to the power of nature that is there and the many types of animals that inhabit the area. Putting a propane facility on unsettled ground, which could very well cause severe damage to the ecosystem, is unwise and too nearsighted for a great city such as Watsonville.

This should not be something that should be permitted in the area. Think of the ecosystem that could be destroyed by this course of action
I hope that those in power think of more than just monetary gain and think about life as a whole.

Thank you for your time.

Isiah Castro

Sent from Yahoo Mail on Android

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Re: NO PROPANE FACILITY!

1 message

Joshua Martinez <joshuarincon0@gmail.com> Mon, Jul 13, 2020 at 10:13 PM
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>

On Mon, Jul 13, 2020 at 10:11 PM Joshua Martinez <joshuarincon0@gmail.com> wrote:

> Hello,
> Hope y'all are having a good day but I just want to say that I really believe y'all should reject the proposal of a new propane facility! It's hurting our environment and the United States already has lost over 90 percent of its sloughs and california is the star that has the most slough out of all the stew and this is just going to hurt our air, water, and ecosystems. This is going to affect us residents especially the ones that live here in Watsonville but I am speaking for myself and my parents who don't know how emails work and all this that we strongly oppose this proposal and about the propane facility, I get the it might help in some way but it's not going to be worth affecting all of us please take us in consideration!
> Sincerely,
> Joshua Martínez
> Nancy Martínez
> Miguel García

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Fwd: Deny Propane Facility in Watsonville Slough

1 message

Tarah Fyock <tarahfyock@gmail.com> Mon, Jul 13, 2020 at 11:04 PM
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>

---------- Forwarded message ---------
From: **Tarah Fyock** <tarahfyock@gmail.com>
Date: Mon, Jul 13, 2020 at 11:03 PM
Subject: Deny Propane Facility in Watsonville Slough
To: cdd@ciryofwatsonville.org <cdd@ciryofwatsonville.org>

To whom it may concern,

Please reconsider the application of the newly-proposed propane site on the Watsonville slough because of the dangers that this may bring. The future of the slough, including all of its organisms, depends on the decisions made today. If we accept this major propane site and in the future it fails and our water and animals are severely harmed, I do believe we will look back at this moment and wonder if we could have changed anything to prevent this from happening. Please don't let this happen.

Sincerely,
Tarah Fyock of Santa Cruz County

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Proposed Propane Project in Watsonville Slough

Magnolia Morris <magnolia.juliet@gmail.com> Mon, Jul 13, 2020 at 11:21 PM
To: cdd@cityofwatsonville.org, suzi.merriam@cityofwatsonville.org

Dear Watsonville Planning Commission,

I am a resident of Marina, and I am concern about the proposed Propane Project though Watsonville slough. It appears that environmental concerns are being pushed aside in order to commit to an action that is ultimately counterproductive to the city's Climate Action Plan.

It is irresponsible to put future generations of our community in a position to be cleaning up even more of an environmental mess than we are already facing. I urge you to complete and consider the results of a full environmental impact report.

Furthermore, I urge you to take this opportunity to seek renewable energy options to meet community needs. This is a time for thinking of the future, and not just immediate energy needs.

Sincerely,
Magnolia

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Propane facility

Lexiii Rodriguez <alexiarodriguezk@gmail.com> Tue, Jul 14, 2020 at 12:23 AM
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>

Hello ,my name is Alexia and I am a resident of Watsonville and I am twenty years old. It has come to my understanding that today July 14th the planning commission will vote on allowing a Propane Facility to be built on our slough. As I write this email I ask that the future of our environment and ecosystem is kept in mind, along with the safety of our community and future generations to come. The propane facility will bring a number of potential problems if built, for one it is not in line with the city's climate action plan that's seeks to reduce the use of fossil fuels. It will also disrupt our beautiful sloughs ecosystem. It is in my opinion as a resident that this plan be declined as I would love to share our slough with my future children and grandchildren without the fear that this facility may impact our groundwater as well. It is to my knowledge that the site will be built on a flood plain which will increase the likelihood for toxic environmental disasters. I know that as a community we residents care about our City and I hope that you all do to and with this brief email I hope that my concern is taken in with consideration for our community.

Thank you,
Alexia R.

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Proposal threatening Watsonville slough

'Liz Atilano' via CDD <cdd@cityofwatsonville.org> Tue, Jul 14, 2020 at 12:29 AM
Reply-To: Liz Atilano <e.atilano@ymail.com>
To: Ari Parker <ari.parker@cityofwatsonville.org>, Rebecca Garcia <rebecca.garcia@cityofwatsonville.org>, "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>, "suzi.merriam@cityofwatsonville.org" <suzi.merriam@cityofwatsonville.org>

Hello,

I urge you to deny the application to the proposal you are set to meet about on Tuesday. I also have some questions, I ask you please take the time to respond to the community.

Why is the proposal set to be allowed as "common sense exemption" despite countless environmental threats?

Do you support the City's Climate Action Plan?

Is Watsonville prepared to handle potential toxic environmental disasters?

Is Watsonville prepared to handle groundwater contamination that could threaten drinking water and fragile ecosystems?

This project shouldn't be fast tracked. We need a Environmental Impact Assessment. We need to put our community's health, safety & well being front and center.

Thank you for your time.

Elizabeth
District 7

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] No Propane Facilities in My Home

Autumn Ricketts <autumn.ricketts14@gmail.com> Tue, Jul 14, 2020 at 7:14 AM
To: cdd@cityofwatsonville.org

Hello,

My name is Autumn Ricketts. I am 19 years old, born and raised in Watsonville. For as long as I can remember, I have lived in houses bordering the sloughs.

I have countless memories of the sloughs throughout my childhood, all of them fond. This has always been my backyard and my home. I remember staring wide eyed through my window at a fox leading her kits through my backyard. I remember a grouchy old owl, his feathers always in disarray whenever I caught a glimpse of him, that would hoot during the day instead of at night. In the mornings, a hummingbird would tap on the glass of my bedroom window. I always felt like she was saying hi.

Even today, the slough is my safe space. Whenever I go outside to answer a phone call, I always get asked, “What is all that noise? Are you at a zoo?” The birds sing beautifully throughout the day. Our native tree frogs lull me to sleep at night with their song. When I need a moment to myself, I head to the trails along Struve slough.

I remember watching a Bill Nye episode about wetlands in my 5th grade science class. In one demonstration, he showed how wetlands like our sloughs actually clean the water that passes through them. Our sloughs are a place of life, healing, and cleansing. Allowing a propane facility only a few hundred of feet from such an important part of our community would be nothing other than a mistake.

Growing up near the sloughs has affected me in so many ways. I have grown to be passionate and protective of the native flora and fauna of my town. As people who live near, and benefit from the proximity to our little slice of nature, it is our duty to protect it as fiercely as we can. We should not allow such a beautiful place, that inspires passion in the children that grow up around it, to come to harm.

Best regards,

Autumn Ricketts

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Please read at today's public hearing RE: Item C (950 W. Beach St)

Gail McNulty <gail.mcnulty@gmail.com> Tue, Jul 14, 2020 at 8:58 AM
To: Justin.meek@cityofwatsonville.org, cdd@cityofwatsonville.org

Dear Planning Commissioners,

I am not a Watsonville resident but my heart goes out to families who live near this proposed project, people who work in the vicinity, families who take shelter while grieving a child experiencing cancer at Jacob's Heart just down the street, and others who may be forced to live with a new danger if this project goes forward.

Please consider postponing your vote on this project and taking more time to engage people in a community process to see how people feel about this plan now — as we all work to envision a transformed future beyond COVID-19.

So much has changed since this project was first proposed...

- We are all becoming more aware of the narrowing window of opportunity to prevent the worst impacts of the escalating climate crisis by ending our dependence on fossil fuels and other harmful systems.
- We're beginning to understand what it means to be witnessing the 6th mass extinction and why this is happening. According to the UN, "Nature is declining globally at rates unprecedented in human history."
- The global pandemic which has taken a disproportionate toll on low income communities of color is highlighting how environmental racism leaves communities vulnerable. According to a July 2 Patch.com story, "Watsonville has more than double the cases that Santa Cruz has, even though census estimates indicate about 10,000 more people live in Santa Cruz." Why are Watsonville residents experiencing a disproportionately high impact of COVID-19?

Around the world, the pandemic along with the resulting societal trauma and economic decline are being referred to as "the global pause". A window of opportunity to rethink how and why all of this is happening and carefully consider how we might emerge from this experience in a way that might regenerate our amazing planet in time to allow our children and future generations to thrive.

Please take advantage of this "global pause" to reconsider how 950 W. Beach Street might be developed in a way that will bring the most good and the least harm to the people who live, work, and play in this area.

Thank you,

Gail McNulty
Mother and climate activist
Gail McNulty
831.425.3580 (Home)
571.283.9567 (Cell)

"You have to act as if it were possible to radically transform the world. And you have to do it all the time."—**ANGELA DAVIS**



Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Protect the Slough and it’s endangered animals!

1 message

Marisa Ortiz <marisaortiz29@gmail.com> Tue, Jul 14, 2020 at 9:41 AM
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>

Hello, my name is Marisa and I am a resident of Watsonville. It is CRITICAL that we save endangered wildlife and preserve their habitats. Please deny the application to build a plant in the slough! We need to protect our environment and it’s inhabitants!

Thank you.



Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Propane facility

samy sullivan <saga831sullivan@gmail.com> Tue, Jul 14, 2020 at 9:49 AM
To: cdd@cityofwatsonville.org

Please DENY the admittance of a new propane facility built on, near, or around our BEAUTIFUL SLOUGH here in watsonville. I IMPLORE YOU to do the RIGHT THING!!!!

Thank you.

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

Fwd: Online Form Submittal: Contact the Boards and Commissions

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Tue, Jul 14, 2020 at 10:24 AM
To: Suzi Merriam <suzi.merriam@cityofwatsonville.org>, Justin Meek <justin.meek@cityofwatsonville.org>, Elena Ortiz <elena.ortiz@cityofwatsonville.org>

Re: 950 W. Beach St.

---------- Forwarded message ---------
From: <noreply@civicplus.com>
Date: Mon, Jul 13, 2020 at 9:39 PM
Subject: Online Form Submittal: Contact the Boards and Commissions
To: <deborah.muniz@cityofwatsonville.org>

Contact the Boards and Commissions

Who Would You Like to Contact?	Planning Commission

Your Contact Information

First Name	Maria
Last Name	Heredia
Email Address	xochisol@yahoo.com
Subject	Agenda Item 5.C
Message	Dear Esteemed Planning Commissioner, This is in reference to Item 5C of Agenda for July 14, 2020. I am a member of the Sea View Ranch Neighborhood Association. I only became aware of Agenda item 5C because a friend from out of town saw this on your agenda with Planning Staff recommending approval without an EIR, and a "common sense" exemption from CEQA. I am a longtime Watsonville resident, PVUSD parent, active community member, essential employee and busy keeping people afloat during this global Covid 19 pandemic. I have less time to spare to become aware of the many proposed agenda items coming before you to the Planning Commission or to the City of Watsonville for consideration and vote. I am very incredulous that planning staff are asking you to approve this item without a full EIR requirement and a CEQA "common sense" exemption. My read is they are asking you to rubber stamp this agenda item. However residents in the local area and the greater Watsonville area urge you to vote NO to a Special Use Permit for agenda item 5C. The only environmental review done is through referencing of an "environmental memo", and a reference of "common sense" CEQA exemption. Please consider the following reasons. (Sorry this is long, but important for you to consider.) 1. The Proposed Plant Is Subject To CEQA The proposal at issue is whether or not to approve the construction of a permanent 170,000 gallon propane storage facility. “It is state policy in California that ‘the long-term protection of the environment ... shall be the guiding criterion in public decisions.’" Davidon Homes v. City of San Jose, 54 Cal.

App. 4th 106, 112 (Cal. Ct. App. 1997) (quoting Cal. Pub. Resources Code § 21001, subd. (d)). "'With narrow exceptions, CEQA requires an EIR [environmental impact report] whenever a public agency proposes to approve or to carry out a project that may have a significant effect on the environment.'" Chung v. City of Monterey Park, 210 Cal. App. 4th 394, 401 (Cal. Ct. App. 2012) (quoting Laurel Heights Improvement Assn. v. Regents of University of California, 47 Cal.3d 376, 390-91 (1988)). Accordingly, CEQA clearly applies to the proposed project. 2. In addition, The Proposed Plant Is Not Exempt From CEQA Because There Is The Possibility That The Project Could Have A Significant Effect On The Environment

The proposal attempts to avoid environmental review by claiming that it is "common sense" that the CEQA does not apply to the proposed bulk propane facility because "there is no possibility that the project would have a significant effect on the environment." This claim fails because there is the possibility of a significant effect on the environment. "The required burden of a party challenging [the common sense] exemption is slight." Chung v. City of Monterey Park, 210 Cal. App. 4th 394, 400 (Cal. Ct. App. 2012). This slight burden is met here where there is evidence that the proposed project could have a significant effect on the environment. In fact, the factual record already establishes that the project could have a significant effect on the environment.

City staff relies on an Environmental Memorandum and Technical Memorandum dated June 4, 2020 (the "Environmental Memo") to find the project exempt from CEQA as common sense. Notably, the Environmental Memo does not list a single similar project in all of California that has been found to be exempt from CEQA. Nor does the Environmental Memo list any regulations or cases that support its assertion that it is common sense that CEQA does not apply to the approval and construction of a bulk propane facility. There is absolutely no factual record of any bulk propane projects in the entire state of California that have been found to have no significant environmental impacts, let alone no possibility of a significant environmental impact. Indeed, the only projects cited by the Environmental Memo are a storage facility in Schuyler County, New York and a refinery in Detroit Michigan. And it's not clear that those projects should be used as a basis of comparison for the current project because as the Environmental Memo concedes "[d]etailed specifications of project equipment are unknown as this time." Environmental Memo page 10 of 170. To rely on the calculations for out-of-state projects whose similarities to the current project are unknown would be arbitrary and capricious. The proposed project should be rejected because it could have a significant environmental impact. 3. To conclude, California Law And The Current Site Shows That Propane Plants Can Have A Significant Effect On The Environment

The common sense exception to CEQA only applies "[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." Davidon Homes, 54 Cal. App. 4th at 112 (emphasis added) (holding that the City of San Hose failed to comply with CEQA in determining that an ordinance was exempt from CEQA as common sense because it was not supported by the record). California law, however, has long recognized the significant effect that bulk propane facilities can

have on the environment. For example, in Communities for a Better Environment v. City of Richmond, 184 Cal. App. 4th 70 (Cal. Ct. App. 2010), the California Court of Appeal reviewed a full EIR for a proposed petroleum facility and found the environmental review lacking.

The Environmental Memo also notes that the proposed facility would be serviced by trains and trucks but fails to recognize the significant environmental effects that trains and trucks carrying propane can have. In fact, incredibly, the Environmental Memo does not even evaluate the possibility of a train derailment, truck or car crash, or other catastrophic event. Compare that to the extensive modeling and risk assessment done in evaluating the EIR for a proposed petroleum project in Rodeo Citizens Assn. v. County of Contra Costa, 22 Cal. App. 5th 214 (Cal. Ct. All. 2018). Here's how the EIR at issue in Rodeo Citizens Assn. describes the risks inherent in rail transport of propane:

Rail transport of [liquid propane gas], either propane or butane, entails risk. With an unregulated release, a liquid pool may rapidly form and a flammable vapor cloud may begin to spread over the surrounding area. If such a vapor cloud finds an ignition source, the cloud can flash back and even explode if a portion of the flammable gas is in a congested area. This may result in damage to persons and property within the vicinity of the vapor cloud. It is also possible for a sustained torch fire (caused by burning [liquid propane gas] released through a puncture in the tank car) to develop a torch fire emitting a radiant heat flux ... which could lead to injury or fatality depending on how close people are to the fire. In addition to the typical consequences of a hydrocarbon release, [liquid propane gas] in a closed vessel such as a tank car has the potential to undergo a BLEVE [boiling liquid expanding vapor explosion] if the vessel fails catastrophically.

Id. At 229. The proposed project would put the people and businesses of Watsonville at risk of injury or death (and significant environmental impacts!) and it should not be approved without an actual assessment of the real risks involved and whether those risks are worth it.

The application claims that it is common sense that a bulk propane facility would have no possibility of having a significant environmental impact yet the current site shows that this is incorrect. The June 25, 2020 Planning Commission Memorandum notes that the site previously held four fuel storage tanks and that those tanks eventually leaked, causing the site to be listed as a LUST Cleanup Site by the State Water Resources Board. Fossil fuel facilities often fail, leading to massive costs to the surrounding communities. One of the worst industrial disasters in history is the San Juanico disaster, where a liquid petroleum gas storage plant exploded, triggering fires that killed between 500 and 600 people and left as many as 7,000 others with severe burns. In 1989, faulty propane and butane facility leaked gas near a railroad in the Soviet Union, leading to an explosion that killed 575 people. In 2013, a Blue Rhino propane plant in Florida exploded, injuring eight workers. The list of propane facility disasters is long and tragic. It is the furthest thing from common sense to approve a massive propane facility adjacent to a railway in a floodplain in an area known for massive earthquakes without environmental review.

Unfortunately, even fossil fuel projects that avoid disaster can have significant negative environmental impacts. The Environmental Memo notes that propane combustion produces

	particulate matter, sulfur dioxides, nitrogen oxide, carbon monoxide, greenhouse gas, and methane, each of which can have devastating environmental impacts. Accordingly, even the best case scenario for the environment if this project is built is far from good. The proposed bulk propane plant should be denied. Thanks so much for your consideration. I will be viewing the meeting online. Sincerely, Maria Heredia.
File Upload	*Field not completed.*
Phone	831-
Address	
City	Watsonville
State	California - CA
Zip Code	95076

Staff Directory
View the Staff Directory for the City of Watsonville

Email not displaying correctly? View it in your browser.

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Fossil Fuel

Santiago Murillo <santiagomurillo21@gmail.com> Mon, Jul 13, 2020 at 5:21 PM
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>

Terrible thing what the city is proposing. Shame on you, we should be separating ourself from old customs and move forward to more renewable energy. Instead of a fossil fuel plant we should be investing solar panels or recharge stations around town. Please don't do this as we're dooming ourselves if it happens.

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Gas tanks

Melody <babica@att.net> Mon, Jul 13, 2020 at 6:06 PM
To: cdd@cityofwatsonville.org

We do not want large gas tanks on Beach St. They would be near our homes and are dangerous to us all in many ways. The FedEx building is bad enough, please stop degrading our neighborhood and our city.

Sent from my iPhone

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Environmental Action

Lillian Uribe Orozco <liuribe@csumb.edu> Tue, Jul 14, 2020 at 10:59 AM
To: cdd@cityofwatsonville.org

To whom this may concern:

I am voicing my opinion on the new Propane Facility on the Watsonville Slough.

We are fortunate enough to live in a city with sloughs all around us. Very few cities have sloughs. In 2014, I enrolled in the W.A.T.C.H program. I was taught about how precious sloughs. I feel very blessed to have this knowledge and to have had the opportunity to learn about my hometown's environment. Not many people can say the samething. Because of the sloughs, many tourists come to our city to see the hundreds of birds we attract. Students have the opportunity to study the animal life within and around the slough.

With that said, I believe the application should be DENIED. If this application goes through, we will be hurting ourselves. The water will likely be contaminated. Students will be at risk when studying at these sites. Tourists will take their money else where. Passing this application will be a very selfish act. Not only will the environment be at risk, but so will the people who live and visit our beautiful home.

Thank you for your time,

Lillian Uribe Orozco

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Propane Facility DENY

'Joey Rocha' via CDD <cdd@cityofwatsonville.org> Tue, Jul 14, 2020 at 11:31 AM
Reply-To: "joeyrocha77@yahoo.com" <joeyrocha77@yahoo.com>
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>

You need to deny the facility you guys are planning on proposing. Not only would it be bad for the environment but ESPECIALLY the slough,
DENY
I'll also be attending to deny it aswell

Sent from Yahoo Mail on Android



Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD]

Daisy Gomez <gomez1127.dg@gmail.com> Tue, Jul 14, 2020 at 11:31 AM
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>

DENY THE APPLICATION !!

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Propane Facility on Watsonville Slough

Elizabeth Cancino-Perez <ecancino-perez@ucmerced.edu> Tue, Jul 14, 2020 at 12:24 PM
To: "suzi.merriam@cityofwatsonville.org" <suzi.merriam@cityofwatsonville.org>, "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>

Hi,

My name Is Elizabeth Cancino and I have been a resident in this city for about 20 years. I emailing you in regards to the proposal of building a pollution fossil near the wetlands. This is threat to our environment and our community we live in. I am concerned about our health and the damage it will cause to our ecosystem. Please consider this while making the decision.

Best,

Elizabeth Cancino-Perez

University of California, Merced
Computer Science and Engineering B.S
ecancino-perez@ucmerced.edu
Pronouns: Her/She/Hers

Fwd: Online Form Submittal: Contact the Boards and Commissions

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Tue, Jul 14, 2020 at 12:35 PM
To: Elena Ortiz <elena.ortiz@cityofwatsonville.org>

Re: 950 W. Beach St.

---------- Forwarded message ---------
From: <noreply@civicplus.com>
Date: Tue, Jul 14, 2020 at 12:02 PM
Subject: Online Form Submittal: Contact the Boards and Commissions
To: <deborah.muniz@cityofwatsonville.org>

Contact the Boards and Commissions

Who Would You Like to Contact?	Planning Commission
Your Contact Information	
First Name	MANUEL
Last Name	BERSAMIN
Email Address	mbersami@hartnell.edu
Subject	Public Hearing to consider Special Use Permit with Design Review and Environmental Review (PP2019-18) to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property located at 950 W Beach Street (APN 018- 331-28; formerly APNs 018-331-05 and -06).
Message	Please vote to add a mandatory California Environmental Quality Act (CEQA) report for this project. There are always transients in this area and it IS POSSIBLE that a fire can occur. During my time on the Watsonville City Council there was a major fire near this area of a cold storage facility. We need the California Environmental Quality Act (CEQA) report to go over what are the potential dangers to the District 1 environment including the wetlands and wildlife if these propane tanks were to leak, be damaged or be set afire by human interaction. This project is occurring on Watsonville's Westside, and as a person raised on the westside and as the former city councilman for almost 9 years, I can testify that many projects occurred on the westside that did environmental damage to the area. From the PCBs in transformers that were once stored on Walker Street to pollution leaking into the sloughs, the Westside has had many injuries to the delicate environment of the wetlands before the city passed policies to restore the wetlands. This was a form of environmental racism that continued unabated for many years. Any project that is proposed for the wetlands should have a mandatory California Environmental Quality Act (CEQA) report done. The days of environmental racism anywhere in Watsonville should end. A California Environmental Quality Act (CEQA) report should be mandated here to protect the citizens

	of Watsonville, the inhabitants of District 1, the Watsonville Wetlands that we spent millions to reclaim, the wildlife that is now thriving (including the raccoons that raid my backyard) and to set a precedent for future city policies that involve development anywhere within the city limits. Please mandate a California Environmental Quality Act (CEQA) report for this and all projects!
File Upload	*Field not completed.*
Phone	831-
Address	
City	WATSONVILLE
State	CA
Zip Code	95076

Staff Directory
View the Staff Directory for the City of Watsonville

Email not displaying correctly? View it in your browser.

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Deborah Muniz, Executive Assistant
City of Watsonville/Community Development Dept.
250 Main St., Watsonville, CA 95076
Phone: 831-768-3079/ FAX: 831-728-6154
E-mail: deborah.muniz@cityofwatsonville.org
Due to COVID 19 Pandemic and the current "Shelter in Place" Order by the County Health Officer I am working remotely. Please contact me by email and I will respond within 48 hours.

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] propane proposal on the Watsonville slough

Beth Nelson <bethknitter@gmail.com> Tue, Jul 14, 2020 at 12:41 PM
To: cdd@cityofwatsonville.org, suzi.merriam@cityofwatsonville.org

I am writing as a concerned citizen of Watsonville. The slough is a remnant of the vast wetlands that were one in California. It purifies our water and provides critical habitat for many species in our unique coastal location. Please do not let this city be tarnished and our wetland polluted by allowing a propane facility to locate in our community. This is a dangerous industry to allow into our agricultural based community. All it takes is one accident to render the land here unusable for generations and put the people and wildlife here at risk. It is also very dangerous for our groundwater supply. This is a limited resource and this industry can put our entire community at risk of losing our supply of potable water.

Please do not approve this proposal.

Beth Nelson
634 Lincoln St
Watsonville, CA

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Propane facility by slough

The Maker Of Rub-a-dub <rub_a_dub@hotmail.com> Tue, Jul 14, 2020 at 12:44 PM
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>, "suzi.merriam@cityofwatsonville.org" <suzi.merriam@cityofwatsonville.org>

Please deny this application. The slough is very important to me. Bird watching and fishing. If anything were to happen, this facility will be 580 feet from the slough. The other thing is we are supposed to be cutting back on our fossil fuel dependency, this doesnt help that. I can not make it to the planning commission meeting so I hope this email is taken into consideration. I bought my home here 23 years ago, the wildlife at the slough is part of my life, please keep it safe. Money is not that important.

Damian Duron
322 Palm Ave Watsonville California
831

Sent from my Verizon, Samsung Galaxy smartphone

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Vote against the proposed propane facility on Watsonville slough

Isabella Yarme <isabellayarme@gmail.com> Tue, Jul 14, 2020 at 12:53 PM
To: cdd@cityofwatsonville.org

My name is Isabella Yarme and I am a resident of Santa Cruz, CA. I am emailing about the proposal for the propane facility on the Watsonville slough.

The proposed site for this project is located 580 feet from the Watsonville slough. This slough is a complex habitat and supports many (federal and state listed) threatened and endangered species.

The site is located in a 100-year floodplain, increasing the likelihood for toxic environmental disasters. There is a potential for spills and leaks causing groundwater contamination. The previous site contained leaking underground storage tanks (warranting EPA LUST cleanup). Groundwater contamination could threaten drinking water and the fragile ecosystem of the slough.
Because of the countless environmental threats, there is need for initial study and thorough environmental review.

This proposal is NOT in line with the city's Climate Action Plan that seeks to reduce and eliminate dependence on fossil fuels.
I urge you to consider the dangers of this operation, the health of the community, and the health of the environment. Please vote against the implementation of this facility.

Thank you,
Isabella

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] New Propane Facility

Benjamin Rivero <benjaminrivero@berkeley.edu> Tue, Jul 14, 2020 at 12:55 PM
To: cdd@cityofwatsonville.org, suzi.merriam@cityofwatsonville.org

To whom it may concern,

I wanted to write this email to voice my disapproval of the new Propane facility that may potentially threaten our cities health. It would be horrendous to see this new project contaminate our groundwater which will lead to even worse consequences like affect our fragile local eco systems and our communities drinking water. It's always important to put our communities health, wether it be the ecosystem or people, first.

Kind Regards,
Benjamin Rivero

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] About the Facility in the Slough....

Selina Vargas <vargasselina@gmail.com> Tue, Jul 14, 2020 at 1:05 PM
To: cdd@cityofwatsonville.org, suzi.merrium@cityofwatsonville.org, cityclerk@cityofwatsonville.org

To the City of Watsonville Planning Commision & to whom it may concern,

Hi there ! My name is Selina Vargas. I am a professional dog walker in Watsonville as well as dog owner to my Golden Retriever, Ziggy & German Shepard mix, Kaia. I have lived here for over 15 years. I take many of my four legged clients as well as my own dogs through the trails in Watsonville Slough where the facility is going to be built. The proposed propane facility will make me have second thoughts about using these trails. Not only will it be an eyesore, but I am also concerned with the health of the wildlife and environment surrounding the proposed facility.

I worry about the destruction of wildlife. Ziggy, Kaia, and I use the many benches along the trails to observe the birds. I didn't realize some of these same birds were on endangered species lists. 90% of wetlands in California have been destroyed according to the City of Watsonville webpage. The proposed propane facility is bound to stress the environment in which it is placed. I ask myself and the planning commission why we are exasperating circumstances for creatures that are already struggling. By creatures, I mean not only the various endangered species but ourselves as well.

The proposed propane facility is not in-line with the City of Watsonville's objective to create a greener planet. The facility is bound to impact the quality of life for its neighbors. Likely unintended waste will seep into our environment regardless of how careful we may be, thus contaminating water and air in its surrounding areas. As a dog walker, I don't tend to visit Pinto Lake as often due to the contamination of its waterways as recent as 2014. I don't want to lose another great city attraction to city negligence. I urge the City Planning Commission to deny the proposed application for this facility. The proposed facility will foster a dependence on fossil fuels, opposite of our intended direction forward as a community for a better earth. We need to take care of what we have now so we don't spend millions on restoration and conservation later.

Thank you for your time & consideration,
Selina Vargas

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Watsonville Slough Defense

Mario Magana <lemonadearizonas@gmail.com> Tue, Jul 14, 2020 at 1:50 PM
To: cdd@cityofwatsonville.org, suzi.merriam@cityofwatsonville.org

To whom this defense is recieved,
Good afternoon and blessings. My name is Mario Magaña, a young advocate for environmental & wildlife protections. This text is being written in opposition of the proposed action in Watsonville for any construction near the sensitive habitats and ecology of the aforementioned Slough. The proposal abolishes the city's Climate Action Plan, would encourage the consumption & usage of fossil fuels (which should be reduced) and makes space for potential contamination directly in the sensitive habitats we should be taking greater care of! Thank you for your time, and for allowing me and my allies a chance to be heard.

Best regards,
Mario D. Magaña

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] RE: Watsonville Slough Propane Facility

e felix <erlindafelix1997@gmail.com> Tue, Jul 14, 2020 at 1:52 PM
To: cdd@cityofwatsonville.org, suzi.merriam@cityofwatsonville.org

My name is Erlinda Felix, and I am a resident of Watsonville. I am writing to demand that the Community Development Department deny the application of any propane facilities in close proximity to our wetlands. It is an outrage to know that a facility like such will be so close to a floodplain, allowing for a disruption to the daily lives of our local and endangered wildlife. I wholeheartedly align myself with Watsonville's Climate Action Plan and I believe that it is our duty as a community to become more environmentally friendly; however, it is also our duty to not disrupt the ecosystems we coexist with. That includes not building infrastructures that will drive them away.

The Watsonville wetlands are home to more than twenty wildlife species that are in danger of extinction and over two hundred more that depend on their preservation as a means for their survival. Fast-tracking a proposal on a "Common Sense Exemption" is lazy and irresponsible, and the residents of Watsonville demand more from their leaders. Once more, I urge you to see reason and deny any application for a propane facility.

Thank you for your time,

Erlinda Felix
46 Magnolia Dr, Watsonville CA
erlindafelix1997@gmail.com

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

Fwd: Online Form Submittal: Contact the Boards and Commissions

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Tue, Jul 14, 2020 at 2:02 PM
To: Elena Ortiz <elena.ortiz@cityofwatsonville.org>

Re; 950 W. Beach St.

---------- Forwarded message ---------
From: <noreply@civicplus.com>
Date: Tue, Jul 14, 2020 at 1:16 PM
Subject: Online Form Submittal: Contact the Boards and Commissions
To: <deborah.muniz@cityofwatsonville.org>

Contact the Boards and Commissions

Who Would You Like to Contact?	Planning Commission

Your Contact Information

First Name	Sarah-Hope
Last Name	Parmeter
Email Address	shparmet@ucsc.edu
Subject	Industrial Propane Plant
Message	I am writing to object to the fast-tracking of an industrial propane plant on West Beach Street. A project of this type needs a full environmental impact report and significant additional community input. As a Watsonville resident, I treasure my town, its diversity, and its resources. I do not want the safety of any of us—people, pets, wildlife—put at risk by a plant storing propane.
File Upload	*Field not completed.*
Phone	*Field not completed.*
Address	
City	Watsonville
State	CA
Zip Code	95076-3637

Staff Directory
View the Staff Directory for the City of Watsonville

Email not displaying correctly? View it in your browser.

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Propane Facility Concerns

Cristian Rameno <ramenocristian@gmail.com> Tue, Jul 14, 2020 at 1:22 PM
To: cdd@cityofwatsonville.org

To whom may be reading this,

My name is Cristian Rameno, I am a proud 20 year old citizen of The city of Watsonville, was raised and born here and look forward to my own families future. When I attended Watsonville High School I took an environmental course offered by the local Monterey Bay Aquarium. In this **Highschool leveled course** I learned that only 5% of freshwater in the world is left and Watsonville is lucky to be a part of the 5%(Freshwater Resource). Watsonville Sloughs **should be protected at all costs!** In 2015 Watsonville city council approved the climate action plan that is supposed to reduce carbon emission level in our city. High levels are dangerous for **OUR** community. To locate a Propane facility center near a reserve that our city should protect is illogical and frankly irrational. 580 feet might not seem a lot to a person but we must not forget that animals inhibit the slough, and water is an element that can be tainted and contaminated. In these remaining years of our planets our decisions matter. I would encourage you to take a look at The City Of Watsonville's own webpage on our wetlands and I ask you to empathize with our planet for the future decision on the propane facility.

Thank you,

Cristian Rameno

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

Fwd: Proposal threatens our sloughs and future

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Tue, Jul 14, 2020 at 2:03 PM
To: Elena Ortiz <elena.ortiz@cityofwatsonville.org>

---------- Forwarded message ---------
From: **Suzi Merriam** <suzi.merriam@cityofwatsonville.org>
Date: Tue, Jul 14, 2020 at 12:19 PM
Subject: Fwd: Proposal threatens our sloughs and future
To: Deborah Muniz <deborah.muniz@cityofwatsonville.org>, Justin Meek <justin.meek@cityofwatsonville.org>, Alan Smith <alan.smith@cityofwatsonville.org>

---------- Forwarded message ---------
From: **Valeria Montion** <v.montion1000@gmail.com>
Date: Tue, Jul 14, 2020 at 12:05 PM
Subject: Proposal threatens our sloughs and future
To: suzi.merriam@cityofwatsonville.org <suzi.merriam@cityofwatsonville.org>

I am OPPOSING the proposal to build another polluting fossil fuel site in Watsonville , we are home to many wonderful and endangered species . Environmental damage is huge risk that many of us are NOT willing to take . We love our unique sloughs and do not want groundwater contamination ! I am a resident here in Watsonville and have been for the past 15 years .

--



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Deborah Muniz, Executive Assistant
City of Watsonville/Community Development Dept.
250 Main St., Watsonville, CA 95076
Phone: 831-768-3079/ FAX: 831-728-6154
E-mail: deborah.muniz@cityofwatsonville.org
Due to COVID 19 Pandemic and the current "Shelter in Place" Order by the County Health Officer I am working remotely. Please contact me by email and I will respond within 48 hours.

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

Fwd:

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Tue, Jul 14, 2020 at 2:03 PM
To: Elena Ortiz <elena.ortiz@cityofwatsonville.org>

---------- Forwarded message ---------
From: **Suzi Merriam** <suzi.merriam@cityofwatsonville.org>
Date: Tue, Jul 14, 2020 at 11:37 AM
Subject: Fwd:
To: Deborah Muniz <deborah.muniz@cityofwatsonville.org>, Alan Smith <alan.smith@cityofwatsonville.org>

---------- Forwarded message ---------
From: **Daisy Gomez** <gomez1127.dg@gmail.com>
Date: Tue, Jul 14, 2020 at 11:34 AM
Subject:
To: suzi.merriam@cityofwatsonville.org <suzi.merriam@cityofwatsonville.org>

Pleassseeeee deny the application!!! Save the slough.

--

Suzi Merriam
Community Development Department Director
831.768.3050
250 Main Street
Watsonville CA, 95076

--

Deborah Muniz, Executive Assistant
City of Watsonville/Community Development Dept.
250 Main St., Watsonville, CA 95076
Phone: 831-768-3079/ FAX: 831-728-6154
E-mail: deborah.muniz@cityofwatsonville.org

Due to COVID 19 Pandemic and the current "Shelter in Place" Order by the County Health Officer I am working remotely. Please contact me by email and I will respond within 48 hours.

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] New eComment for Planning Commission on 2020-07-14 6:00 PM - **Remote Teleconference Meeting**

noreply@granicusideas.com <noreply@granicusideas.com> Tue, Jul 14, 2020 at 12:53 PM
To: cdd@cityofwatsonville.org

SpeakUp

New eComment for Planning Commission on 2020-07-14 6:00 PM - **Remote Teleconference Meeting**

Leslie Lazo submitted a new eComment.

Meeting: Planning Commission on 2020-07-14 6:00 PM - **Remote Teleconference Meeting**

Item: C. 20-446 AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-18) TO ALLOW THE ESTABLISHMENT OF A PROPANE STORAGE AND TRANSFER FACILITY (AKA BULK PROPANE PLANT) ON A 0.7± ACRE PROPERTY LOCATED AT 950 WEST BEACH STREET, WATSONVILLE, CALIFORNIA (APNS 018-331-28; FORMERLY APNS 018-331-05 & -06), FILED BY DAVID DAUPHIN WITH C2G, APPLICANT, ON BEHALF OF RICHARD KOJAK WITH MOUNTAIN PROPANE SERVICE, PROPERTY OWNER

eComment: Hi, I am speaking in opposition to the building of the new Propane Facility. I think it is disgusting how you are even considering this, especially when knowing the potential damages it poses towards Elkhorn Slough and the surrounding wildlife. The facility will poison Elkhorn Slough, it is nearly impossible for all the chemicals to remain contained, especially at such close proximity to the slough. It will be like begging for an environmental disaster to occur. The fact that an Initial Study and Environmental Review was dismissed because its a “common sense exemption” is BS. Let’s be honest, the only benefit of this propane facility is that your pockets will be filled and the citizens of Watsonville along with the environment will get screwed over. This facility would hold Watsonville back in the fight against fossil fuels, what’s the point in banning plastic bags and straws if you’ll just bring the fossil fuels to us? Empty actions will do nothing. I care deeply about Watsonville, which is why I sincerely ask you all to consider to consequences and vote against the construction of the propane facility.

View and Analyze eComments

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Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] New eComment for Planning Commission on 2020-07-14 6:00 PM - **Remote Teleconference Meeting**

noreply@granicusideas.com <noreply@granicusideas.com> Tue, Jul 14, 2020 at 2:24 PM
To: cdd@cityofwatsonville.org

SpeakUp

New eComment for Planning Commission on 2020-07-14 6:00 PM - **Remote Teleconference Meeting**

Ella Arnerich submitted a new eComment.

Meeting: Planning Commission on 2020-07-14 6:00 PM - **Remote Teleconference Meeting**

Item: C. 20-446 AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-18) TO ALLOW THE ESTABLISHMENT OF A PROPANE STORAGE AND TRANSFER FACILITY (AKA BULK PROPANE PLANT) ON A 0.7± ACRE PROPERTY LOCATED AT 950 WEST BEACH STREET, WATSONVILLE, CALIFORNIA (APNS 018-331-28; FORMERLY APNS 018-331-05 & -06), FILED BY DAVID DAUPHIN WITH C2G, APPLICANT, ON BEHALF OF RICHARD KOJAK WITH MOUNTAIN PROPANE SERVICE, PROPERTY OWNER

eComment: Planning Commission, As a 5th generation member of the Watsonville community and an employee in Watsonville, I ask that you consider the environmental impacts of the construction of this facility. The site's close proximity to the slough and the beautiful wildlife in the area should be a major concern of our city. Please consider the long-term impacts of building this propane facility. Listen to the citizens of Watsonville who are begging for our city to move away from fossil fuels and towards clean energy. It is your responsibility to protect the humans and wildlife who call Watsonville home. Thank you for bring on the right side of history and listening to the people over profit.

View and Analyze eComments

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Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] New eComment for Planning Commission on 2020-07-14 6:00 PM - **Remote Teleconference Meeting**

noreply@granicusideas.com <noreply@granicusideas.com> Tue, Jul 14, 2020 at 12:53 PM
To: cdd@cityofwatsonville.org

SpeakUp

New eComment for Planning Commission on 2020-07-14 6:00 PM - **Remote Teleconference Meeting**

Leslie Lazo submitted a new eComment.

Meeting: Planning Commission on 2020-07-14 6:00 PM - **Remote Teleconference Meeting**

Item: C. 20-446 AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-18) TO ALLOW THE ESTABLISHMENT OF A PROPANE STORAGE AND TRANSFER FACILITY (AKA BULK PROPANE PLANT) ON A 0.7± ACRE PROPERTY LOCATED AT 950 WEST BEACH STREET, WATSONVILLE, CALIFORNIA (APNS 018-331-28; FORMERLY APNS 018-331-05 & -06), FILED BY DAVID DAUPHIN WITH C2G, APPLICANT, ON BEHALF OF RICHARD KOJAK WITH MOUNTAIN PROPANE SERVICE, PROPERTY OWNER

eComment: Hi, I am speaking in opposition to the building of the new Propane Facility. I think it is disgusting how you are even considering this, especially when knowing the potential damages it poses towards Elkhorn Slough and the surrounding wildlife. The facility will poison Elkhorn Slough, it is nearly impossible for all the chemicals to remain contained, especially at such close proximity to the slough. It will be like begging for an environmental disaster to occur. The fact that an Initial Study and Environmental Review was dismissed because its a “common sense exemption” is BS. Let’s be honest, the only benefit of this propane facility is that your pockets will be filled and the citizens of Watsonville along with the environment will get screwed over. This facility would hold Watsonville back in the fight against fossil fuels, what’s the point in banning plastic bags and straws if you’ll just bring the fossil fuels to us? Empty actions will do nothing. I care deeply about Watsonville, which is why I sincerely ask you all to consider to consequences and vote against the construction of the propane facility.

View and Analyze eComments

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Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Proposed propane facility in Watsonville slough

Leonardo Martinez <leom00535@gmail.com> Tue, Jul 14, 2020 at 2:38 PM
To: cdd@cityofwatsonville.org, suzi.miriam@cityofwatsonville.org

Greatings,

I have recently become aware that the city council will vote on the approval for the construction of a propane facility in the Watsonville slough area.

I disapprove of this proposal as it may damage the ecosystem that surrounds Watsonville and harm endangered species of animals that reside in the slough areas. I also disapprove as the city council was very hesitant on approving the Pajaro Valley High School football field and track. To me it is very clear that the profit and city interest is a very big influence on these votes.

The city council didn't want allow the constitution of the PVHS field as it may harm endangered species and disrupt their peaceful lives in the slough with loud cheers from the games. They delayed the construction for many years and even tried to stop it due to the complaint of the Watsonville Airport, who I believe an influence in the city council. However they are now going to vote on a facility that will harm animals and plants in worse ways than a football field could. In this case there is no major figures arguing or complaining against this propane facility.

I urge the city council to vote against it as the facility can also harm air quality and contaminate the groundwater that we use. The cost of future consequences may cost more to repair than to prevent the facility.

Thank you,
Leonardo Martinez

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Fwd: Proposed Propane Storage Facility

City Council <citycouncil@cityofwatsonville.org> Tue, Jul 14, 2020 at 2:46 PM
To: CDD <cdd@cityofwatsonville.org>

---------- Forwarded message ---------
From: **Chris Basiletti** <cbasiletti@gmail.com>
Date: Mon, Jul 13, 2020 at 6:28 PM
Subject: Proposed Propane Storage Facility
To: <citycouncil@cityofwatsonville.org>, <cityclerk@cityofwatsonville.org>

Dear City Council Members,

I am expressing my concern about the siting of a Propane storage facility in Watsonville. At the very least there should be a thorough EIR before even considering approving this project. The proposed site is near many homes and schools.

Thank you for you service to our community.

Sincerely,

Chris Basiletti
Watsonville, CA

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Fwd: No propane storage

City Council <citycouncil@cityofwatsonville.org> Tue, Jul 14, 2020 at 2:46 PM
To: CDD <cdd@cityofwatsonville.org>

---------- Forwarded message ---------
From: **Mariel Halupa** <cayucos48@gmail.com>
Date: Mon, Jul 13, 2020 at 9:49 PM
Subject: No propane storage
To: <citycouncil@cityofwatsonville.org>

Block the city from propane storage especially since no CEQUA has been done. Other Bay Area cities said NO.
Don't let this happen.
Mariel Halupa
District 7
Please read message on Nextdoor Site.
Explanation is spot on.

Sent from my iPhone
Mariel Halupa

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Fwd: Propane gas in Watsonville

City Council <citycouncil@cityofwatsonville.org> Tue, Jul 14, 2020 at 2:46 PM
To: CDD <cdd@cityofwatsonville.org>

---------- Forwarded message ---------
From: **Yesenia Molina** <imix.ym@gmail.com>
Date: Tue, Jul 14, 2020 at 9:07 AM
Subject: Propane gas in Watsonville
To: <citycouncil@cityofwatsonville.org>, <cityclerk@cityofwatsonville.org>

It is a historical fact that marginalized communities of color consistently and systematically live in less healthy areas. By allowing this propane gas facility to be built in Watsonville you are putting my community at risk. what would we do if there was a gas leak and we didn't know, how would you feel if there was a large fire in Watsonville due to this gas leak? Please choose to never feel worried about our town due to building this propane gas facility. Choose our community, choose Watsonville, deny the propane gas facility.

Thank you

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Fwd: Propane Project Proposal - We need a complete environmental impact assessment

City Council <citycouncil@cityofwatsonville.org> Tue, Jul 14, 2020 at 2:46 PM
To: CDD <cdd@cityofwatsonville.org>

---------- Forwarded message ---------
From: **consuelo@baymoon.com** <consuelo@baymoon.com>
Date: Tue, Jul 14, 2020 at 9:38 AM
Subject: Propane Project Proposal - We need a complete environmental impact assessment
To: <citycouncil@cityofwatsonville.org>, <cityclerk@cityofwatsonville.org>

Dear Planning Commission,

My name is Consuelo Alba-Speyer. My husband John Speyer and I have been a residents of Watsonville for over 20 years. We live and work in downtown, District 5.

We are co-founders of the Watsonville Film Festival and have been active in numerous cultural, educational and environmental causes for two decades. We love this community and do our part to contribute to its well being and vibrancy.

This weekend we learned that there is a proposal to build an industrial propane gas facility in town, that City staff is recommending to approve, that is it's exempt from environmental review under the California Environmental Quality Act.

We are very concerned about this project and disagree with the rationale that a tank / facility storing 50,000 gallons of a toxic, explosive gas is exempt from a complete environmental impact assessment.

It's no OK that the community was not informed about this proposal beforehand to provide input, and now the City just wants to move forward and approve it! We believe this not in the best interest of the residents.

We should be considering green energy alternatives, instead of installing a huge deposit for fossil fuels. It's dangerously close to the sloughs.

We urge you to vote for a complete environmental impact assessment before moving forward with this project.

Sincerely,
Consuelo Alba-Speyer
John Speyer

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] NO PROPANE FACILITY IN OUR SLOUGH

Sabrina Foraker <sabrina.foraker@gmail.com> Tue, Jul 14, 2020 at 2:50 PM
To: cdd@cityofwatsonville.org, suzi.merriam@cityofwatsonville.org

Do not risk our lives and our ecosystems for profits and greed. Our town does not need this! We also don't need three McDonalds and no speed bumps where people walk and get killed by our towns reckless selfish drivers. Focus on fixing what is here before cramming new 'facilities' to the water line and harming everything around. Haven't we built enough onto our wetlands? I am a native Watsonville resident and am saddened by how this town has changed. Keep Watsonville original!!! Don't make us just another gentrified town forgotten by newer generations. I hope you have read up to this point. I doubted anyone would.

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Propane Facility on the Watsonville Slough

Natasha Dadlani <ndadlani17@gmail.com> Tue, Jul 14, 2020 at 3:09 PM
To: cdd@cityofwatsonville.org, suzi.merriam@cityofwatsonville.org

Hi,

I'm a resident of Santa Cruz and have many friends that live and work in Watsonville. I'm writing to ask you to deny the proposal to build the propane facility.

This is your community too and you should be working to protect it at all costs.

Thank you,
Natasha Dadlani

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] New propane facility!

Jasmine Zamora <jasmine_zamora@pvusd.net> Tue, Jul 14, 2020 at 3:10 PM
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>, "suzi.merriam@cityofwatsonville.org" <suzi.merriam@cityofwatsonville.org>

Dear city of watsonville, please make a through consideration of the tremendous decisions you have ahead of yourself. A decision that not only affects the current population of watsonville but many generations to come!
Proper testing must be done before you even consider this! It will be placed next to a very much alive ecosystem.
Also remember the city out in place a climate action plan to reduce the dependence on fossil fuels and by putting a major propane company in Watsonville will not be align with such plan! Please make sure you consider all possibilities!

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Watsonville Environmental Issue

Yocelyn Gonzalez Flores <jocegonzalez831@gmail.com> Tue, Jul 14, 2020 at 3:16 PM
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>

Hello,

Good afternoon my name is Yocelyn Gonzalez. I am a resident of the city of Watsonville. I am contacting you today because of the recent proposal to build a fossil fuel site in Watsonville and from what I've heard it will be located near the wetlands. This shouldn't be allowed to happen! I want you to consider the following: The wetlands are an important and essential part of our community. As a recent graduate from the Watsonville Wetlands Watch program, I've learned that the wetlands are much more than a scenery view. This ecosystem provides a home for many different species of animals, aid in the prevention of floods, and filtration of water. As an educator for the youth, our backyard is the wetlands. When it comes to teaching about environmental issues, maintaining our environment healthy and clean, the wetlands are crucial. It's what makes Watsonville special and stand out. Let us not forget this city is agriculture based and members of our community both rely on it's fruits and are an essential factor in their growth/production. If this proposal were to be set in motion, our community will soon see the consequences. The safety of our residents would be in jeopardy as a result of the contamination within the air and water. Needless to say, our leaders already aren't implementing the changes to save our planet. Instead making the situation worse! The building of the fossil fuel plant would increase global warming, pollution in our atmosphere, and lead to the advancement of the irreversible damage to the planet we call home. Our community's health would see an increase in respiratory and heart diseases which would only lead to more hospital bills, among other expenses, for an already impoverished community. The majority of our residents of Watsonville can be identified as low-income hardworking people who would suffer from the incompetent actions of those who are greedy and craving money. The health of the people and the environment should be the priority. Not the building of a new Propane facility in the Watsonville Slough. I hope you take this into account when making your decision.Thank you for your time.

Sent from Mail for Windows 10

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Propane facility on watsonville slough

McKenna Maness <mckennarmaness@gmail.com> Tue, Jul 14, 2020 at 3:21 PM
To: cdd@cityofwatsonville.org, suzi.merriam@cityofwatsonville.org, cityclerk@cityofwatsonville.org

Hi,

I work in Watsonville with youth and families and it's important to me to speak up on their behalf when needed, so I'm emailing to say please deny the application for the propane facility to be allowed to locate on the Watsonville Slough.

Each day as I commute to work I admire the slough as I drive on Main st. It's a truly underrated piece of natural beauty in this community. Please give it the value it deserves by not allowing it without environmental review. It should not be designated as a common sense exemption, and all potential threats to the environment must be thoroughly analyzed. This proposal threatens the environment and endangered species, and the facility location thats being proposed is just too close for comfort to the slough.

Furthermore, the proposal is not in line with a vision for a greener Watsonville. In no way should the city support any measures that continue our dependence on fossil fuels at this time. It's just digging us into a deeper hole to keep utilizing these quick fixes and making choices for temporary financial gain that hurts the town in the long run. The site is also within a floodplain, which increases potential for catastrophe as climate change gets worse. We're going to see worse and worse draught statewide, and anything likely to threaten drinking water should not be approved. Spills and leaks, like what occurred at the previous site, would be a disaster for the people and the ecosystem in this town.

Please deny the propane facility application. This town deserves better than that.

best,
McKenna

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Propane Facility

Ella Cavlan <ellajcavlan@gmail.com> Tue, Jul 14, 2020 at 3:28 PM
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>, "suzi.merriam@cityofwatsonville.org" <suzi.merriam@cityofwatsonville.org>

Hello,

I am concerned about the new facility that is to be built on the Watsonville Slough. I know that action will be sought today and I am emailing you, asking for you to deny the application!

There are countless environmental threats and it threatens the slough itself. This proposal will continue our dependence on fossil fuels, the site is located in a 100-year floodplain that would increase the likelihood of toxic disasters, and there is potential for spills and leaks.

SAY NO TO THE PROPOSAL!

Thank you,
Ella Cavlan

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Propane Facility on Watsonville Slough

Scott MacWilliam <csmacwill4@gmail.com> Tue, Jul 14, 2020 at 3:31 PM
To: cdd@cityofwatsonville.org, suzi.merriam@cityofwatsonville.org

Dear Planning Commission,

I urge you to please conduct an Environmental Review and Impact Study before allowing the Propane facility to be constructed in close proximity to an intact wetland - a habitat type that has been widely decimated in the contiguous U.S.

There are federal and state listed threatened and endangered species in the slough that must be protected by law.

There is a high potential for groundwater contamination.

The previous site contained leaking underground storage tanks that warranted an EPA clean-up effort. Don't make the same mistake twice.

Sincerely,

Scott MacWilliam

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Watsonville Community Member Thoughts on Propane Facility

XOCHILT CHAVEZ-ORTIZ <xochav97@g.ucla.edu> Tue, Jul 14, 2020 at 3:33 PM
To: cdd@cityofwatsonville.org
Cc: suzi.merriam@cityofwatsonville.org

Hello,

My name is Xochilt Chavez and I am a current resident and community member of Watsonville. Today the Planning Commission will vote on allowing a massive new Propane Facility on the Watsonville Slough and I would like to express my concerns and reasons for my opposition to this proposal.

First and foremost, the Watsonville Slough is home to an abundance of wildlife and species, both threatened and endangered, in the Central Coast. I believe the new Propane Facility will affect the wildlife that tries to live peacefully in the slough, causing pollution to the water. This will not only create a major threat to the slough and all its wildlife inhabitants, but to the ocean and ocean wildlife as well. The Watsonville Slough, in fact, drains the rest of the neighboring sloughs and acts as a pump as it flows water from our wetlands into the ocean at Palm Beach. This proposed site will be located 580 feet away from the slough, which will potentially create spills and leaks causing groundwater contamination in neighboring areas that will eventually flow into the wetlands and ultimately the ocean. Not only will this threaten clean drinking water but the fragile ecosystems of the slough as well.

I do not believe the city is taking the slough's endangered/threatened wildlife and community wellness into consideration with this plan. As a resident, I do not approve of the way the city is handling this proposal, as it is set to be allowed as "Common Sense Exemption" despite the numerous environmental threats. Furthermore, this proposal is not in line with the City's Climate Action Plan which seeks to reduce and eliminate dependence on fossil fuels. As a city and community, we should strive for a better Watsonville that takes the environmental measures and plans seriously in order to create a cleaner environmental future for our town.

I am asking to please deny the application for this proposal. Not only will you protect the community but Watsonville Slough wildlife as well.

Thank you and best regards,

Xochilt Chavez

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] Opposition of new Propane Facility along Watsonville Slough

Zack Jot <zackj7878@gmail.com> Tue, Jul 14, 2020 at 3:54 PM
To: cdd@cityofwatsonville.org, suzi.merriam@cityofwatsonville.org

City of Watsonville,

I am emailing to demand that today, you deny the application for a new propane facility to be constructed along the Watsonville Slough. I oppose the construction of this facility as it threatens the environment of the slough and Watsonville as a whole, as well as the world in a more general sense. Specifically, a propane facility would threaten endangered species living in the adjacent slough. The site is also located in a floodplain, which means the facility would be primed to cause toxic environmental disasters such as contaminating the groundwater which would poison both the natural environment as well as drinking water. Finally, I believe that continuing to depend on the fossil fuel industry would be a mistake for Watsonville, as it is becoming ever more clear that the fossil fuel industry is a threat to humankind and life as we know it.

I strongly urge you to deny the application during the meeting at 6pm tonight. Although I cannot attend, I stand with all those who stand against the construction of this facility.

Zack Jot

Elena Ortiz <elena.ortiz@cityofwatsonville.org>

[CDD] PROPANE FACILITY

'imelda hernandez' via CDD <cdd@cityofwatsonville.org> Tue, Jul 14, 2020 at 4:26 PM
Reply-To: imelda hernandez <sjosetonito@yahoo.com>
To: cdd@cityofwatsonville.org

Good evening,,

As a member of this community I urge you to please deny the application for the new propane facility to be located near the Slough. For the safety and well being of the present and the future residents please deny the application for a propane facility.

Thank you,

Imelda Hernández

Fwd: Online Form Submittal: Contact the Boards and Commissions

Deborah Muniz <deborah.muniz@cityofwatsonville.org> Tue, Jul 14, 2020 at 4:29 PM
To: Elena Ortiz <elena.ortiz@cityofwatsonville.org>

---------- Forwarded message ---------
From: <noreply@civicplus.com>
Date: Tue, Jul 14, 2020 at 3:20 PM
Subject: Online Form Submittal: Contact the Boards and Commissions
To: <deborah.muniz@cityofwatsonville.org>

Contact the Boards and Commissions

Who Would You Like to Contact?	Planning Commission

Your Contact Information

First Name	McKenna
Last Name	Maness
Email Address	mckennarmaness@gmail.com
Subject	Propane faclility on slough
Message	Hi, I work in Watsonville with youth and families and it's important to me to speak up on their behalf when needed, so I'm emailing to say please deny the application for the propane facility to be allowed to locate on the Watsonville Slough. Each day as I commute to work I admire the slough as I drive on Main st. It's a truly underrated piece of natural beauty in this community. Please give it the value it deserves by not allowing it without environmental review. It should not be designated as a common sense exemption, and all potential threats to the environment must be thoroughly analyzed. This proposal threatens the environment and endangered species, and the facility location thats being proposed is just too close for comfort to the slough. Furthermore, the proposal is not in line with a vision for a greener Watsonville. In no way should the city support any measures that continue our dependence on fossil fuels at this time. It's just digging us into a deeper hole to keep utilizing these quick fixes and making choices for temporary financial gain that hurts the town in the long run. The site is also within a floodplain, which increases potential for catastrophe as climate change gets worse. We're going to see worse and worse draught statewide, and anything likely to threaten drinking water should not be approved. Spills and leaks, like what occurred at the previous site, would be a disaster for the people and the ecosystem in this town. Please deny the propane facility application. This town

	deserves better than that. best, McKenna
File Upload	*Field not completed.*
Phone	831-
Address	*Field not completed.*
City	Watsonville
State	California
Zip Code	95067

Staff Directory
View the Staff Directory for the City of Watsonville

Email not displaying correctly? View it in your browser.

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Deborah Muniz, Executive Assistant
City of Watsonville/Community Development Dept.
250 Main St., Watsonville, CA 95076
Phone: 831-768-3079/ FAX: 831-728-6154
E-mail: deborah.muniz@cityofwatsonville.org
Due to COVID 19 Pandemic and the current "Shelter in Place" Order by the County Health Officer I am working remotely. Please contact me by email and I will respond within 48 hours.

RESOLUTION NO. _____ - 20 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-18) TO ALLOW THE ESTABLISHMENT OF A PROPANE STORAGE AND TRANSFER FACILITY (AKA BULK PROPANE PLANT) ON A 0.7± ACRE PROPERTY LOCATED AT 950 WEST BEACH STREET, WATSONVILLE, CALIFORNIA (APN 018-331-28; FORMERLY APNS 018-331-05 & -06)

Project: Propane Storage and Transfer Facility
APN: 018-331-28 (formerly APNs 018-331-05 and -06)

WHEREAS, the subject site was previously owned by Venture Oil Company and contained four underground fuel storage tanks. Investigation reports indicated that the tanks were leaking, and the project site was listed as a LUST Cleanup Site by the State Water Resources Control Board. Cleanup was completed under the review of the State Water Resources Control Board and the case closed in 2014. The site has been vacant for a number of years; and

WHEREAS, on July 19, 2018, the Zoning Administrator approved Administrative Use Permit (PP2018-181) to allow the temporary storage of an empty 50,000 gallon propane tank located at 950-950X West Beach Street (APNs 018-331-05 & -06). A condition of approval required that Mountain Propane apply for a Special Use Permit with Design Review and Environmental Review for the establishment of a permanent propane storage and transfer facility (aka bulk facility plant). Another condition of approval required the applicant to obtain approval of a Lot Consolidation to consolidate the two subject parcels into one; and

WHEREAS, on July 20, 2018, the Community Development Director approved Lot Consolidation (PP2018-99) of APNs 018-331-05 and 018-331-06 into one parcel. The Lot Consolidation was so temporary storage of the propane tank would not cross

existing property lines. The County of Santa Cruz assigned Assessor's Parcel Number (018-331-28) to the consolidated lot; and

WHEREAS, on January 18, 2019, an application for a Special Use Permit with Design Review and Environmental Review (PP2019-18) to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property located at 950 West Beach Street, Watsonville, California, was filed by David Dauphin withC2G, applicant, on behalf of Richard Kojak with Mountain Propane Service, property owner; and

WHEREAS, the project would be implemented in two phases. Phase 1 involves relocating the existing 50,000-gallon storage tank and installing site improvements this year (2020). Phase 2 involves adding 120,000 gallons of storage (in four new 30,000-gallon tanks) and would be implemented within 2-3 years, contingent on the market demand for propane; and

WHEREAS, the project site is designated Industrial on the General Plan Land Use Diagram and is within the General Industrial (IG) Zoning District; and

WHEREAS, pursuant to Sections 14-16.603(b) of the Watsonville Municipal Code (WMC), petroleum products refining and storage (GLU 29) facilities are allowed conditionally in the IG Zoning District with issuance of a Special Use Permit; and

WHEREAS, pursuant to WMC Section 14-12.400, development subject to Design Review include all new construction, exterior remodeling, additions, or changes in use requiring additional parking, which involves structures used for multi-family residential, commercial, industrial or public purpose; and

WHEREAS, the project qualifies for a "common sense" exemption from the provisions of the California Environmental Quality Act (CEQA), because it can be seen

with certainty that there is no possibility that the project would have a significant effect on the environment. CEQA Guidelines § 15061(b)(3); and

WHEREAS, notice of time and place of the hearing to consider Special Use Permit with Design Review and Environmental Review (PP2019-18) was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville. The matter called for hearing evidence both oral and documentary introduced and received, and the matter submitted for decision; and

WHEREAS, the Planning Commission has considered all written and verbal evidence regarding this application at the public hearing and has made Findings, attached hereto and marked as Exhibit "A," in support of the Special Use Permit with Design Review and Environmental Review (PP2019-18) to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property located at 950 West Beach Street, Watsonville (APN 018-331-28; formerly APNs 018-331-05 and -06).

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

Good cause appearing, therefore, the Planning Commission of the City of Watsonville does hereby recommend the City Council grant approval of Special Use Permit with Design Review and Environmental Review (PP2019-18), attached hereto and marked as Exhibit "C," subject to the Conditions attached hereto and marked as Exhibit "B," to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property.

I HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 14th day of July, 2020, by Commissioner_____, who moved its adoption,

which motion being duly seconded by Commissioner_____, was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

_____	_____
Suzi Merriam, Secretary Planning Commission	Matthew H. Jones, Chairperson Planning Commission

CITY OF WATSONVILLE
PLANNING COMMISSION

EXHIBIT A

Application No: PP2019-18
APN: 018-331-28
Applicant: David Dauphin
Hearing Date: July 14, 2020

SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)

The purpose of the Special Use Permit is to allow the establishment of a propane storage and transfer facility, pursuant to WMC Sections 14-16.603(b).

1. The proposed use at the specified location is consistent with the policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.

Supportive Evidence

The project site is designated Industrial on the General Plan Land Use Diagram and is within the General Industrial (IG) Zoning District. The purpose of the Industrial designation is to allow various types of industrial uses, including general manufacturing, heavy commercial, storage, and related uses, that serve the industrial needs of the community.

The proposed project is consistent with the following General Plan goals, policies, and implementation measures concerning industrial land uses, land use suitability, and site improvement:

- **Goal 4.4 Industrial Land Use** – Achieve economic diversification, living wage employment, the preservation of the agricultural economic base of the Pajaro Valley, and maintain a balance among jobs, housing, and other urban land uses.

- **Policy 4.D Industrial Land Use** – The City shall promote modernization of existing industrial plants and the location of new industrial facilities on lands planned for industry in *Watsonville 2005*.

- **Implementation Measure 4.D.1 Modernization** – The City shall encourage existing industrial plants to maintain high standards for public safety and environmental quality consistent with economic feasibility. These standards include emission reduction, noise reduction, built-in fire protection, water conservation, and the safe use, storage, and disposal of hazardous materials.

- **Implementation Measure 4D.2 Design and Open Space** – The City shall require that new industrial development be designed to blend with the natural environment and incorporate adequate open space and landscaping to provide an aesthetically pleasing buffer from residential land use. Additionally, on-site recreational space for employees and

resource protection for environmentally sensitive habitats shall be required, where appropriate.

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- **Goal 4.7 Land Use Suitability** – Ensure that the orderly development of land for the needs of the existing and projected population within in the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.

- **Policy 4.G Land Use Suitability** – The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.

The proposed project would establish a propane storage and transfer facility on land designated for industrial uses. The project site is surrounded by existing industrial uses and/or vacant land intended for future industrial park development. The project would adhere to state and federal law concerning the safe transport of propane and preventing its accidental release from storage tanks.

In addition to being compatible with other industrial uses in the area, the proposed use is well suited for this location, in that it would take advantage of the existing rail line bordering the site. Propane would be delivered by train to the site for storage and subsequent transfer to trucks for delivery to customers via arterial roadways.

While not directly abutting any residential properties, the project design includes landscaping along the property boundary facing the Santa Cruz Branch line to enhance views of the site and thereby provide an aesthetically pleasing buffer between a propane storage/transfer facility and the adjacent rail/trail corridor.

The project is not anticipated to result in growth inducing impacts, as it does not include residential development or involve any extension of roadways or other public infrastructure. In addition, the project would generate only a small amount of traffic and not be a regionally significant employer.

The proposed project is consistent with the list of allowable uses for and general purpose of the IG Zoning District, in that the project would allow the establishment of a *petroleum products refining and storage* type use (GLU 29)—a conditionally permitted use—on a property in an industrial area and protect the district and adjacent land uses by adhering to safety regulations.

2. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.

Supportive Evidence

The proposed project would establish a propane storage and transfer facility on land designated for industrial uses. The project site is surrounded by existing industrial businesses and/or vacant land intended for future industrial park development and is not next to any light- or noise-sensitive land uses, such as residential development and wildlife habitat. The project would adhere to state regulations concerning the safe transport of propane and preventing its accidental release from storage tanks.

In addition to being compatible with other industrial uses in the area, the proposed use is well suited for this location, in that it would take advantage of the existing rail line bordering the site. Propane would be delivered by train to the site for storage and subsequent transfer to trucks for delivery to customers via arterial roadways.

Nearby primary roadways that may be used to travel to and from the project site include West Beach Street, Industrial Road, Ohlone Parkway, and Riverside Drive (SR 129). These roadways are designated major or minor arterials in the City's General Plan and are intended to move large to medium volumes of traffic within an urbanized and provide freeway access. These roadways can accommodate the 15 trips generated by the project, and no roadway improvements are needed to control traffic.

3. The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Supportive Evidence

The project involves the construction of a propane storage and transfer facility. At full buildout, the project is anticipated to generate 10 roundtrips for bobtail trucks, four daily roundtrips for passenger vehicles, and up to one heavy-duty truck trip daily. These 15 roundtrips would occur throughout the workday for the purpose of filling and distributing propane to and from the onsite storage tanks and customers. Nearby roadways include West Beach Street, Industrial Road, Ohlone Parkway, and Riverside Drive (SR 129), which are designated major or minor arterials in the City's General Plan and are intended to move large to medium volumes of traffic within an urbanized and provide freeway access.

4. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.

Supportive Evidence

The project does not involve the construction of a new access road or alteration of existing nearby roadways. The project site is currently accessed via an existing driveway off West Beach Street and 30' private right-of-way across the properties at 890 and 1000 West Beach Street. A secondary access is provided from a driveway/road located near the Industrial Road/West Beach Street intersection, which parallels the railroad spur that runs to the site. Nearby

primary roadways that may be used to travel to and from the project site include West Beach Street, Industrial Road, Ohlone Parkway, and Riverside Drive (SR 129). These roadways are designated major or minor arterials in the City's General Plan and are intended to move large to medium volumes of traffic within an urbanized and provide freeway access. These roadways can accommodate the 15 trips generated by the project, and no roadway improvements, traffic control devices, or access restrictions to control or divert traffic traveling to and from the site are needed.

5. The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.

Supportive Evidence

The project involves the establishment of a propane storage and transfer facility on land designated for industrial development. The project site is surrounded by industrial development or vacant land and is not next to any light- or noise-sensitive land uses. The project site is approximately 580 feet away from the Watsonville Slough, and the nearest residence is over 700 feet to the northwest of the site. Therefore, the project would not create a visual or noise impact on sensitive land uses, such as residential development or wildlife habitat.

6. The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district.

Supportive Evidence

As conditioned, the project complies with other City requirements, such as post-construction stormwater and water efficient landscaping regulations.

7. The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

Supportive Evidence

The project involves the establishment of a propane storage and transfer facility on land designated for industrial development. The proposed use is compatible with existing warehousing and other industrial development nearby. The addition of new landscaping would enhance the appearance of the site from the rail/trail corridor. Therefore, the project would not materially damage or prejudice other property in the vicinity.

DESIGN REVIEW FINDINGS (WMC § 14-12.403)

1. The proposed development is consistent with the goals and policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.

Supportive Evidence

The project site is designated Industrial on the General Plan Land Use Diagram and is within the General Industrial (IG) Zoning District. The purpose of the Industrial designation is to allow various types of industrial uses, including general manufacturing, heavy commercial, storage, and related uses, that serve the industrial needs of the community.

The proposed project is consistent with the following General Plan goals, policies, and implementation measures concerning industrial land uses, land use suitability, and site improvement:

- **Goal 4.4 Industrial Land Use** – Achieve economic diversification, living wage employment, the preservation of the agricultural economic base of the Pajaro Valley, and maintain a balance among jobs, housing, and other urban land uses.

- **Policy 4.D Industrial Land Use** – The City shall promote modernization of existing industrial plants and the location of new industrial facilities on lands planned for industry in *Watsonville 2005*.

- **Implementation Measure 4.D.1 Modernization** – The City shall encourage existing industrial plants to maintain high standards for public safety and environmental quality consistent with economic feasibility. These standards include emission reduction, noise reduction, built-in fire protection, water conservation, and the safe use, storage, and disposal of hazardous materials.

- **Implementation Measure 4D.2 Design and Open Space** – The City shall require that new industrial development be designed to blend with the natural environment and incorporate adequate open space and landscaping to provide an aesthetically pleasing buffer from residential land use. Additionally, on-site recreational space for employees and resource protection for environmentally sensitive habitats shall be required, where appropriate.

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- **Goal 4.7 Land Use Suitability** – Ensure that the orderly development of land for the needs of the existing and projected population within in the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.

- **Policy 4.G Land Use Suitability** – The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.

The proposed project would establish a propane storage and transfer facility on land designated for industrial uses. The project site is surrounded by existing industrial uses and/or vacant land intended for future industrial park development. The project would adhere to state and federal law concerning the

safe transport of propane and preventing its accidental release from storage tanks.

In addition to being compatible with other industrial uses in the area, the proposed use is well suited for this location, in that it would take advantage of the existing rail line bordering the site. Propane would be delivered by train to the site for storage and subsequent transfer to trucks for delivery to customers via arterial roadways.

While not directly abutting any residential properties, the project design includes landscaping along the property boundary facing the Santa Cruz Branch line to enhance views of the site and thereby provide an aesthetically pleasing buffer between a propane storage/transfer facility and the adjacent rail/trail corridor.

The project is not anticipated to result in growth inducing impacts, as it does not include residential development or involve any extension of roadways or other public infrastructure. In addition, the project would generate only a small amount of traffic and not be a regionally significant employer.

The proposed project is consistent with the list of allowable uses for and general purpose of the IG Zoning District, in that the project would allow the establishment of a *petroleum products refining and storage* type use (GLU 29)—a conditionally permitted use—on a property in an industrial area and protect the district and adjacent land uses by adhering to safety regulations.

2. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.

Supportive Evidence

The proposed project would establish a propane storage and transfer facility on land designated for industrial uses. The project site is surrounded by existing industrial businesses and/or vacant land intended for future industrial park development and is not next to any light- or noise-sensitive land uses, such as residential development and wildlife habitat. The project would adhere to state regulations concerning the safe transport of propane and preventing its accidental release from storage tanks.

In addition to being compatible with other industrial uses in the area, the proposed use is well suited for this location, in that it would take advantage of the existing rail line bordering the site. Propane would be delivered by train to the site for storage and subsequent transfer to trucks for delivery to customers via arterial roadways.

Nearby primary roadways that may be used to travel to and from the project site include West Beach Street, Industrial Road, Ohlone Parkway, and Riverside Drive (SR 129). These roadways are designated major or minor arterials in the

City's General Plan and are intended to move large to medium volumes of traffic within an urbanized and provide freeway access. These roadways can accommodate the 15 trips generated by the project, and no roadway improvements are needed to control traffic.

3. The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Supportive Evidence

The project involves the construction of a propane storage and transfer facility. At full buildout, the project is anticipated to generate 10 roundtrips for bobtail trucks, four daily roundtrips for passenger vehicles, and up to one heavy-duty truck trip daily. These 15 roundtrips would occur throughout the workday for the purpose of filling and distributing propane to and from the onsite storage tanks and customers. Nearby roadways include West Beach Street, Industrial Road, Ohlone Parkway, and Riverside Drive (SR 129), which are designated major or minor arterials in the City's General Plan and are intended to move large to medium volumes of traffic within an urbanized and provide freeway access.

4. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.

Supportive Evidence

The project does not involve the construction of a new access road or alteration of existing nearby roadways. The project site is currently accessed via an existing driveway off West Beach Street and 30' private right-of-way across the properties at 890 and 1000 West Beach Street. A secondary access is provided from a driveway/road located near the Industrial Road/West Beach Street intersection, which parallels the railroad spur that runs to the site. Nearby primary roadways that may be used to travel to and from the project site include West Beach Street, Industrial Road, Ohlone Parkway, and Riverside Drive (SR 129). These roadways are designated major or minor arterials in the City's General Plan and are intended to move large to medium volumes of traffic within an urbanized and provide freeway access. These roadways can accommodate the 15 trips generated by the project, and no roadway improvements, traffic control devices, or access restrictions to control or divert traffic traveling to and from the site are needed.

5. The proposed development incorporates features to minimize adverse effects including visual impacts of the proposed development on adjacent properties:

a) Harmony and proportion of the overall design and the appropriate use of materials;

b) The suitability of the architectural style for the project; provided, however, it is not the intent of this section to establish any particular architectural style;

c) The sitting of the structure on the property, as compared to the sitting of other structures in the immediate neighborhood;

d) The size, location, design, color, number, and lighting; and

e) The bulk, height, and color of the project structure as compared to the bulk, height, and color of other structures in the immediate neighborhood.

Supportive Evidence

The project involves the establishment of a propane storage and transfer facility on land designated for industrial development. At full buildout, five storage tanks totally 170,000 gallons would be installed onsite. These tanks are approximately 15 feet in height and would be setback at least 50 feet from the nearest property towards the middle of the site.

The project site is surrounded by industrial development or vacant land and is not next to any light- or noise-sensitive land uses. The project site is approximately 580 feet away from the Watsonville Slough, and the nearest residence is over 700 feet to the northwest of the site. Therefore, the project would not create a visual or noise impact on sensitive land uses, such as residential development or wildlife habitat.

6. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, any City of Watsonville architectural guidelines, development and public improvement standards, and all other requirements of this title applicable to the proposed development.

Supportive Evidence

As conditioned, the project complies with other City requirements, such as post-construction stormwater and water efficient landscaping regulations.

7. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare or result in material damage or prejudice to other property in the vicinity.

Supportive Evidence

The project involves the establishment of a propane storage and transfer facility on land designated for industrial development. The proposed use is compatible with existing warehousing and other industrial development nearby. The addition of new landscaping would enhance the appearance of the site from the rail/trail corridor. Therefore, the project would not materially damage or prejudice other property in the vicinity.

CITY OF WATSONVILLE
PLANNING COMMISSION

EXHIBIT B

Application No: PP2019-18
APN: 018-331-28
Applicant: David Dauphin
Hearing Date: July 14, 2020

SPECIAL USE PERMIT WITH DESIGN REVIEW CONDITIONS OF APPROVAL

General Conditions:

1. **Approval.** This approval applies to the Plan Set identified as "Tentative Site Improvement Plans" for Mountain Propane Company located at 950 West Beach Street, Watsonville, CA 95076, dated and received by the Community Development Department on January 20, 2020, and filed by David Dauphin with C2G, applicant, on behalf of Richard Kojak with Mountain Propane Service, property owner. (CDD-P)

2. **Conditional Approval Timeframe.** This Special Use Permit with Design Review (PP2019-18) shall be null and void if the first phase of project development is not acted upon within **12 months** from the effective date of the approval thereof. Thereafter, the second phase must be completed within **36 months** from the effective date of the approval. Time extensions may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)

3. **Permit Term.** This Special Use Permit with Design Review (PP2019-18), if acted upon as specified in Condition no. 2, shall be valid for **20 years** after the effective date of the approval thereof. A new Special Use Permit with Design Review shall be required if there is a change of ownership or other substantial change in the mode or character of operation. (CDD-P)

4. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with WMC Sections 14-12.1000 and 14-10.1305. All revisions shall be submitted prior to field changes and are to be clouded on the plans. (CDD-P)

5. **Substantial Compliance.** Project development shall be accomplished in substantial accordance with the approved Plan Set. Any required revisions to the Plan Set shall be completed to the satisfaction of the Community Development Director or designee. (CDD-P)

6. **Grounds for Review.** The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit or Design Review

Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)

7. **Appeal Period/Effective Date.** This Special Use Permit with Design Review shall not be effective until **14 days** after approval by the decision-making body or following final action on any appeal. (CDD-P)

8. **Necessary Revisions.** The applicant shall make and note all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)

9. **Conditions of Approval.** A copy of the final conditions of approval must be printed on the first or second sheet of plans submitted for future permits. ***Plans without the conditions of approval printed directly on the first or second page will not be accepted at the plan check phase.*** (CDD-P)

10. **Required Statement.** The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement, which will become conditions of the building permit:

> "I understand that the subject permit involves construction of a building (project) with an approved Special Use Permit with Design Review. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final."
>
> _____
> Signature of Building Contractor Date

Building and Fire-related Conditions:

11. **Required Permits.** The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project. (CDD-B-E)

12. **Building Code.** Project construction shall comply with the California Building Code as adopted by the City. (CDD-B)

13. **Fire Code.** Project construction shall comply with California Fire Code as adopted by the City. (WFD)

14. **Energy Efficiency.** The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measures to reduce energy consumption such as low-flow shower heads, flow restrictors for toilets, low consumption lighting fixtures, and insulation and shall use drought tolerant landscaping. (CDD-B)

15. **Floodplain Development Permit.** The applicant shall obtain a Floodplain Development Permit prior to issuance of a building permit, in accordance with WMC Section 9-2.400. (CDD-E, PW)

Prior to or concurrent with the issuance of a Building Permit, the following requirements shall be met:

16. **Landscaping & Irrigation Plan.** The applicant shall submit three copies of the final Landscaping and Irrigation Plan for review and approval by the Community Development Director prior to issuance of a building permit. The Landscaping Plan shall provide drought-tolerant plants suitable for the Central Coast region. The Irrigation Plan shall provide an automatic water system (*e.g.,* drip system) to irrigate all landscape areas. (CDD-B-E-P)

    a. LANDSCAPING – The Landscape Plan shall indicate the types, quantities, locations and sizes of all plant material, including any existing major vegetation designated to remain and method of protecting planting areas from vehicular traffic. The Landscape Plan shall be drawn to scale, and plant types shall be clearly located and labeled. The plant list shall give the botanical name, common name, gallon sizes to be planted, and quantity of each planting. A minimum of 25 percent of all shrub material shall have a minimum 5-gallon container size. (CDD-E-P)

    b. IRRIGATION SYSTEM – Automatic, low-flow irrigation system(s) shall be installed in all landscaped areas. Irrigation shall be programmed for night or early morning hours in order to minimize evaporation. (CDD-P)

    c. WATER CONSERVATION – The project shall utilize water conservation, water recycling, and xeriscaping to the maximum extent possible. Irrigation systems shall be designed and maintained to avoid run-off, over-spray, or other similar conditions where water flows to waste. (CDD-B-E-P)

    d. NEW TREES – As proposed in the preliminary landscape plans, the project shall provide a minimum of **26 trees**. (CDD-P)

    e. LANDSCAPE & IRRIGATION INSTALLATION – All landscaping and irrigation shall be approved and installed prior to occupancy of the project. (CDD-P)

    f. WATER EFFICIENT LANDSCAPE ORDINANCE – The applicant shall submit a landscape documentation package and demonstrate compliance with the California Model Water Efficient Landscape Ordinance, pursuant to WMC Section 6-3.801. (CDD-P-E)

17. **Lighting.** Plans submitted for building permit issuance shall show the locations and details of any exterior lighting fixtures. All lighting shall be downward facing and/or shielded and shall not spillover onto adjacent property, public roadways, and/or riparian habitat. (CDD-P)

18. **Photometric Plan.** The applicant shall submit a Photometric Plan for review and approval by the Zoning Administrator. (CDD-P)

19. **Post Construction Stormwater Ordinance.** The project is subject to the WMC Section 6-3.535 (Post Construction Requirements). The applicant shall prepare a stormwater control plan (SWCP) that demonstrates compliance with the ordinance to the satisfaction of the City Engineer, prior to issuance of a building permit. (CDD-E)

20. **Ensure Avoidance of California Red-legged Frog, Western Pond Turtle, and Special Status Plants.** The following measures shall be implemented to ensure avoidance of individual California red-legged frog (CRLF) and western pond turtle (WPT) in the remote instance individuals were to disperse onto the site in the future in advance of or during construction.

    - *Pre-construction surveys for CRLF and WPT:* Pre-construction surveys shall be conducted by a qualified biologist within 48-hours of the start of construction activities to make sure that these species are not present on site. Surveys of open areas and any debris piles or crevices where a CRLF could take refuge and sandy soils where WPT could nest shall be surveyed. If any CRLF or WPT individuals or WPT nests are located, a buffer shall be established to protect it. Any animal(s) found during surveys shall be allowed to leave the property of its own accord. Construction may not start until the animal(s) has/have left the property.

    - *Pre-Construction survey for Special Status Plants:* Although no special status plants are expected to be present on the property, a qualified biologist shall survey the site prior to construction. If a special status plant occurs on site, the plant and immediate surrounding area shall be flagged and protected from impacts. If there is no way to protect the plant(s), construction shall be put on hold while the biologist consults with USFWS and/or CDFW (depending on the listing agency) for guidance. If this occurs, it is likely that mitigation would be needed, including removing and saving topsoil from graded areas and replacing it on open areas within the project site, and future management of the site to protect the species. (CDD-P-B, PW)

21. **Ensure Avoidance of Nesting Birds.** To protect nesting birds, no project activities shall be completed from February 1 through August 31 unless the following Avian Nesting Surveys are completed by a qualified biologist:

    - *Survey for Birds of Prey:* Typically, a survey for nesting birds of prey is conducted prior to project construction to ensure that active raptor nests are not impacted by construction activities. Because there is a 500-foot avoidance buffer required for active nests of birds of prey, and the closest trees that

could support nesting raptors are in the riparian corridor associated with Watsonville Slough, approximately 580 feet north of the project site, no surveys for nesting raptors are included for this project.

- *Survey for Other Avian Species*. A qualified biologist shall survey for nesting activity within the project site and a 250-foot radius within 7 days prior to starting project activities. If any nesting activity is detected, the qualified biologist shall designate nests and nest substrate (trees, shrubs, ground, or burrows) as an Environmentally Sensitive Area (ESA) and protected with a minimum 250-foot buffer until young have fledged and are no longer reliant on the nest site or parental care. Additional surveys would be needed if construction is halted for 7 days or more. (CDD-P-B, PW)

22. **Education Materials and Training.** A binder with information containing environmental requirements for the project, including avoidance of special-status species, shall be created and kept at the project site at all times. In addition, prior to starting the project, all employees, contractors, and visitors who will be present during project construction shall receive training from a qualified biologist on the contents of the binder, including species identification, avoidance and minimization measures, and stop work and reporting requirements (if any). (CDD-P-B, PW)

23. **Wildlife Exclusion/Protective Fencing.** Protective fencing to exclude special status species shall be installed after the completion of preconstruction surveys for CRLF and WPT, and the qualified biologist has determined that no special status species are present on site. Protective fencing shall be constructed to provide a solid barrier that will not allow the passage of sensitive species into the project site during construction (similar to the one shown in Figures 14-16 in the Biotic Resources Technical Memorandum). The qualified biologist shall delineate where the contractor shall install fencing and inspect the fencing prior to construction to ensure that the fencing was installed correctly. Fencing shall be inspected daily for integrity by a designated and qualified individual, and any necessary repairs shall be made prior to the start of construction that day.

    If any CRLF or WPT are found within the project site at any time, the contractor shall stop work immediately and contact a qualified biologist, who shall inspect the animal and site to ensure that it leaves of its own volition (no animals may be picked up and moved). Work shall restart when the biologist deems the site clear. The regulatory agencies shall then be consulted, and daily monitoring of the site may be required. (CDD-P-B, PW)

24. **Work Timing.** Many of the special-status animals with a potential to occur within the project site are active at dusk and during the night. To avoid impacts to these species, all work activities shall be confined to daylight hours (between 7:00 a.m. and 7:00 p.m.) per the City's Noise Ordinance. (CDD-P-B, PW)

Prior to permit issuance, the following conditions shall be addressed:

25. **Preconstruction Meeting.** Prior to issuance of a building permit or the commencement of any site work, the project applicant and the general contractor shall attend a pre-construction meeting with the Building Official and City staff to

discuss the project conditions of approval, working hours, site maintenance and other construction matters. The general contractor shall acknowledge that he/she has read and understands the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction. (CDD-P-B-E)

26. **Avoidance Measure Implementation.** The applicant shall prepare a list identifying the individuals responsible for implementing the Avoidance Measures included herein. The applicant shall provide upon request by the City a compliance log demonstrating all measures have been implemented. (CDD-P)

27. **Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the City of Watsonville Solid Waste Division. Applicant shall submit a Solid Waste Service Plan on the City form for review and approval. (CDD-E)

During construction, the following conditions shall be adhered to:

28. **Superintendent.** Applicant shall have onsite at all times, a superintendent that shall act as the applicant's representative and as a point of contact for the City's Public Works Inspector. The superintendent shall be authorized by the Owner to direct the work of all contractors doing work on public and private improvements. (CDD-E, PW)

29. **Best Management Practices (BMPs).** Provide BMPs during construction to prevent sediment, debris and contaminants from draining offsite. BMPs shall comply with the City of Watsonville Erosion Control Standards and the Erosion and Sediment Control Field Manual by the California Regional Water Quality Control Board, San Francisco Region, latest edition. All erosion control shall be installed prior to October 15 and be maintained in place until April 15. Provide a note on the improvement plans stating that construction should take place between April 15 and October 15. The applicant shall ensure that all contractors are aware of all erosion control standards and BMPs. (CDD-E)

30. **Solid Waste Disposal.** All solid waste generated inside City limits must be hauled from the site of generation by the City of Watsonville Solid Waste Division, pursuant to Chapter 3 (City Utilities) of Title 6 (Sanitation and Health) of the Watsonville Municipal Code. This includes all wastes generated at construction sites, excavation projects, land clearing, demolition, earthwork projects, remodels, grading, and tenant improvement projects as well as ongoing business/residential use on the premises. Applicant shall comply with all applicable requirements for removal and disposal of hazardous materials. (PW)

31. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7 p.m. to 7 a.m., Monday through Friday, nor prior to 8 a.m. or after 5 p.m. on Saturday. No Work shall occur on Sundays or holidays. A sign shall be posted at a conspicuous location near the main entry to the site,

prominently displaying these hour restrictions and identifying the phone # of the Job superintendent. (CDD-B)

32. **Dust Control.** To minimize dust/grading impacts during construction the applicant shall:
    a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
    b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
    c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
    d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
    e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (CDD-E)

33. **Unanticipated Discovery of Contaminated Soils.** In the unlikely event that contaminated soils are discovered during the earth-moving activities, all development activities shall cease immediately and remain stopped until an assessment has been completed by a geotechnical firm approved by the City. If remediation is necessary, the applicant shall enter into a Remedial Action Agreement with the Santa Cruz County Environmental Health Service Agency. (CDD-P-E)

Construction notes to be included with the Improvement Plans:

34. **Damaged Public Facilities.** Existing public facilities damaged during the course of construction or in an existing state of disrepair shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (CDD-E)

35. **Inspection Notice.** Contractor shall provide a minimum of 48 hours notice in advance of any required inspection. Any temporary suspension of work or returning to work for any reason shall be cause for the developer or contractor to telephone the Public Works Inspector at 831-768-3100. (CDD-E)

36. **Underground Utilities.** Prior to excavation, contractor shall locate all existing underground utilities. Call Underground Service Alert (U.S.A.) at 1-800-642-2444 to have utilities located and marked in the field. (CDD-E)

Prior to Final Inspection or Certificate of Occupancy, the following conditions shall be met:

37. **Statements of Compliance.** All project designer professionals who prepared plans for the project (*e.g.*, civil, structural, and geotechnical engineers) shall provide statements of compliance attesting that they have reviewed the completed project and that it was constructed in conformance with their recommendations and plans. Where special inspections and testing were

involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-B-E)

38. **Landscaping Installation.** All landscaping and irrigation shall be installed and approved by Community Development Department staff. (CDD-P-E)

39. **Trash Removal.** All trash and construction debris shall be removed from the site. (CDD-B, PW)

Ongoing Conditions:

40. **Hazardous Material Permit.** Prior to storing propane at the site, the property owner must obtain a permit to store hazardous materials from Santa Cruz County Environmental Health. To obtain a hazardous materials permit, the property owner must create an account on the CERS (California Environmental Reporting System) website (https://cers.calepa.ca.gov/ and submit a Hazardous Materials Management Plan online. For additional information contact the Environmental Health office at (831) 454-2200 and ask to speak to one of the Hazardous Materials Inspectors or Hazardous Material Program Manager. A copy of the permit shall be provided to the Community Development Department. (CDD-P)

41. **Post Construction Stormwater Ordinance – Inspection, Maintenance and Annual Reporting.** Applicant shall perform inspections, maintenance to the post-construction stormwater management facilities and report to the City each year on these activities. (CDD-E, PW)

42. **Solid Waste Service.** All trash, recycling and greenwaste materials generated onsite shall be disposed of at a City-approved landfill or recycling center. The applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of all trash, recycling and greenwaste materials. (PW)

43. **Trash Enclosure Maintenance.** Trash and recycling enclosure shall be maintained to the satisfaction of Watsonville Municipal Services. (PW)

44. **Lighting and Landscape Maintenance.** Lighting, landscaping and all other site improvements shall be maintained in perpetuity. Landscaping shall be maintained in good growing condition by a professional landscape maintenance company; and such maintenance shall include, where appropriate, weeding, mowing, pruning, cleaning, fertilizing and regular watering. All dead, dying and diseased vegetation shall be immediately replaced in kind. (CDD-P)

45. **Ongoing Maintenance.** Any and all common areas, landscaping, street trees, paving, driveways, parking spaces, walks, fences and walls shall be maintained on an ongoing basis by the property owner(s) for the entire development area. Maintenance activities shall include, but are not limited to: repaving, weeding, repairing damaged fencing, and removing trash, litter and/or other debris. (CDD-P)

46. **Ongoing Irrigation.** To ensure all plants are maintained in a healthy and growing condition, the water levels in the underground cisterns shall be monitored on a quarterly basis to ensure they can provide an adequate water supply for irrigating landscaped areas. If in the event that there is inadequate precipitation to fill the cisterns, such as during drought conditions, and/or the water level in the cisterns drops below 10 percent of capacity, the property owner(s) shall be responsible for transporting water to the site by truck to fill the cisterns to half full. (CDD-P-E)

47. **Security Cameras.** The security camera monitoring system shall be maintained in good working order and shall not be recorded over within 30 days after initial recording. The system shall support slow motion and high-speed playback with high-resolution zoom capability. (CDD-P, WPD)

48. **Graffiti.** The property owner shall cause to remove and/or paint over any graffiti. (CDD-P)

Future Sign Permit:

49. **Sign Permit.** Any new or proposed changes in the exterior signage for the premises shall require Sign and Building Permits through the Community Development Department. (CDD-P-B)

Indemnity Provision:

50. **Indemnity Provision.** The applicant shall sign a defense and indemnity contract agreeing to defend, indemnify, and hold harmless the City of Watsonville, its elected and appointed officials, officers, employees, and agents arising out Special Use Permit with Design Review and Environmental Review (PP2019-18), including but not limited to any approval or condition of approval of the City of Watsonville Planning Commission or City Council. The City shall promptly notify the applicant of any claim, action, or proceeding concerning this permit and the applicant and City shall cooperate fully in the defense of the matter. The City reserves the right to select counsel in the defense of the matter. (CA)

Key to Department Responsibility

CDD-B – Community Development Department (Building)
CDD-P – Community Development Department (Planning)
CDD-E – Community Development Department (Engineering)
PW – Public Works Department
WFD – Watsonville Fire Department
WFD – Watsonville Police Department
CA – City Attorney

CITY OF WATSONVILLE
PLANNING COMMISSION

EXHIBIT C

Application No: PP2019-18
APN: 018-331-28
Applicant: David Dauphin
Hearing Date: July 14, 2020

Applicant:	David Dauphin, C2G/Civil Consultants Group, Inc.
Property Owner:	Richard Kojak
Address:	6576 HWY 9, Felton, CA 95076
Project:	Special Use Permit with Design Review and Environmental Review
Location:	950 West Beach Street, Watsonville, CA 95076
Purpose:	Allow the establishment of a propane storage and transfer facility, consisting of one 50,000-gallon tank and four 30,000-gallon tanks totaling 170,000 gallons of storage capacity

A Special Use Permit with Design Review and Environmental Review (PP2019-18) to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property located at 950 West Beach Street, Watsonville, California (APN 018-331-28; formerly APNs 018-331-05 and -06), was reviewed by the Planning Commission at a public hearing on July 14, 2020, and was conditionally approved by adoption of Planning Commission Resolution No._____(PC) based on the findings hereto and identified as Exhibit A and subject to the conditions of approval attached hereto and identified as Exhibit B and by this reference made a part of this Permit.

CITY OF WATSONVILLE
Planning Commission

_____
Suzi Merriam
Community Development Director

City of Watsonville
M E M O R A N D U M

DATE: **May 20, 2020**

TO: **Planning Commission**

FROM: **Suzi Merriam, Community Development Director**
Justin Meek, AICP, Principal Planner
Ivan Carmona, Associate Planner

SUBJECT: Consideration of a Resolution recommending that the Council adopt amendments to Watsonville Municipal Code Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) and replace with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units)

AGENDA ITEM: **July 14, 2020** **Planning Commission**

RECOMMENDATION:
Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council amend Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) of the Watsonville Municipal Code and update with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

CEQA REVIEW: The proposed zoning text amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 21080.17 which exempts the adoption of an ordinance by a city to implement provisions of Sections 65852.1 and 65852.2 of the Government Code (GOV).

BACKGROUND:

Overview of State Findings and Declarations Concerning Accessory Dwelling Units
The state Legislature has found the following:
1. Accessory dwelling units are a valuable form of housing in California;

2. Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods;
3. Homeowners who create accessory dwelling units benefit from added income, and an increased sense of security;
4. Allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock in California;
5. California faces a severe housing crisis;
6. The state is falling far short of meeting current and future housing demand with serious consequences for the state's economy, our ability to build green infill consistent with state greenhouse gas reduction goals, and the well-being of our citizens, particularly lower and middle-income earners;
7. Accessory dwelling units offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character;
8. Accessory dwelling units are, therefore, an essential component of California's housing supply. GOV § 65852.150(a)

The state Legislature has declared that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in such ordinances relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance. GOV § 65852.150(b)

Overview of City Ordinance

On August, 26, 2003, the Council passed Ordinance No. 1162-03 CM amending Chapters 16 (District Regulations), 18 (Definitions), 23 (Accessory Dwelling Units), and 40 (General Provisions, Exceptions, and Modifications), of Title 14 of the Municipal Code to allow creation of Accessory Dwelling Units (ADUs) to comply with California Government Code relating to "granny units" and second dwellings.

Establishing Ordinance No. 1162-03 CM allowed the City to comply with State legislation that allowed ADUs within R-1, RM-2, and RM-3 residential zones. According to the City of Watsonville 2015-2023 General Plan Housing Element, the purpose of permitting additional accessory dwelling units is to allow more efficient use of existing housing and to provide the opportunity to develop small housing units while preserving the integrity of single-family neighborhoods.

The City's current Accessory Dwelling Unit ordinance must be updated to include all of the changes in the state housing bills adopted between 2016-2019. The bills as well as the major modifications to state housing laws are identified in the tables below.

Overview of New State Legislation

(2016-2017)	**Major Changes**
AB2299 (Bloom) *AB2406 (Thurmond)* *SB1069 (Wickowski)*	1. ADUs allowed "by right" 2. Reduced parking requirements 3. Created a definition for junior additional dwelling units (JADUs).

(2019-2020)	**Major Changes**
AB68 (Ting) *AB587 (Friedman)* *AB670 (Friedman)* *AB881 (Bloom)* *SB13 (Wieckowski)*	• Development standards shall not include requirements on minimum lot size • Clarifies areas designated for ADUs may be based on water and sewer and impacts on traffic flow and public safety. • Eliminates owner-occupancy requirements by local agencies until January 1, 2025. • Prohibits a local agency from establishing a maximum size of an ADU of less than 850 square feet, or 1000 square feet if the ADU contains more than one bedroom • Clarifies that when ADUs are created through the conversion of a garage, carport or covered parking structure, replacement off street parking spaces cannot be required by the local agency • Reduces the maximum ADU and JADU application review time from 120 days to 60 days • Clarifies "public transit" to include various means of transportation that charge set fees, run on fixed routes and are available to the public • Establishes impact fee exemptions or limitations based on the size of the ADU. ADUs up to 750 square feet are exempt from impact fees and impact fees for an ADU of 750 square feet or larger shall be proportional to the relationship of the ADU to the primary dwelling unit • Defines an "accessory structure" to mean a structure that is accessory or incidental to a dwelling on the same lot as the ADU • Authorizes HCD to notify the local agency if the department finds that their ADU ordinance is not in compliance with state law • Clarifies that a local agency may identify an ADU or JADU as an adequate site to satisfy RHNA housing

	needs as specified in Gov. Code Section 65583.1(a) and 65852.2(m). • Permits JADUs without an ordinance adoption by a local agency • Allows a permitted JADU to be constructed within the walls of the proposed or existing single-family residence and eliminates the required inclusion of an existing bedroom or an interior entry into the single-family residence • Allows upon application and approval, an owner of a substandard ADU 5 years to correct the violation, if the violation is not a health and safety issue, as determined by the enforcement agency • Creates a narrow exemption to the prohibition for ADUs to be sold or otherwise conveyed separate from the primary dwelling by allowing deed-restricted sales to occur. To qualify, the primary dwelling and the ADU are to be built by a qualified non-profit corporation whose mission is to provide units to low-income households • Removes covenants, conditions and restrictions (CC&Rs) that either effectively prohibit or unreasonably restrict the construction or use of an ADU or JADU on a lot zoned for single-family residential use are void and unenforceable (Civil Code Section 4751). • Requires local agency housing elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for very low, low-, or moderate-income households and requires HCD to develop a list of state grants and financial incentives in connection with the planning, construction and operation of affordable ADUs (Gov. Code Section 65583 and Health and Safety Code Section 50504.5)

<u>HCD Oversight and State Requirements</u>

The California Department of Housing and Community Development ("HCD") now has an oversight and approval role to ensure that local ADU ordinances are consistent with state law. If a city or county adopts an ordinance that HCD deems non-compliant with state law, HCD can notify the California Attorney General. (GOV § 65852.2(h).)

If a city or county does not adopt an ADU ordinance, state requirements will apply directly. California Government Code § 65852.2(b)–(e). Subdivisions (b) and (c) of § 65852.2 require cities and counties to ministerially approve or disapprove applications for permits to create ADUs. Subdivision (e) requires ministerial approval, whether or not a local government has adopted an ADU ordinance, of applications for building permits of the following types of ADUs and JADUs in residential or mixed use zones:

- One ADU or JADU per lot within a proposed or existing single-family dwelling or existing space of a single-family dwelling; (GOV § 65852.2(e)(1)(A)(i)-(iv))
- One detached, new construction ADU, so long as the ADU does not exceed four-foot side and rear yard setbacks for the single-family residential lot; (GOV § 65852.2(e)(1)(B))
- Multiple ADUs within the portions of existing multifamily dwelling structures that are not currently used as dwelling spaces (e.g., storage room, garage) and said ADU complies with building and fire codes; (GOV § 65852.2(e)(1)(C))
- No more than two detached ADUs on a lot that has an existing multifamily dwelling, subject to a 16-foot height limitation and four-foot rear yard and side setbacks. (GOV § 65852.2(e)(1)(D))

While existing law already requires local agencies to submit their ADU ordinances to the States Department of Housing and Community Development (HCD) for review within 60 days of approval, these bills add the ability for HCD to submit findings to local agencies if an ADU ordinance is not in compliance with State ADU laws, and to notify the Attorney General if a local agency chooses not to amend their ADU ordinance to meet State requirements.

PROCESS:
Subdivision (c) Section 907 of the City Charter allows the Planning Commission to recommend any proposal to amend or repeal any part of the Zoning Ordinance to the Council

Per Section 14-12.807 of the Municipal Code the Planning Commission and City Council shall, in Planning Commission recommending or the City Council in approving an amendment to the Zoning Code text, make the following findings:

1. That the proposed amendment is consistent with the policies embodied in the General Plan.

2. That the proposed amendment is compatible to the extent possible with the actual general planned use of adjacent properties.

DISCUSSION:

Current Ordinance and New State Law. When the City adopted its first ADU Ordinance in 2003, the goal was to comply with California Government Code statutes relating to the planning and creation of ADUs effective at that time. The recent changes in State law provide an opportunity for the City to develop compliant objective standards which will allow flexibility, cost savings to property owners, through the development of ADUs and JADUs within the following residential zoned properties: R-1, R-1P, RM-2, and RM-3. Due to the legislative changes taking effect January 1, 2020, and limited discretion the City has in adopting an ordinance, no public outreach was completed except the required noticing prior to a public hearing.

The following discussion details Watsonville's current ADU regulations in comparison to new State legislation and discusses the Zoning Ordinance update to bring the City into compliance with State legislation.

Amendments to Chapter 14-12: Zoning Permits.

Chapter 14-12 (Zoning Permits) of the Watsonville Municipal Code (WMC) currently requires a Minor Design Review Permit for proposed ADUs. In order to comply with recent state legislation changes, the amendment will remove the requirement of a Minor Design Review permit for proposed ADUs. All ADUs will require an Administrative Review Permit, which is a ministerial action.

Chapter 14-16: District Regulations.

Chapter 14-16 (District Regulations) of the WMC currently allows ADUs as accessory uses with approval of an Administrative Review Permit in the following residential zones: R-1 (single-family residential), R-1P (single-family planned residential), RM-2 (multiple residential - medium density), and principally permitted in the RM-3 (multiple residential - high density). District Regulation amendments are required to allow JADUs as accessory uses with approval of an Administrative Review Permit in the following zones: R-1, R-1P, RM-2, and RM-3. Attachment 1 provides the Zoning Land Use Designation Map highlighting the affected residential zones.

Amendments to Chapter 14-18: Definitions.

Chapter 14-18 (Definitions) of the WMC currently defines terms used in the interpretation and construction of land use development projects. The following terms have been added/modified in order to comply with state regulations and provide clarity in interpretation:

14-18.324 Dwelling unit, accessory (accessory dwelling unit) (ADU)
14-18.325 Dwelling unit, Junior Accessory (JADU)
14-18.326 Dwelling unit, efficiency
14-18.490 Living Area

Chapter 14-23 Accessory Dwelling Units

Below is a discussion outlining the main points of the draft Accessory and Junior Accessory Dwelling Unit ordinance that will be updated.

Chapter 14-23.030 ADU and JADU Use Standards

Accessory Dwelling Unit Size (Section 14-23.030(a)). The California Government Code enables local jurisdictions to set their own maximum units sized with a specific framework for creation of ADUs and JADUs. The recent changes to state legislation established new size parameters for ADUs based on whether the unit is attached or detached, as well as how many bedrooms are included in the ADU.

State legislation establishes a minimum square footage that a local entity can set for ADUs based on the number of bedrooms within the unit, and does not provide a minimum/maximum number of bedrooms an ADU may have. Legislation provides minimum square footage as follows:
1 bedroom or less ADU- 850 sf
2 bedroom ADU- 1,000 sf

Legislation provides that a local jurisdiction can allow ADUs with more square footage and more than 2 bedrooms. Staff recommends that the size of ADUs and number of bedrooms allowed be scaled based on the size of the property. Table 1 of Section 14-23.030(a) outlines the number of bedrooms and square footage proposed based on the size of the property:

WMC Chapter 14-23.030(a) Table 1

Lot Size (SF)	Maximum ADU living space (SF) and maximum number of bedroom
Lots less than 5,999 SF	850 SF (maximum 1 bedroom)
Lots less than 9,999 SF	1,000 SF (maximum 2 bedrooms)
Lots greater than 10,000 SF	1,200 SF (maximum 3 bedrooms)
Lots greater than 12,000 SF	One 1,200 SF (maximum 3 bedrooms) or two ADUs (maximum 750 SF and 2 bedrooms)

Section 14-23.030(b-d).
Section 14-23.050 (2) provides the number of ADUs and JADUs that can be developed on a property, the front, side and rear setback requirements, as well as height of units and minimum distance between detached buildings.

Section 14-23.030(e-g).
This section provides additional standards that apply to specific situations, such as attached and detached ADUs, the conversion of accessory structures such as a garage or other accessory structures, and expansions to accommodate JADUs.

Section 14-23.040.
This section provides objective design standards for all accessory units, which includes building design, private open space, landscaping, access, and window design, among other things. The existing Accessory Dwelling Unit ordinance includes only minimal design standards, and these new standards should serve to encourage quality design, livable units, and retain neighborhood character.

Section 14-23.060.
The state has imposed parking standards which can be waived if the project meets certain criteria. The maximum parking requirement that can be imposed is the provision of 1 off-street parking space for an ADU or JADU.

The ordinance requires parking for the main unit(s) on the property be met in order to permit an ADU/JADU. For example, if the existing residence has a 3-bedroom house, 2 off-street parking spaces must be provided for the residence plus any additional parking required for the ADU/JADU.

14-23.080 and 14-23.090 Impact Fees and Utility Connections.

New state legislation prohibits a local jurisdiction from charging development impact fees for new ADUs less than 750 square feet. Additionally, any impact fees for ADUs of 750 square feet or more must be assessed proportionately in relation to the square footage of the primary dwelling unit. The Ordinance proposes that the proportion be determined by dividing the living space of the proposed ADU by the living space of the existing residence. An example of current and proposed impact fees applicable to a sample ADU project are shown in Attachment 2.

Section 14-23.100 Delay in Code Enforcement.

Jurisdictions are now mandated by the state to adopt ordinances granting a delay in code enforcement actions for illegally created ADUs. Although code enforcement delays are now an option, jurisdictions do have the authority to ensure illegally created ADUs requesting code enforcement delays meet all criteria established in Section 17980.12 of the Health and Safety Code.

The draft Ordinance provides owners an opportunity to apply for a delay in code enforcement action to the Building Official so long as the illegal unit was constructed prior to January 1, 2020, and subject to a special inspection by the Building Official or designee for determining whether correcting the violation is not necessary to protect health and safety. Any deferment would require removal of all utility connections and the unit could not be lived in until brought up to current code.

Additionally, this section of the ordinance provides for a 50% reduction in building fees for owners of non-permitted ADUs that come forward to legalize their units. Staff hopes that this will encourage property owners to disclose the illegal units to the city and reduce permit fees for disclosure of the illegal units.

The Community Development Department Code Enforcement Division as of July 2019 through May 2020, received complaints about 70 illegally constructed ADUs. Of those 70 complaints received, 90 percent have been verified by code enforcement inspectors as illegally constructed. By providing a delay in code enforcement actions and incentives for legalizing non-permitted ADUs, property owners can now approach the City without fear or repercussions to request a five year delay in code enforcement actions or submit a building permit application to legalize the ADU with the benefit of reducing permit fee costs.

WMC Chapter 14-40 General Provisions, Exceptions, and Modifications

Chapter 14-40 (General Provisions, Exceptions, and Modifications) establishes development standards regulating height, setbacks, and lot coverage for accessory

structures. Prior to the changes to State law effective January 1, 2020, this chapter regulated the setbacks and height limits for detached Accessory Dwelling Units. Because the revised Chapter 14-23 addresses these standards, the have been removed from Chapter 14-40.

General Plan Consistency.

The proposed Zoning Code text amendments are consistent with the policies embodied in the General Plan by adhering to the following City of Watsonville 2015-2023 Housing Element goals:

Goal 1.0 Improve, conserve and preserve both the safe conditions of and the continued availability of Watsonville's existing affordable housing stock in order to meet the housing needs of all economic segments of the community.

Goal 2.0 Expand and protect housing opportunities for all economic segments and special needs groups within the community.

Goal 4.0 Where appropriate, mitigate unnecessary government constraints to the maintenance, improvements and development of housing.

Goal 5.0 Ensure fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, family type, ancestry, national origins, color or protected status.

Adopting the proposed Zoning Code text amendments would allow the City of Watsonville to pursue its goals stated in the 2015-2023 Housing Element and be consistent with the policies embodied in the General Plan.

Land Use Compatibility. The proposed Zoning Code text amendments are compatible to the extent possible with the actual general planned use of the adjacent properties, in that the Ordinance includes development standards complying with state legislation, effective January 1, 2020, regarding development standards for lot size, lot coverage, floor area ratios, and rear and side yard setbacks for permitting of ADUs and JADUs. The proposed Zoning Code text amendment is related to following residential zones: R-1, R-1P, RM-2, and RM-3 where the surrounding general planned use of adjacent properties is zoned residential, and will be compatible with the actual and general planned use of the adjacent properties.

CONCLUSION:

Based on the recent state legislation changes, the proposed modifications to the Accessory Dwelling Ordinance will provide comprehensive development standards for creation of ADUs and JADUs in Watsonville. The modifications provide opportunity for property owners to benefit by removing barriers such as minimum lot sizes, floor area ratios, lot coverage, parking standards, and height and building setbacks while preserving neighborhood character.

ATTACHMENTS:

1. Residential Zoning Map
2. Sample Impact Fees for ADUs

City of Watsonville: Residential Zoning

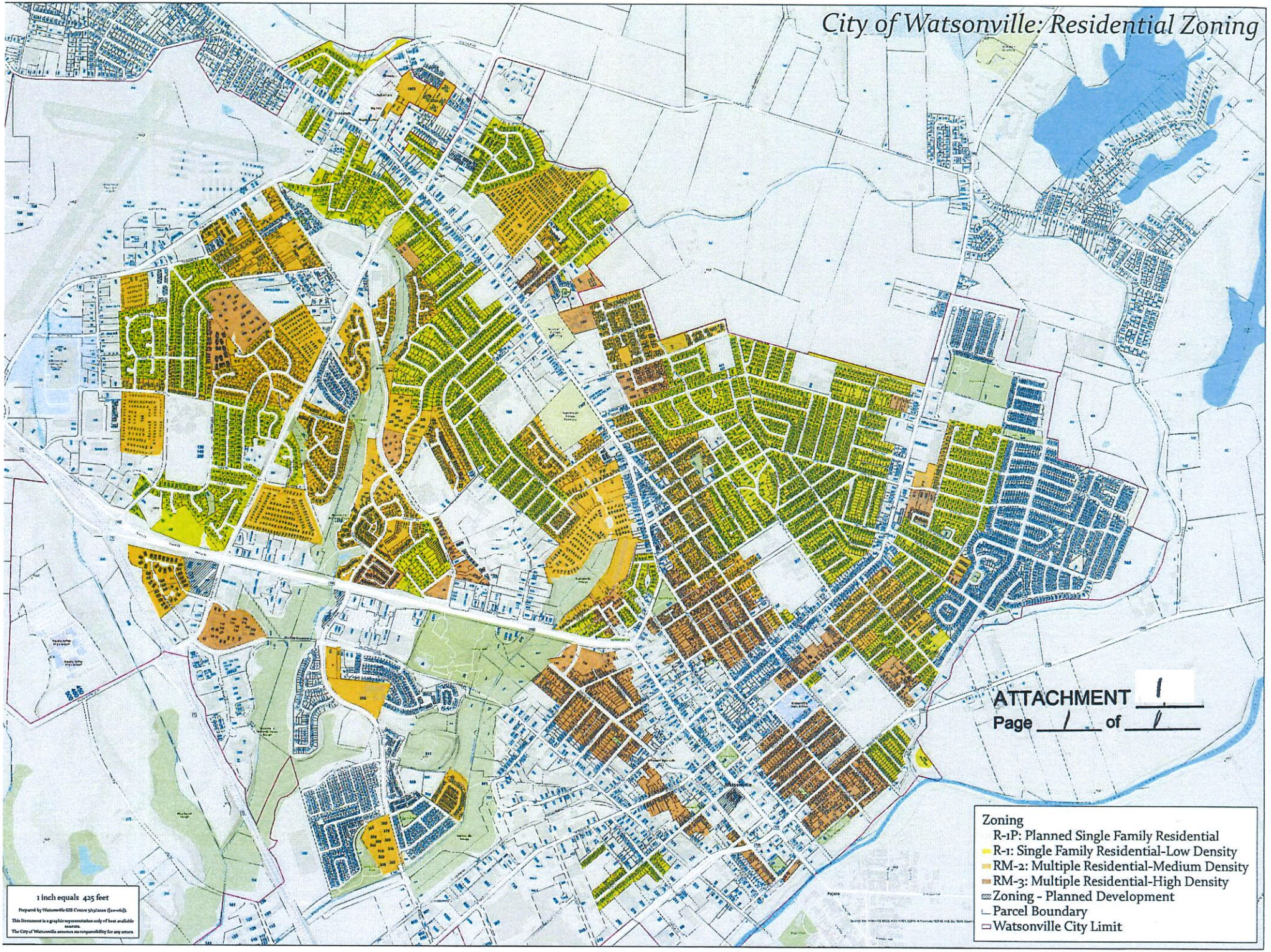


TABLE 1. Impact fees charged from 2017 – 2019
Scenario: new 750 sf ADU constructed behind an existing 1,500 sf house

City Wide Traffic Impact Fee: $199 / trip x 10 trips x 50% =	$995.00
Sanitary Sewer Connection Fee: $2,006.01 / unit X 1 unit X 75% =	$1,504.51
Water Service: $2,592.25 / connection X 1 connection X 75% =	$1,944.19
Groundwater Impact Fee: $461/31 / bed x 2 beds =	$922.62
Storm Drainage Fee: $0.31 / SF x 750 SF =	$232.50
Impervious Area Impact Fee: $0.45 / SF x 750 SF =	$337.50
Recreation & Parks Facilities Fee: $1,500.00 / bed X 2 beds =	$3,000.00
Public Facilities Impact Fee	Not Applicable
Fire Impact Fee: $990.00 / unit X 1 unit X 75% =	$742.50
Street Improvement In-Lieu Fee: $186.00 X 79 lineal ft. = , or $112,500 X 10% =	$13,950 or $11,250
Underground Utility In-Lieu Fee: $72.00 X 79 lineal ft. = , or $112,500 X 1.35% =	$5,688.00 or $1,406.25
Affordable Housing Ordinance In-Lieu Fee	Not applicable
Carbon Fund Impact Fee: 50% of total building permit fee	TBD upon building permit issuance
School Impact Fee: 5.02 x 750 SF =	$3,765.00
Total Impact Fees =	$26,100.07

TABLE 2. Impact fees charged effective January 1, 2020
Scenario: new 750 sf ADU constructed behind an existing 1,500 sf house

City Wide Traffic Impact Fee: $199 / trip x 10 trips x 50% =	$995.00
Sanitary Sewer Connection Fee: $2,006.01 / unit X 1 unit X (750 SF / 1,500 SF)[1] =	$1,003.00
Water Service: $2,592.25 / connection X 1 connection X (750 SF / 1,500 SF) =	$1,296.13
Groundwater Impact Fee: $461.31 / bed x 2 beds x (750 SF / 1,500 SF) =	$461.31
Storm Drainage Fee: $0.31 / SF x 750 SF x (750 SF / 1,500 SF) =	$116.25
Impervious Area Impact Fee: $0.45 / SF x 750 SF x (750 SF / 1,500 SF) =	$168.75
Recreation & Parks Facilities Fee: $1,500 / bed X 2 beds X (750 SF / 1,500 SF) =	$1,500
Public Facilities Impact Fee	Not Applicable
Fire Impact Fee: $990.00 / unit X 1 unit X (750 SF / 1,500 SF) =	$445.00
Street Improvement In-Lieu Fee: $186.00 X 79 lineal ft X (750 SF / 1,500 SF) = , or $112,500 X 10% X (750 SF / 1,500 SF) =	$7,347.00 or $5,625.00
Underground Utility In-Lieu Fee: $72.00 X 79 lineal ft. X (750 SF / 1,500 SF) = , or $112,500 X 1.25% X (750 SF / 1,500 SF) =	$2,844.00 or $703.13
Affordable Housing Ordinance In-Lieu Fee	Not Applicable
Carbon Fund Impact Fee: 50% of total building permit fee	TBD upon building permit issuance
School Impact Fee: $5.02 x 750 SF X (750 SF / 1,500 SF) =	$1882.50
Total Impact Fees =	$14,196.07

[1] Note: Calculation of impact fees for ADUs are charged proportionately in relation to the square footage of the primary dwelling unit. Proposed ADU size divided by existing size of primary dwelling.

RESOLUTION NO. ___- 20 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF TEXT AMENDMENTS TO TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE, AMENDING CHAPTER 14-16 (DISTRICT REGULATIONS), CHAPTER 14-18 (DEFINITIONS), CHAPTER 14-40 (GENERAL PROVISIONS, EXCEPTIONS, AND MODIFICATIONS), AND REPEALING CHAPTER 14-23 (ACCESSORY DWELLING UNITS) AND REPLACEMENT WITH NEW CHAPTER 14-23 FOR THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

WHEREAS, the state Legislature has found the following: (1) Accessory dwelling units are a valuable form of housing in California; (2) Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods; (3) Homeowners who create accessory dwelling units benefit from added income, and an increased sense of security; (4) Allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock in California; (5) California faces a severe housing crisis; (6) The state is falling far short of meeting current and future housing demand with serious consequences for the state's economy, our ability to build green infill consistent with state greenhouse gas reduction goals, and the well-being of our citizens, particularly lower and middle-income earners; (7) Accessory dwelling units offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character; (8) Accessory dwelling units are, therefore, an essential component of California's housing supply; and

WHEREAS, the state Legislature has declared that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance; and

WHEREAS, on August 26, 2003, the City Council of the City of Watsonville passed Ordinance No. 1162-03 amending Title 14 (Zoning) of the Watsonville Municipal Code by amending Chapter 16 (District Regulations), Chapter 18 (Definitions), Chapter 23 (Accessory Dwelling Units), and Chapter 40 (General Provisions, Exceptions, and Modifications), to allow creation of Accessory Dwelling Units to comply with regulations in Section 65852 of the California Government Code relating to granny units and second dwellings; and

WHEREAS, the State of California, recognizing the importance of Accessory Dwelling Units (ADUs) in addressing California's severe housing crisis, amended Government Code Section 65852.2 and Section 65852.22, added Government Code Section 65852.26, added Section 17980.12 to the Health and Safety Code, and amended Civil Code Section 4751 to help reduce development barriers and expand potential capacity to build ADUs and Junior Accessory Dwelling Units (JADUs); and

WHEREAS, Senate Bill 13, Assembly Bill 68, Assembly Bill 587, Assembly Bill 670, and Assembly Bill 881 were signed into law on October 9, 2019, and become

effective on January 1, 2020; and

WHEREAS, Senate Bill 13, Assembly Bill 68, and Assembly Bill 881 make changes to existing state legislation regarding development standards, development impact and capacity fees, and amnesty for ADUs and JADUs; and

WHEREAS, Assembly Bill 670 voids restrictions within common interest developments that inhibit construction of ADUs according to specific criteria; and

WHEREAS, Assembly Bill 587 established a process by which ADUs may be sold separately from a primary residence; and

WHEREAS, in order to ensure consistency with new changes to State laws affecting ADUs and JADUs, it will be necessary to amend Chapter 14-16 (District Regulations) to identify those zoning districts where ADUs and JADUs may be allowed; and

WHEREAS, in order to comply with the new changes to State Laws affecting ADUs and JADUs, it will be necessary to amend Title 14 (Zoning) of the Watsonville Municipal Code amending Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) and replace with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units) to provide development standards consistent with new changes to State laws; and

WHEREAS, Senate Bill 13, Assembly Bill 68, Assembly Bill 881, Assembly Bill 670 and Assembly Bill 587 became effective on January 1, 2020; and,

WHEREAS, due to the late adoption of these statues in the state legislative cycle, the new State ADU laws include provisions declaring void local ADU regulations that do not meet the requirements of the new State ADU laws, and/or provisions requiring submission of local ADU regulations to the State for review, and for referral to the Attorney General of local ADU regulations the State deems not compliant with the new State ADU laws; and

WHEREAS, the new State ADU laws and their local implementation raise important public health and safety issues, including the availability of affordable housing in a community, maintenance of livable neighborhoods, effective local administration of applications for new ADU development, and preservation of development fee revenues critical for funding infrastructure required to serve new ADU development; and

WHEREAS, absent the adoption of the new ADU ordinance to achieve compliance of the ADU regulations with the new State ADU laws, and the new State ADU laws may void current City requirements related to ADUs and JADUs, threatening the City's ability to protect the public health and safety by providing for the availability of affordable housing in the community, the maintenance of livable neighborhoods, effective local administration of applications for new ADU development, and the preservation of development fee revenues critical for funding infrastructure required to serve new ADU development; and

WHEREAS, the Planning Commission has conducted a public hearing in accordance with Part 10 of WMC Chapter 14-10, considered all written and verbal evidence regarding the proposed Zoning Code text amendments, and made the following findings to recommend approval of the Ordinance text to the City Council per WMC Section 14-12.807:

(a) That the proposed Zoning Code text amendment is consistent with the policies embodied in the General Plan, in that the ordinance allows the City to facilitate development standards for creation of ADUs and JADUs that are consistent with Housing Element Goal 1.0 - Improve, conserve and preserve both the safe conditions of and the continued availability of Watsonville's existing affordable housing stock in order to meet the housing needs of all economic segments of the community, Goal 2.0 - Expand and protect housing opportunities for all economic segments and special needs groups within the community, Goal 4.0 - Where appropriate, mitigate unnecessary government constraints to the maintenance, improvements and development of housing and Goal 5.0 - Ensure fair and equal housing opportunity for all person regardless of race, religion, sex, marital status, family type, ancestry, national origins, color or protected status.

(b) That the proposed Zoning Code text amendment is compatible to the extent possible with the actual and general planned use of the adjacent properties, in that the Ordinance includes development standards compliant with state legislation changes regarding the planning and creation of ADUs and JADUs

effective January 1, 2020. The proposed Zoning Code text amendment is related to the following residential zones, R-1 (Single Family Residential), R-1P (Single Family Planned Residential District), RM-2 (Multiple Residential - Medium Density), and RM-3 (Multiple Residential - High Density) where the surrounding general planned use of adjacent properties is zoned residential and will be compatible with the actual and general planned use of the adjacent properties.

WHEREAS, the Planning Commission has found that the proposed Zoning Code text amendment is exempt from the California Environmental Quality Act (CEQA), in that the action is in accordance with Section 2180.17 of the California Environmental Quality Act (CEQA), adoption of ordinances by cities to implement the provisions of Section 65852.1 or Section 65852.2 of the Government Code are exempt from the requirements of CEQA;

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

Good cause appearing, therefore, the Planning Commission of the City of Watsonville does hereby recommend the City Council adopt an Ordinance amending Titles 14 (Zoning) amending Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) of the Watsonville Municipal Code and replace with new Chapter 14-23 regarding the creation of Accessory Dwelling Units and Junior Accessory Dwelling Units. The proposed Zoning Code text amendment language is attached as Exhibits “A” and “B.”

I HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 14th day of July, 2020, by Commissioner , who moved its adoption, which motion being duly seconded by Commissioner , was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

Suzi Merriam, Secretary Planning Commission	Mathew H. Jones, Chairperson Planning Commission

EXHIBIT
"A"

CITY OF WATSONVILLE
PLANNING COMMISSION

Chapter 14-12 Zoning Permits

Part 4: Design Review Permit

14-12.400
(c) The following projects are subject to Minor Design Review under subdivision (c) of § 14-12.400:

~~1) Accessory dwelling units;~~

1) Expansions of multi-family residential, institutional, commercial or industrial buildings of less than twenty-five percent (25%) in total floor area, where the proposed expansion will not cause increased impacts on existing infrastructure and public services, as determined by the Zoning Administrator;

2) Changes in use requiring additional parking, where the proposed parking can be accommodated, and the use will not cause increased impacts on existing infrastructure and public services, as determined by the Zoning Administrator, and the use is proposed in existing structures;

3) Exterior remodel;

4) Residential multi-family projects consisting of two (2) of three (3) dwelling units.

14-16 District Regulations

Part 2: R-1 Single-Family Residential District (Low Density)

14-16.202 Accessory uses.

The following uses require an Administrative Review Permit under Part 3 of Chapter 12 of this Title 14, commencing with § 14-12.300:

DLU	4821	Amateur radio antennas
	6325	Private garage accessory to a principal residence

	872	Private swimming pool accessory to a principal residence
	9130	Greenhouses
	9131	Lathhouses
	_	Residential accessory uses
	_	Home occupations
	07	Residential care facility, six (6) or less persons, and any similar use presently pre-empted by State regulatory controls
	724	Child care homes (small family), six (6) children or less
	724	Child care home (large family) seven (7) to fourteen (14) children
	02	Accessory dwelling unit
	02	Junior accessory dwelling unit

Part 2-A: R-1P—Single-Family Planned Residential District

14-16.252 Accessory uses.

The following uses require an Administrative Review Permit under Part 3 of Chapter 12 of this Title 14, commencing with § 14-12.300:

DLU	02	Accessory dwelling unit
	02	Junior accessory dwelling unit
DLU	4821	Amateur radio antennas

	6324	Private garage accessory to a principal residence
	872	Private swimming pool accessory to a principal residence
	9130	Greenhouses
	9131	Residential accessory uses
		Home occupations (if permitted in individual subdivision CC&Rs)
	724	Child care homes (small family), six (6) children or less
	724	Child care homes (large family), seven (7) to fourteen (14) children

Part 3: RM-2—Multiple Residential District (Medium Density)

14-16.302 Accessory uses.

The following uses require an Administrative Review Permit under Part 3 of Chapter 12 of this Title 14, commencing with § 14-12.300:

DLU	02	Accessory dwelling unit
	02	Junior accessory dwelling unit
	4821	Amateur radio antennas
	6325	Private garage accessory to a principal residence
	812	Private Park and recreation facilities
	9130	Greenhouses

	9131	Residential accessory uses
		Home occupations
	07	Residential care facility, six (6) or less persons, and any similar use presently preempted by State law
	724	Child care homes (large family), seven (7) to fourteen (14) children

Part 4: RM-3—Multiple Residential District (High Density)

14-16.401 Principal permitted uses.

The following uses require an Administrative Review Permit under Part 3 of Chapter 12 of this Title 14, commencing with § 14-12.300:

GLU	03	Multi-family dwelling
	04	Apartment units, sixteen (16) or less on one site
	06	Townhouses, row houses containing ten (10) or less dwelling units
	~~02~~	~~Accessory dwelling unit~~

14-16.402 Accessory uses.

The following uses require an Administrative Review Permit under Part 3 of Chapter 12 of this Title 14, commencing with § 14-12.300:

DLU	02	Accessory dwelling unit
	02	Junior accessory dwelling unit
	4821	Amateur radio antennas

	6325	Private garage accessory to a principal residence
	812	Private Park and recreation facilities
	9130	Greenhouses
	9131	Residential accessory uses
		Home occupations
	07	Residential care facility, six (6) or less persons, and any similar use presently preempted by State law
	724	Child care homes (small family), six (6) children or less
	724	Child care homes (large family), seven (7) to twelve (12) children

Chapter 14-18 Definitions

~~**14-18.324 Dwelling unit, accessory (accessory dwelling unit).**~~

~~An "accessory dwelling unit" shall mean a unit having separate living, sleeping, eating, cooking and sanitation facilities attached to or detached from an existing single-family dwelling which is not intended for sale, but may be rented.~~

14-18.324 Dwelling unit, accessory (accessory dwelling unit.)

Accessory Dwelling Unit (ADU) means an attached or a detached subordinate residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence or residences. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:

a) An efficiency unit, as defined in Section 17958.1 if the Health and Safety Code.

b) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

14-18.325 Dwelling unit, Junior Accessory.

A junior accessory dwelling unit (JADU) shall mean a unit that is no more than 500 square feet in size and contained within an existing or proposed single-family dwelling. A JADU shall include an efficiency kitchen and may include separate sanitation facilities, or may share sanitation facilities with the existing single-family dwelling. A JADU shall have its own exterior access for ingress/egress separate from the existing or proposed single-family dwelling.

~~**14-18.326 Dwelling unit, efficiency.** "Dwelling unit, efficiency" shall mean any habitable room having cooking facilities and intended or designed to be used for combined living, dining, and sleeping purposes. The term shall include efficiency apartments and studio apartment.~~

14-18.326 Dwelling unit, efficiency.

"Dwelling unit, efficiency" shall have the same meaning specified in Section 17958.1 of the Health and Safety Code.

14-18.490. Living Area. Living area shall mean the interior habitable area of a dwelling unit, including basements and attics but does not include a garage or any attached accessory structure.

Chapter 14-40

General Provisions, Exceptions and Modifications

14-40.030 Accessory buildings.

The following shall apply to accessory buildings within the City:

(a) Residential related accessory buildings.

(1) Accessory buildings must utilize compatible material, architecture, and color as the principal residence on the site. Accessory buildings may only be constructed on a lot containing a main/principal residence.

(2) No accessory buildings shall be located in a front or exterior side yard.

~~(3) No accessory buildings shall be located within one foot from any rear or interior side property line. Buildings exceeding fifteen (15') feet in height shall have a minimum five (5') foot set back and shall be set back an additional one foot for each foot over fifteen (15') feet to a maximum ten (10') foot set back and a minimum five (5') feet from any property line abutting a public or private alley. In no event shall an accessory dwelling unit be located closer than five (5') feet to any property line.~~

(3) No setback shall be required for an existing accessory structure constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU so long as the height does not exceed 16-feet. For rebuilt accessory structures exceeding 16-feet in height, minimum rear and side yard setbacks shall be 4-feet.

~~(4) No accessory building shall be designated or utilized as habitable space as defined by the California Building Code (CBC).~~

(5) A minimum of six (6’) feet shall be provided between accessory buildings and the principal building or another accessory building.

~~(6) Accessory buildings may not occupy an area in excess of thirty (30%) percent of the rear or interior side yard area. All such buildings shall be considered in calculating lot coverage.~~

EXHIBIT
"B"

CHAPTER 23

ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS

CONTENTS

ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS. **Error! Bookmark not defined.**

14-23.005 Name 1

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14-23.110 Restrictions 7

SECTION 2. PUBLICATION. ..... **Error! Bookmark not defined.**

14-23.005 NAME

This ordinance shall be known as the Watsonville ADU Ordinance

14-23.006 DEFINITIONS

a. Accessory Dwelling Unit or ADU shall have the meaning set forth in Section 14-18.324
b. Junior Accessory Dwelling Unit or JADU shall have the meaning set forth in Section 14-18.325.
c. "Occupant" shall mean a person or person(s) who permanently reside in a dwelling.
d. "Primary dwelling unit" shall mean the existing or proposed single family dwelling located on a parcel meeting all development standards for the

underlying zoning district.

14-23.010 PURPOSE

The purposes of this Ordinance are to:

a. Implement and comply with §§ 65852.2, 65852.22, 65852.26 of the California Government Code, and §17980.12 of the California Health and Safety Code as those statutes exist on January 1, 2020

b. Revise standards for development of ADUs and JADUs.

14-23.020 MAXIMUM NUMBERS OF OCCUPANTS

Occupants shall be limited to no more than two (2) persons for an efficiency dwelling unit as defined in Section 17958.1 of the Health and Safety Code, three (3) persons for a one-bedroom dwelling unit, four (4) persons for a two-bedroom dwelling unit, and five (5) persons for a three-bedroom dwelling unit.

14-23.030 ADU AND JADU USE STANDARDS

a. The maximum permitted living area for ADUs in any residential district shall not exceed that shown in Table 1.

TABLE 1: MAXIMUM ADU LIVING AREA

Lot Size (SF)	Maximum AD Living Area (SF)
Lots less than 5,999 SF	One 850 SF (maximum 2 bedrooms)
Lots less than 9,999 SF	One 1,000 SF (maximum 2 bedrooms)
Lots greater than 10,000 SF	One 1,200 SF (maximum 3 bedrooms)
Lots greater than 12,000 SF	One 1,200 SF (maximum 3 bedrooms) or two ADUs (maximum 750 SF and 2 bedrooms)

b. The number of ADUs and JADUs on any one parcel in any residential district shall not exceed the number shown in Table 2.

TABLE 2: NUMBER OF PERMISSIBLE ADUS OR JADUS			
District	**R-1**	**R-1P**	**RM-2/RM-3**
ADUs Permitted	**1**[1]	1	25% of # of units when converting a portion of an existing structure not used as livable space[2] or up to 2 new detached units
JADUs Permitted	1	1	One ADU and one JADU if a single-family dwelling exists on the lot at time of application[3]

c. The minimum set back distances for ADUs and JADUs on any one parcel in any residential district shall be not less than shown in Table 3.

TABLE 3: MINIMUM SETBACK DISTANCE			
District	**R-1**	**RM-2**	**RM-2/RM-3**
Front yard	20’		
Interior side yard	4’		
Exterior side yard	10’		
Rear yard	4’		
Setback from alleyway	5’		

d. The maximum building height for any ADU and JADU on any one parcel in any residential district shall be not more than shown in Table 4.

TABLE 4: MAXIMUM BUILDING HEIGHT			
District	**R-1**	**R-2**	**RM-2/RM-3**
Attached ADU	28’		
Detached ADU	28’		
Conversions of existing accessory structures	16’		

[1] Subject to subdivision a.

[2] Conversion of existing multifamily dwelling structures must meet all applicable building and fire codes.

[3] JADUs are permitted in an RM-2 or RM-3 district only if the lot contains one existing primary single-family dwelling.

e. A JADU shall be contained within a proposed or existing single-family dwelling and subject to a maximum area of 500 square feet of living space. An expansion to an existing single family dwelling may include not more than 150 square feet beyond the same physical dimensions as the existing single-family dwelling. Such expansion beyond the physical dimensions of the existing single family dwelling shall be limited to accommodating ingress and egress. The JADU shall have its own exterior access separate from the existing single family dwelling.

f. If the proposed ADU is attached to an existing dwelling unit, any increase in floor area of the dwelling unit to accommodate an attached ADU shall not exceed 50 percent of the existing dwelling unit living area or 850 square feet, whichever is less.

g. If the ADU is not attached to an existing dwelling unit but is attached to or above an accessory structure, that structure shall comply with subdivision (i), (ii), and (iii) below:

    i. The accessory structure shall not contain any restroom facilities

    ii. The attached accessory structure may have interior access to the ADU.

    iii. If a detached existing legally constructed accessory structure is converted into an ADU and rebuilt in the same location and to the same dimensions as the existing accessory structure, the conversion may include an expansion of no more than 150 square feet beyond the existing physical building footprint to accommodate ingress and egress. The rebuilt accessory structure may be allowed in the same location so long as the building height does not exceed 16-feet. Any expansions to accommodate ingress and egress shall meet minimum fire and building code setbacks.

14-23.040 ADU AND JADU DESIGN STANDARDS

a. **Exterior**. The exterior design of the ADU or JADU unit shall be consistent with the principal residence and/or multifamily development as well as the immediate neighborhood. Building materials, architectural style, roof form and pitch, height, scale, exterior colors and finishes shall be substantially the same as the existing dwelling unit and/or the multifamily development.

b. **Landscaping**. No less than 20 percent of the lot shall be landscaped. All areas of the site that are not utilized for buildings, patios, parking, pedestrian or

vehicular access shall be landscaped and provided with a permanent irrigation system. The front yard shall be landscaped, exclusive of walkways and driveways.

c. **Private Open Space/Patios and Decks**. Each ADU or JADU shall have a deck or a patio, directly adjoining individual units. The minimum private open space required for each unit shall be no less than 96 square feet with a minimum width of six feet for a deck/patio and 8 feet for landscaped area.

d. **Access.** The ADU or JADU entrance shall face the interior of the property unless the ADU or JADU is directly adjacent to an alleyway or a public street.

e. **Window Design.** Windows which face an adjoining residential property shall protect the privacy of neighbors; alternatively, fencing or landscaping shall be required to provide screening.

14-23.050 FIRE SPRINKLER STANDARDS

Except when the primary dwelling or existing multifamily structure does not contain a sprinkler system, all newly constructed ADUs and JADUs shall comply with Chapter 9 of Title 8 (Fire Code) of the Watsonville Municipal Code for residential fire sprinkler systems.

14-23.060 PARKING STANDARDS

a. The primary residential unit(s) shall comply with the City's Parking and Loading Ordinance in Chapter 14-17, except that conversions of existing covered parking to accommodate an ADU, covered parking shall not be required.

b. All ADUs shall provide one parking space per unit or per bedroom, whichever is less, which space(s) may be provided as tandem parking on an existing driveway apron.

c. No additional off street parking is required if converting an existing garage, carport, or covered parking structure to an ADU or JADU.

d. No additional off street parking required if converting an existing residential space.

e. No off-street parking shall be required if any one of the following findings is made:

    1. The ADU is within one-half mile of a public transit bus stop.

    2. The ADU is within an architecturally and/or historically significant district.

3. On-street parking permits are required but not available to the occupant of the ADU.

4. A car share vehicle is located within one block of the unit.

14-23.070 NON-PROFIT AFFORDABLE ADU OR JADU DEVELOPMENT

Development of an ADU by a non-profit housing developer to create an affordable unit may sell the ADU separately. Such ADU shall meet all requirements of Chapter 46 of Title 14 (Affordable Housing).

14-23.080 IMPACT FEES

a. Any ADU proposed to be less than 750 SF shall not be subject to development impact fees (parks, traffic, etc.). For the purposes of this section, "impact fee" has the same meaning as the term "fee" defined in subdivision (b) of Section 66000 of the California Government Code, except that it also includes fees specified in Section 66477 of the Government Code.

    1. ADUs over 750 SF shall be charged impact fees proportionate to fees applicable to the primary dwelling, determined as a ratio of square footage. The ratio shall be determined by comparing the square foot living space of the ADU to the living space of the existing primary dwelling.

14-23.090 UTILITY CONNECTIONS

Separate utility connections are not required for ADUs less than 800 square feet, unless the ADU is being constructed in conjunction with a new single family dwelling.

14-23.100 DEFERRED CODE ENFORCEMENT

1. Until 2030, any ADU constructed without permits before January 1, 2020 that face code enforcement action may request a delay of up to 5 years in enforcement so long as the illegally constructed unit complies with Section 17980.12 of the Health and Safety Code. Additionally, a property owner may request amnesty from code enforcement if the property owner discloses the code violation to the City before January 1, 2030.

    a. If the owner is requesting amnesty and/or a delay in code enforcement, the owner shall submit an application to the Building Official requesting that enforcement of the violation be delayed for five years from the activation date of the code enforcement case, on the basis that correcting the violation is not necessary to protect health and safety.

b. The Building Official may approve the application for delay in code enforcement action if the Building Official finds that correcting the violation is not necessary to protect health and safety. In making this determination, the Building Official shall confirm with the Fire Marshall that the non-permitted ADU/JADU does not constitute a threat to health and safety. The approval shall be granted with following conditions:

   i. The unit shall be vacated before approval, verified by a site inspection.

   ii. All non-permitted sewer and water lines shall be capped outside the building footprint of the unit. All non-permitted electric service shall be disconnected

   iii. The unit receiving a delay in code enforcement action must remain vacant for the agreed-upon term or until such time that the unit has been brought into full compliance with all development codes. Non-compliance with this Section shall be subject to Administrative Citations as outlined in WMC Chapter 1-2, Penalty Provisions.

   iv. If a property owner freely discloses the existence of a non-permitted ADU or JADU before January 1, 2030 outside of any code-enforcement action, the Building Official may reduce building permit fees for the legalization of the unit by 50 percent.

   v. This Section shall remain in effect until January 1, 2035, and as of that date shall be repealed.

14-23.110 RESTRICTIONS

1. For construction of ADUs on vacant parcels, a building permit application shall be delayed until a building permit to construct the primary single-family dwelling has been issued.

2. The ADU, JADU, and/or the primary unit shall not be used as a short term or vacation rental for less than 30 consecutive days.

3. For all proposed JADUs, owner-occupancy in the single family dwelling or the newly created JADU is required by deed restriction recorded in County of Santa Cruz Recorder's Office. Proof of recordation shall be provided to the City before building permit issuance. Owner occupancy shall not be required if the owner is another governmental agency, land trust, or nonprofit housing organization.

4. A restriction on the sale of the ADU or JADU separate from the sale of the single-family dwelling, including a statement that the deed restriction may be enforced against future purchasers, shall be recorded with the County of Santa Cruz Recorder's Office

SECTION 2. PUBLICATION.

This ordinance shall be published in the Watsonville Register-Pajaronian and/or Santa Cruz Sentinel in compliance with the provisions of the Charter of the City of Watsonville
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SECTION 3. EFFECTIVE DATE.

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

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